



MEMORANDUM

DATE: 09/28/2016

TO: Christian Popoli
City Planner II

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF 911 EDGEWOOD AVENUE PUD

Edgewood Avenue, from Cassat Avenue to Post Street, is the directly accessed functionally classified roadway. Edgewood Avenue is a 4-lane undivided class II collector in this vicinity and is currently operating at an acceptable LOS C. Edgewood Avenue segments have a maximum daily service volume of 39,800 vpd and a 2015 daily traffic volume of 13,819. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via Edgewood Avenue must be subject to FDOT access management requirements.

This proposal is for 3,850 square feet of ITE 931 Quality Restaurant which would generate a total of 346 vpd and does not exceed the amount of available capacity for this classified roadway.

(ITE 931 Quality Restaurant – 3,850 square feet)

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2016-0608 **Staff Sign-Off/Date** AAG / 08/08/2016
Filing Date 09/07/2016 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 10/11/2016 **Planning Comission** 10/06/2016
Land Use & Zoning 10/18/2016 **2nd City Council** N/A
Neighborhood Association MURRAY HILL
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1198 **Application Status** FILED COMPLETE
Date Started 07/28/2016 **Date Submitted** 07/28/2016

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name LAW OFFICE OF PAUL M. HARDEN
Mailing Address 501 RIVERSIDE AVENUE, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043965731 **Fax** 9043995461 **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name MORAN **First Name** GERALD **Middle Name**
Company/Trust Name EDGEWOOD 911, LLC
Mailing Address 911 EDGEWOOD AVE., S.
City JACKSONVILLE **State** FL **Zip Code** 32205
Phone **Fax** **Email**

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 061373 0100	14	5	CCG-1	PUD

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

Existing Land Use Category
 CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) Development Number Proposed PUD Name **Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property**General Location**

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="911"/>	<input type="text" value="EDGEWOOD AV S"/>	<input type="text" value="32205"/>

Between Streets and **Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to 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 and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

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

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

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 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 | |
| 0.40 Acres @ \$10.00 /acre: | \$10.00 |
| 3) Plus Notification Costs Per Addressee | |
| 49 Notifications @ \$7.00 /each: | \$343.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,622.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

