

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2017-0138**

**MARCH 23, 2017**

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 **2017-0138**.

***Location:*** 1643 8<sup>th</sup> Street East; between Talleyrand Avenue and Martin Luther King Expressway

***Real Estate Numbers:*** 115696-0000; 115697-0000

***Current Zoning District:*** Residential Low Density-60 (RLD-60)

***Proposed Zoning District:*** Commercial Community General-2 (CCG-2)

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

***Proposed Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Urban Core, 1

***Planning Commissioner:*** Abel Harding

***City Council District:*** The Honorable Reggie Gaffney, District 7

***Applicant/Agent:*** Paul Harden, Esq.  
501 Riverside Avenue, Suite 901  
Jacksonville, Florida 32202

***Owner:*** North Florida Erection Company, Inc.  
1643 8<sup>th</sup> St E.  
Jacksonville, Florida 32206

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2017-0138** seeks to rezone 0.56 acres of land from the RLD-60 Zoning District to the CCG-2 Zoning District for the purpose of expanding an existing business contiguous to this parcel and align with the commercial zoning in the surrounding area at and around this 8<sup>th</sup> Street corridor location. The proposed commercial uses are similar to the existing commercial uses found along this 8<sup>th</sup> Street corridor. The subject site consists of a warehouse built in 1962, vacant property, and a one story single-family home that is not occupied.

There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan, Ordinance 2017-0137 (Application 2017C-001) to change the functional land use category of the subject property from Low Density Residential (LDR) to Community General Commercial (CGC). This rezoning and companion land use amendment would accommodate the legal existing uses found in the common owned CGC property fronting 8th Street East and bringing the rest of the parcel into compliance. This would also expand the current uses which are not permitted for property located in the LDR land use category on the northern portion of the site. This site has also been cited for violations by the Municipal Code Compliance Division for overgrown vegetation and trash.

### **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 the subject property is currently located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. However, a companion Application for Small Scale Land Use Amendment to Future Land Use Map Series-2030 Comprehensive Plan, i.e. Ordinance 2017-0137 (Application 2017C-001) was filed requesting amendment of the subject property's functional land use category from LDR to CGC. The proposed CCG-2 zoning district is a primary zoning district within the CGC functional land use category, and the subject property meets the primary criteria and standards. If the amendment is adopted by the City Council, this Application for Rezoning from RLD-60 to CCG-2 will be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 *Comprehensive Planning for Future Development* of the Ordinance Code.

According to the category description of the Future Land Use Element (FLUE), CGC is intended to accommodate outlets and establishments that offer a wide range of goods and services including general merchandise, apparel, food and related items. General commercial uses include business and professional offices, financial institutions, car

washes, mobile home/motor home rental and sales, off-street parking lots and garages, and boat storage and sales, among other similar types of commercial developments.

The subject site was originally developed with an existing warehouse and a single-family home. This corridor of 8<sup>th</sup> Street has historically contained a mix of uses in the commercial and residential zoning districts that have existed in harmony with single-family RLD-60 homes to the north. The proposed change in/to the allowable uses from RLD-60 to CCG-2 is compatible with the character of the area and adjacent uses. The Commercial Community General-2 Zoning District is a primary zoning district within the Community General Commercial functional land use category, and the subject property meets the primary criteria and standards.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 *Comprehensive planning for future development* of the Ordinance Code.

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

Yes. The proposed application has been reviewed per and found to be consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

FLUE Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8 Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

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

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

FLUE Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

FLUE Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

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

FLUE Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

FLUE Policy 3.2.35 The City shall continue to implement, and amend as necessary, the land development regulations established to strengthen existing buffering standards and protect industrial lands from residential encroachment.

FLUE Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

According to the Category Descriptions for the Urban Priority Development Areas of the FLUE, the LDR land use category is intended to provide for low density residential development. LDR permits housing densities up to 7 dwelling units per acre when full urban services are available. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes and multi-family dwellings may also be permitted in appropriate locations.

The CGC Future Land Use Category is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods. Development that includes residential uses is preferred to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map. The subject site is

located in the Urban Core Planning District, in an area with access to full urban services with bus stops and sidewalks within walking distance of the proposed rezoning. 8th Street East is classified as an arterial road and therefore, the proposed rezoning and companion LUA is consistent with the CGC Future Land Use Category preference for new designations.