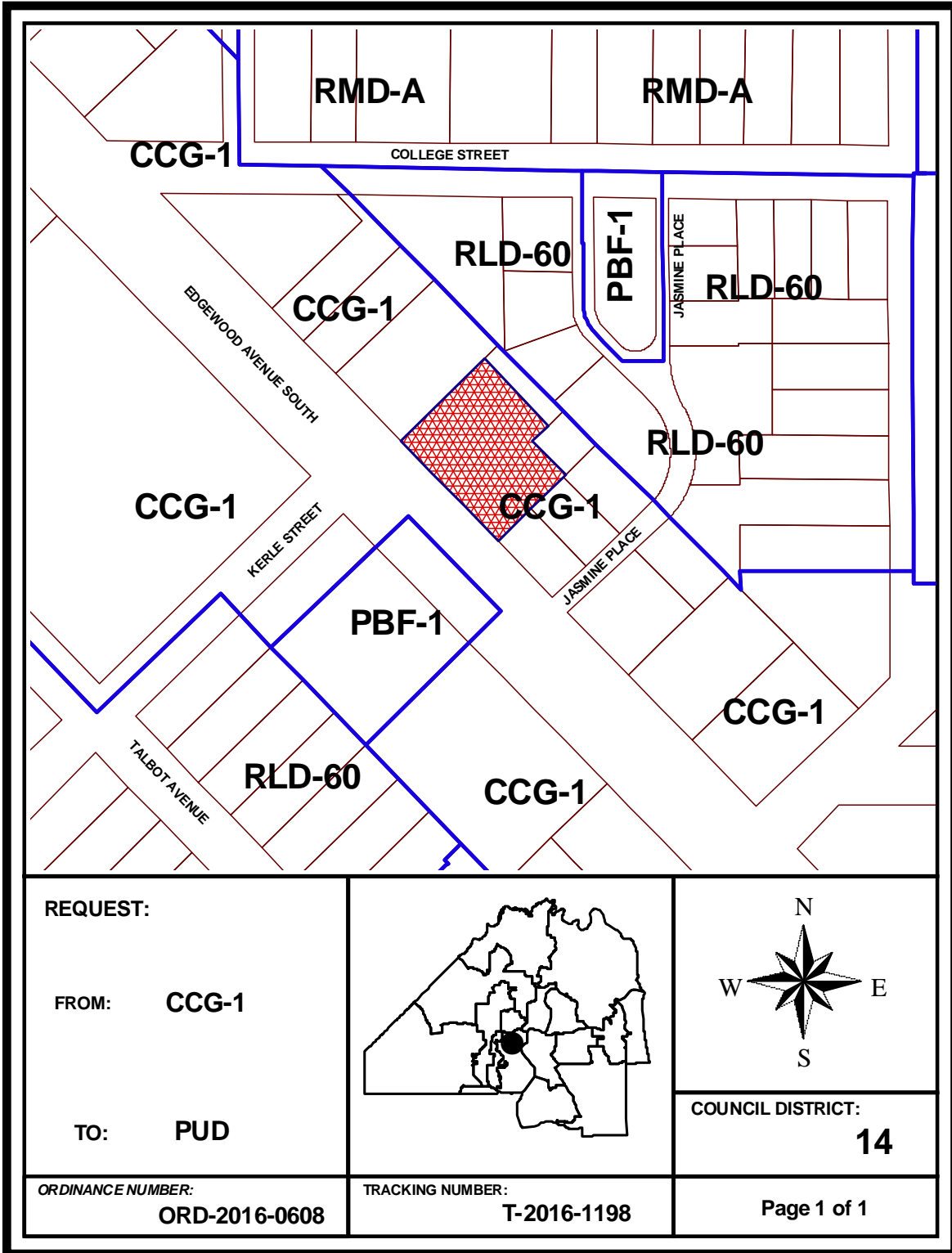
ORDINANCE _____

Legal Description

July 27, 2016

The Southwesterly 125 feet of Lots 6 & 7, Block 39, & the Southwest 100 feet of Lot 8, Block 39, Replat of Part of Murray Hill Heights, according to plat thereof as recorded in Plat Book 5, pages 86 & 86A of the current public records of Duval County, Florida.

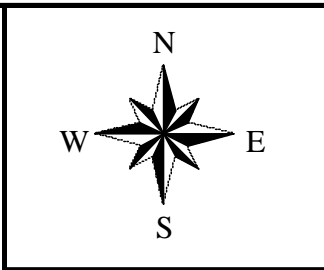
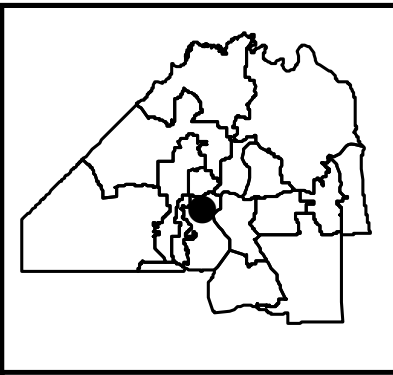
EXHIBIT 2



REQUEST:

FROM: CCG-1

TO: PUD



COUNCIL DISTRICT:
14

ORDINANCE NUMBER:
ORD-2016-0608

TRACKING NUMBER:
T-2016-1198

Page 1 of 1

EXHIBIT A - Property Ownership Affidavit

Date: _____

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:
911 S. Edgewood Avenue

To Whom it May Concern:

I Gerald Moran for Edgewood 911, LLC hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for PUD submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Edgewood 911, LLC

By _____

By [Signature]

Print Name: _____

Print Name: Gerald Moran

Its: Registered Agent/Manager

*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 15 day of July 2018 by GERALD MORAN who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature: Victoria W. Wilkins]

(Signature of NOTARY PUBLIC)

VICTORIA W. WILKINS

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: May 06, 2018

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L16000000966
FILED 8:00 AM
December 31, 2015
Sec. Of State
cgolden

Article I

The name of the Limited Liability Company is:

EDGEWOOD 911 LLC

Article II

The street address of the principal office of the Limited Liability Company is:

911 EDGEWOOD AVENUE SOUTH
JACKSONVILLE, FL. 32205

The mailing address of the Limited Liability Company is:

6105 KINGSLEY LAKE DR.
STARKE, FL. 32091

Article III

The name and Florida street address of the registered agent is:

GERALD D MORAN
215 N LAURA ST.
JACKSONVILLE, FL. 32202

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: GERALD D. MORAN

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
GERALD D MORAN
215 N LAURA ST.
JACKSONVILLE, FL. 32202

L16000000966
FILED 8:00 AM
December 31, 2015
Sec. Of State
cgolden

Article V

The effective date for this Limited Liability Company shall be:

01/04/2016

Signature of member or an authorized representative

Electronic Signature: GERALD D. MORAN

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: _____

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

Re: Agent Authorization for the following site location: 911 S. Edgewood Avenue

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 Paul M. Harden, Esq. to act as agent to file application(s) for PUD 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:

If Owner is Corporate Entity:*

Print Corporate Name:

Edgewood 911, LLC

By _____

By [Signature]

Print Name: _____

Print Name: Gerald Moran

Its: Registered Agent/Manager

*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

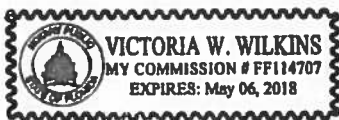
Sworn to and subscribed and acknowledged before me this 15 day of July, 2018 by GERALD MORAN, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

VICTORIA W. WILKINS

(Printed name of NOTARY PUBLIC)



State of Florida at Large
My commission expires: May 06, 2018

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Signature of member or an authorized representative

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EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: 911 S. Edgewood Ave.

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

Edgewood 911, LLC

By: 

Gerald Moran

Its: Registered Agent/Manager

EXHIBIT D

911 Edgewood Avenue PUD

Written Description

August 5, 2016

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately .40 acres of property from CCG-1 to PUD. The parcel is located on Edgewood Avenue. This is an infill site with a vacant commercial building. The previous use was an event room. The subject is currently owned by Edgewood 911, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has a current land use and zoning designation of CGC/CCG-1. The property is currently occupied by a building approximately 3850 square feet in area and a parking lot. Surrounding uses include: CCG-1 to the north; CCG-1 and PBF to the west; CCG-1 to the south and RLD-60 to the east. The proposed PUD permits the development of a sixty (60) seat restaurant which includes the sale and service of beer and wine for on-site consumption within the building. A conceptual site plan of the proposed development is attached as Exhibit "E."

Project Name: 911 Edgewood PUD

Project Developer: Edgewood 911, LLC

II. QUANTITATIVE DATA

Total Acreage: .40 acres

Total number of dwelling units: N/A

Total amount of non-residential floor area: 3,850 square feet

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights-of-way: N/A

Total amount of land coverage of all buildings and structures: 3,850 square feet (building)

Phase schedule of construction: Single Phase (1 year)

III. USES AND RESTRICTIONS

A. Permitted Uses.

- (1) Commercial retail sales and service establishments.
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (4) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (5) Art galleries, museums, community centers, dance, art or music studios.
- (6) Vocational, trade or business schools and similar uses.
- (7) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (8) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (9) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant, allowing for outside sales and service meeting the outside sale and service development criteria set forth in Part 4.
- (10) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (11) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (12) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(13) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(14) Churches, including a rectory or similar use.

B. Permitted accessory uses and structures. See Section 656.403.

C. Permissible uses by exception.

(1) 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.

(2) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.

IV. STATEMENTS

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

The PUD differs from the usual application of the Zoning Code in that it allows for use of a restaurant with on-site service of beer and wine, provides and provides for on-site parking pursuant to a specific site-plan of the existing facility. The infill location and use of the existing building, existing landscaping and existing parking requires multiple requests for relief regarding the landscaping, impervious surface and setbacks, which we are incorporated into one PUD.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

All areas will be maintained by the owner.

C. Relaxation of Minimum Distance Requirements Pursuant to Section 656.133(a), Ordinance Code.

The proposed use is for the sale of beer and wine in conjunction with a restaurant for on-premises consumption is not directly visible from the property at 902 Edgewood Avenue, which is currently rented to a church.. Attached is a survey showing the distance to area churches (see Exhibit J). Additional parking requirements shall be existing parking on the site as constructed.