The CGC land use designation is a logical extension of the existing CGC demarcation line achieving FLUE Policies 3.2.7, 3.2.1, and 3.2.4. The development of the subject site as CGC is compatible with the character of the adjacent uses and established pattern of CGC and LI found on south on 8th Street East fulfilling FLUE Objective 1.1 and Policy 3.2.1. As previously noted, the area surrounding the subject site is in an established residential neighborhood. Due to the location of the rezoning site, Buckman Street may not be utilized to access the subject site which may introduce non-residential traffic into an established residential area.

Prior to the Comprehensive Plan, the area had been zoned for commercial/industrial and residential uses. Therefore there has been no transition of scale between the CGC land use and existing homes in the LDR category even prior to the Comprehensive Plan. Section 656.313 of the Zoning code includes buffering requirements for commercial properties adjacent to residential districts. These buffering requirements are in place to address protection and continued viability of existing commercial uses while providing for a compact and compatible mix of uses. Therefore, the proposed rezoning does not conflict with the goals and intent of FLUE Policies 1.1.10, 3.1.21 and 3.2.35. The proposed rezoning continues to promote and sustain the viability of the existing commercial area surrounding the subject site and encourages use of an underutilized property achieving FLUE Objective 6.3.

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

No. It is the opinion of the Planning and Development Department that the proposed rezoning will not be in conflict with any portion of the City's land use regulations. The proposed rezoning will allow for the redevelopment and re-use of an existing commercial property along a commercial corridor.

**SURROUNDING LAND USE AND ZONING**

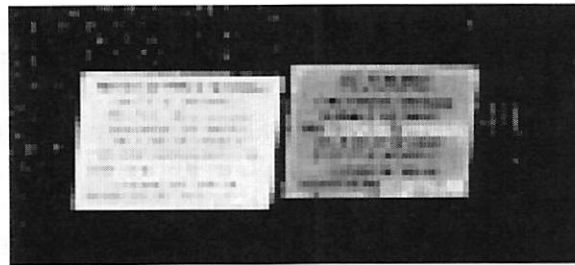
The 0.56 acre subject property is located at 1643 8th Street East between Talleyrand Avenue and Martin Luther King Expressway. The surrounding uses, land use categories and zoning as follows:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	LDR	RLD-60	Single-family homes
South	CGC	CCG-2	Single-family homes, offices
East	LDR & CGC	RLD-60 & CCG-2	Single-family homes and truck parking
West	LDR & CGC	RLD-60 & CCG-2	Office/warehouse

The southern portion of the rezoning abuts the CGC land use category and is under common ownership. CGC runs east to west along 8th Street and separates the residential area from Light Industrial (LI) uses to the south. The proposed rezoning and LUA would extend the existing CGC land use found along 8th Street East. The area surrounding the subject property is a mix of commercial and residential uses in the LDR and CGC categories. Industrial uses are immediately south of 8th Street. The Industrial Sanctuary Zone abuts 7th Street East. The residential area consists of older site built homes. 8th Street East is a minor arterial roadway and is located 5 blocks west of Talleyrand Avenue, a 4-lane minor arterial roadway according to the Highway Functional Classification System. Buckman Street and 8th Street East include sidewalks on both sides of the road. Bus stops are within walking distance of the subject site. The proposed rezoning to CCG-2 will be consistent and compatible with the surrounding uses, both commercial and residential in the area.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 15, 2017 the required Notice of Public Hearing signs **were** posted:



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2017-0138** be **APPROVED**.



Aerial view of the subject site facing north



The subject site on the left right facing east along 8<sup>th</sup> Street E.