V. DESIGN GUIDELINES

A. Lot Requirements

1. *Minimum lot requirements (width and area):* None.
2. *Maximum lot coverage by all buildings:* None.
3. *Minimum yard requirements.*
 - a. Front Setback: None.
 - b. Side setback: None.
 - c. Rear setback: None.
4. *Maximum height of structures.*
 - a. Principle structures: 60 feet
 - b. Accessory structures shall be no higher than principle structures.

B. Ingress, Egress and Circulation:

1. *Number of off-street parking spaces required:* The eighteen (18) parking spaces shall be required as shown on the site plan, including two (2) handicap spaces (60 seat restaurant, 1 space for every 4 seats=15, plus 6 employees, 1 space for every 2 employees=3, for a total of 18 spaces). Additionally, there are 4 on-street parking spaces. The parking lot shall be gravel.
2. *Vehicular Access.* Vehicular access to the property by patrons shall be by way of Edgewood Avenue as shown on the site plan.
3. *Pedestrian Access.* Pedestrian access shall be by way of Edgewood Avenue.

C. Signs.

1. Wall signs not to exceed ten percent (10%) of the square footage of the frontage of the building abutting a public right-of-way are permitted.
2. Banner signs are permitted.
3. Directional signs are permitted.

4. One (1) illuminated sign not to exceed 40 square feet of sign face. No monument signs shall be permitted.

D. Landscaping.

No landscaping shall be required as long as the existing building is in place on the property. The property is currently landscaped with several fully grown trees, as well as, hedges which buffer the parking lot from the building and neighboring property. As this is an infill location with existing landscaping, the site shall not be required to comply with Part 6 or Part 12.

E. Utilities:

Water will be provided by JEA. Sanitary sewer will be provided by JEA. Electric will be provided by JEA.

F. Recreation and Open Space:

N/A.

G. Wetlands:

There are no wetlands on the property.

VI. DEVELOPMENT PLAN APPROVAL

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

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

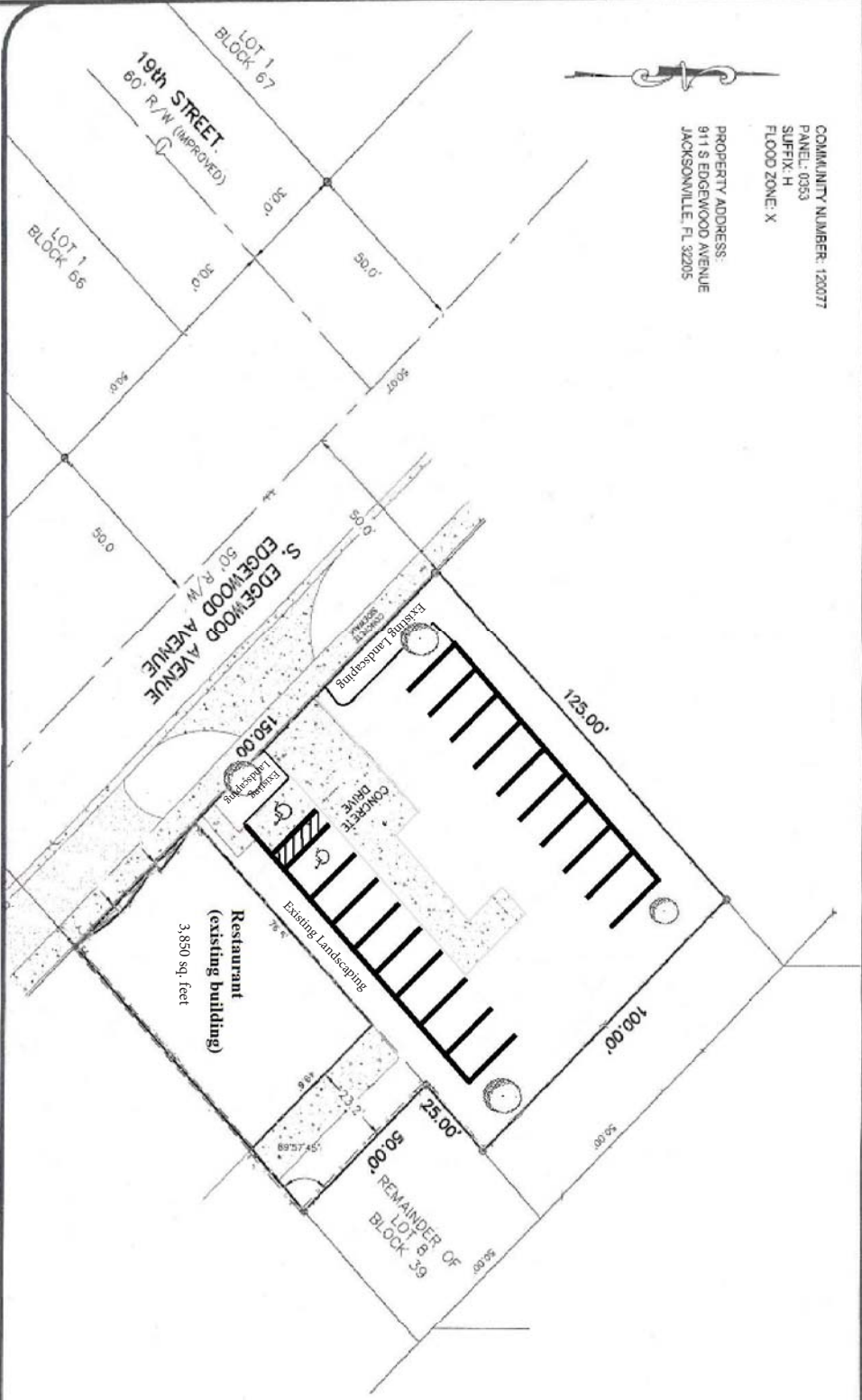
- A. The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.
- B. The proposed PUD is more efficient than would be possible through strict application of the Zoning Code.
- C. The proposed PUD is compatible with surrounding land uses and will improve the characteristics of the surrounding area.
- D. The proposed PUD is consistent with Policy 3.2.1 which provides that the City shall promote through land development regulations infill and redevelopment of existing

commercial areas in lieu of permitting new areas to commercialize.

- E. The proposed PUD is consistent with Objective 1.4 which requires the City to encourage property owners to maintain and improve buildings, grounds and revitalization of established neighborhoods.
- F. The proposed PUD is consistent with Policy 2.2.8 which provides for the promotion and sustaining the viability of existing and emerging commercial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping and leisure opportunities to support the City's residential areas.

COMMUNITY NUMBER: 120077
PANEL: 0353
SUFFIX: H
FLOOD ZONE: X

PROPERTY ADDRESS:
911 S EDGEWOOD AVENUE
JACKSONVILLE, FL 32205



1 CM = 20.8 Feet

911 EDGEWOOD AVENUE PUD

JULY 22, 2016

SITE PLAN

EXHIBIT "F"

Total Gross Acreage	.40 Acres	100%
Amount of each different land Use by acreage		
Single Family	N/A	
Multi Family	N/A	
Commercial	.40 Acres	100%
Industrial	N/A	
Other land use	N/A	
Total amount of non-residential floor area	3,850 sq. feet	21%
Active recreation and/or open space	N/A	
Passive open space, wetlands, buffers, landscaping, ponds	N/A	7%
Public and private right-of-way (parking lot)	12,558 sq. feet	72%
Maximum coverage of buildings and structures	3,850 sq. feet	21%

Prepared by:

Estate Title, L.C. dba Estate Title & Trust
10450 San Jose Boulevard, Suite 3
Jacksonville, Florida 32257

File Number: 15-1680

Return to Grantee

General Warranty Deed

THIS INDENTURE, made this **January 8, 2016 A.D.** By **George D. Cranston and Lajana Hill, husband and wife**, whose address is: 3502 EDGEWATER DRIVE, Jacksonville, Florida 32210, hereinafter called the grantor, to **Edgewood 911, LLC**, whose post office address is: 6105 Kingsley LAKE DR STARKE FL 32091, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Duval** County, Florida, viz:

The Southwesterly 125 feet of Lots 6 & 7, Block 39, & the Southwest 100 feet of Lot 8, Block 39, Replat of Part of Murray Hill Heights, according to plat thereof as recorded in Plat Book 5, pages 86 & 86A of the current public records of Duval County, Florida.