**Facing northeast into the subject site from 8th Street E.**



**The subject site on the right facing south along Buckman St.**





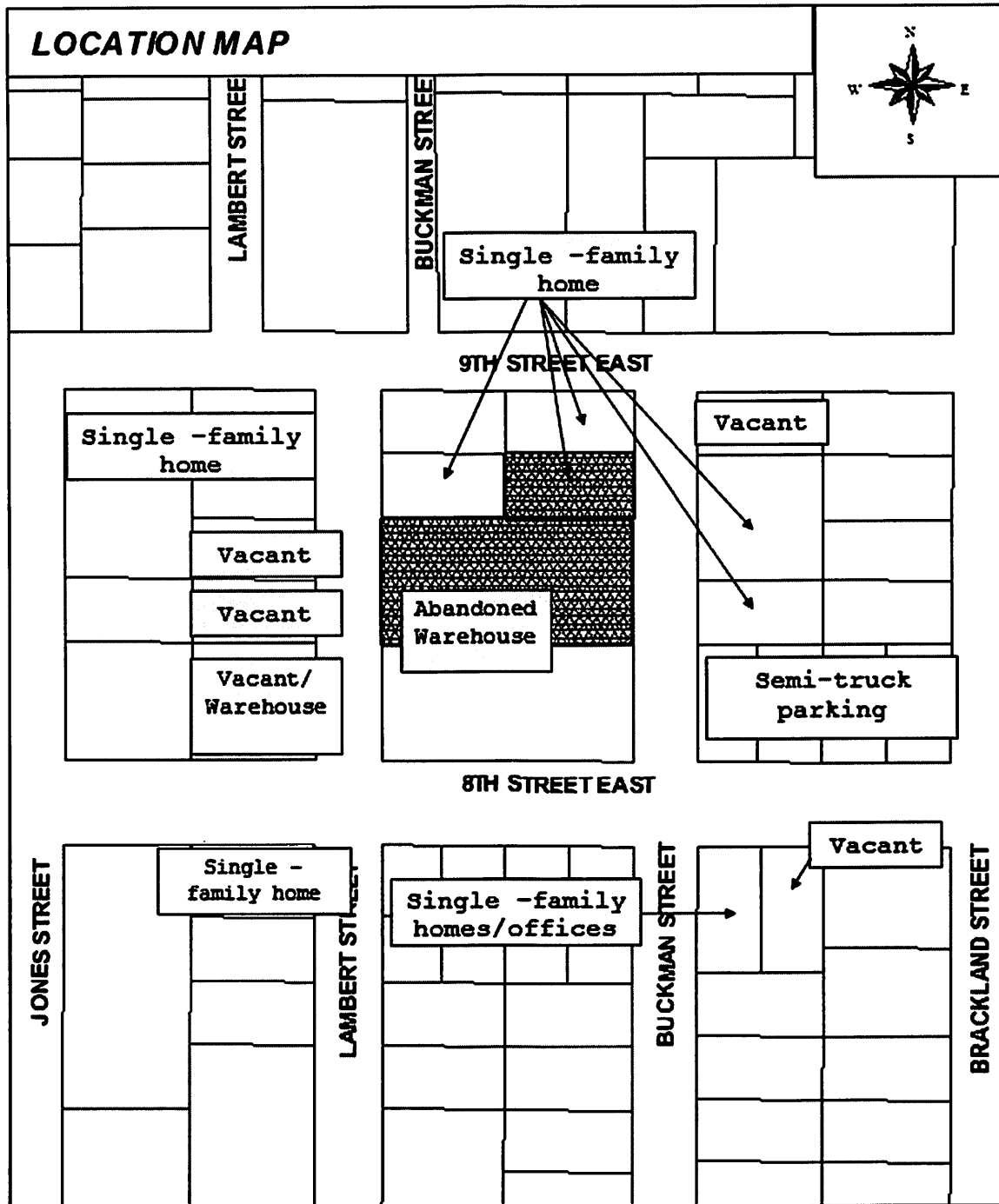
The subject site on the left facing south along Lambert St.