Parcel ID Number: 061373-0000 AND 061374-0000

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

Prepared by:

Estate Title, L.C. dba Estate Title & Trust
10450 San Jose Boulevard, Suite 3
Jacksonville, Florida 32257

File Number: 15-1680

Return to Grantee

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

Signed, sealed and delivered in our presence:

Monica L Hentschel
Witness (#1)
Printed Name Monica L Hentschel

George D. Cranston (Seal)
George D. Cranston

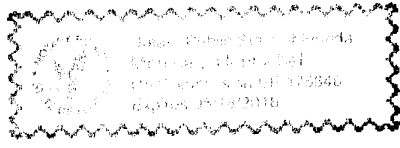
Joshua J. Nugent
Witness (#2)
Printed Name Joshua J. Nugent

Lajana Hill (Seal)
Lajana Hill

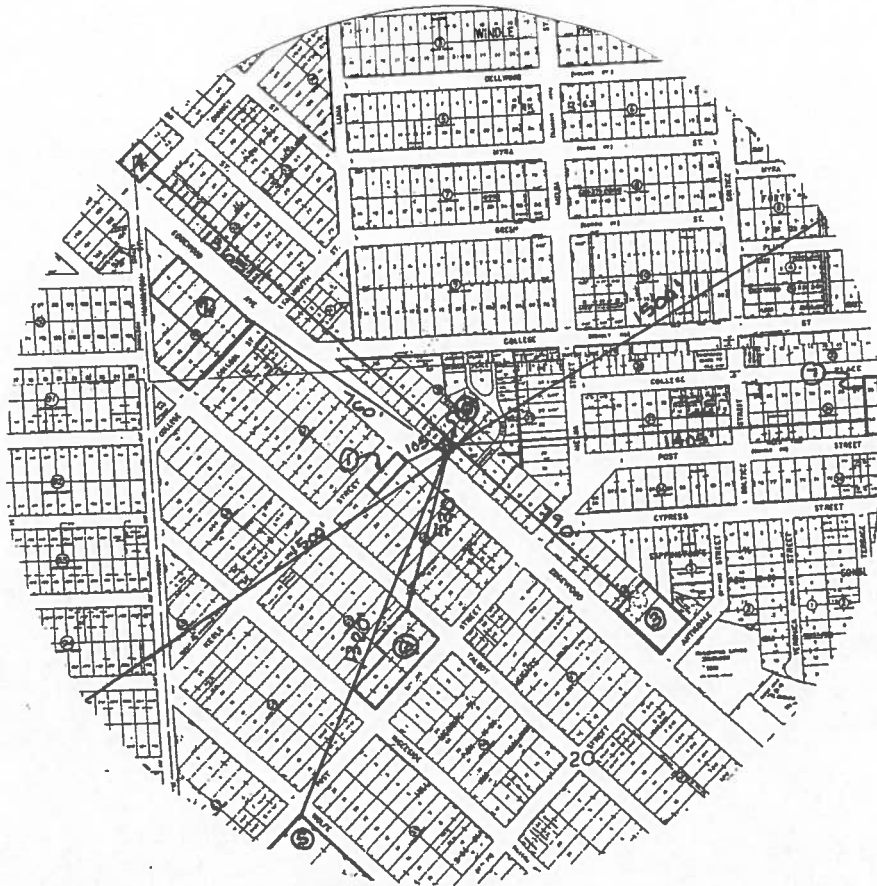
State of FL
County of Duval

The foregoing instrument was acknowledged before me this 7 day of January, 2016, by **George D. Cranston and Lajana Hill, husband and wife**, who is/are personally known to me or who has produced **drivers license** as identification.

Monica L Hentschel
Notary Public
Print Name: _____
My Commission Expires: _____



MAP SHOWING
SPECIAL PURPOSE
**LIQUOR LICENSE
SURVEY**



DATE: June 15, 2016

SCALE: 1" = 500'

Prepared for:
LA CENA RISTORANTE

Prepared by:
R. L. CROASELL CO.
Civil Engineering & Land Surveying
429 East Adams Street Jacksonville, Florida

CERTIFICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT SHE IS A LAND SURVEYOR REGISTERED BY THE STATE OF FLORIDA, AND THAT THIS DRAWING WAS PREPARED BY HER PURSUANT TO SECTION 656.804, JACKSONVILLE ORDINANCE CODE, THAT ALL LOCATIONS OF SCHOOLS, CHURCHES AND ADULT ENTERTAINMENT FACILITIES WITHIN A RADIUS OF 1500 FEET ARE SHOWN, THAT THE DISTANCES SHOWN HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.806, JACKSONVILLE ORDINANCE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED

Lisa A. Davis 6-15-16
Lisa A. Davis, Professional Surveyor & Mapper No. 6182

MAP SHOWING
SPECIAL PURPOSE
**LIQUOR LICENSE
SURVEY**

ESTABLISHMENT	DISTANCE FROM 0 IN FEET
0. PROPOSED LICENSE LOCATION 911 EDGEWOOD AVE. S.	0'
1. HOLINESS OF ETERNAL WORD HOLY MISSION 902 EDGEWOOD AVE. S.	105'
2. MURRAY HILL UNITED METHODIST CHURCH 4101 COLLEGE ST.	760'
3. EDGEWOOD AVENUE CHRISTIAN CHURCH 1041 EDGEWOOD AVE. S.	790'
4. FAITH'S REALM MINISTRY INTERNATIONAL 597 EDGEWOOD AVE. S.	1365'
5. MURRAY HILL BAPTIST CHURCH 4300 POST S.	1320'
6. MURRAY HILL PRESBYTERIAN CHURCH 940 TALBOT AVE.	530'
7. TRUE VINE MINISTRIES 936 NELSON ST.	1405'

****NOTE: PROPERTY IS LEASED TO CHURCH BY OWNER LARRY F. SPARKS**

DATE: JUNE 15, 2016

SCALE: 1" = 500'

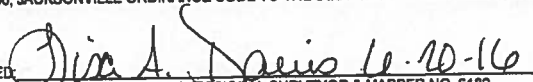
Prepared for:
LA CENA RISTORANTE

Prepared by:
R. L. CROASDELL CO.
Civil Engineering & Land Surveying
429 East Adams Street . Jacksonville, Florida

CERTIFICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT SHE IS A LAND SURVEYOR REGISTERED BY THE STATE OF FLORIDA, AND THAT THIS DRAWING WAS PREPARED BY HER PURSUANT TO SECTION 656.804, JACKSONVILLE ORDINANCE CODE, THAT ALL LOCATIONS OF SCHOOLS, CHURCHES AND ADULT ENTERTAINMENT FACILITIES WITHIN A RADIUS OF 1500 FEET ARE SHOWN, THAT THE DISTANCES SHOWN HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.806, JACKSONVILLE ORDINANCE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED:


LISA A. DAVIS, PROFESSIONAL SURVEYOR & MAPPER NO. 6182



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Zach Miller
Edgewood 911, LLC
501 Riverside Avenue Suite 901
JACKSONVILLE, Florida, 32202

July 26, 2016

Project Name: 911 Edgewood PUD
Availability#: 2016-1137

Dear Mr/Mrs Zach Miller,

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.

Reservation of Capacity:

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

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, [JEA Stages of a Project](#) or by following the steps below:

- ⇒ Visit 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#: 2016-1137
Request Received On: 7/21/2016
Availability Response: 7/26/2016
Prepared by: Mollie Price

Project Information

Name: 911 Edgewood PUD
Type: Restaurant
Requested Flow: 2,400 gpd
Location: 911 South Edgewood Avenue
Parcel ID No.: 061374-0000
Description: Restaurant serving up to 60 patrons

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing water connection can be used
Connection Point #2: Existing 12-in water line on the south side of Edgewood Ave S
Special Conditions: 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. Fire protection needs to be addressed.

Sewer Connection

Sewer Treatment Plant: SOUTHWEST
Connection Point #1: Existing 6-in gravity sewer line on the east property line (see Special Conditions)
Connection Point #2: Existing 8-in gravity sewer lin on the south side of Edgewood Ave S
Special Conditions: Field meeting needs to occur to determine location of tap due to limitations in the established area. 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.

Reclaimed Water Connection

Sewer Region/Plant: North 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.