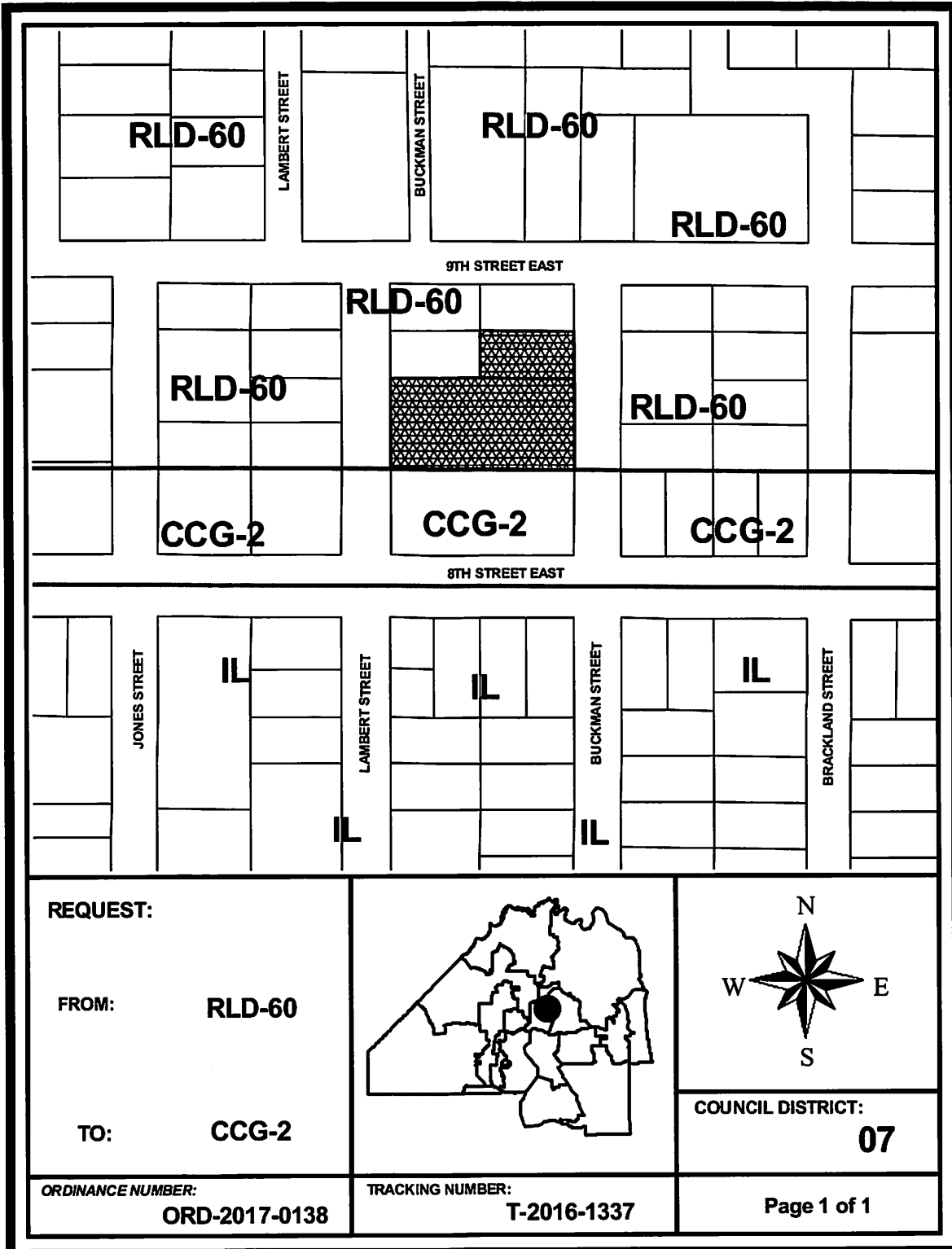


The subject site facing west from Buckman St.

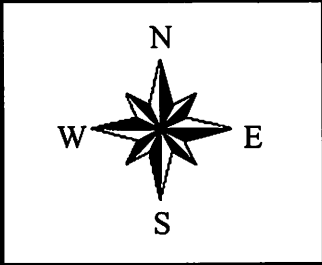
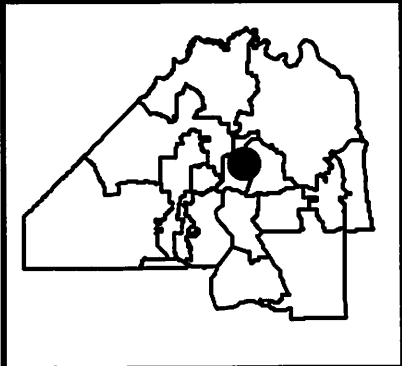


**The subject site on the left facing northwest from Buckman St.**





**REQUEST:**  
  
**FROM:** RLD-60  
  
**TO:** CCG-2



**COUNCIL DISTRICT:**  
**07**

**ORDINANCE NUMBER:**  
**ORD-2017-0138**

**TRACKING NUMBER:**  
**T-2016-1337**

**Page 1 of 1**

# Application For Rezoning To Conventional Zoning District

## Planning and Development Department Info

Ordinance # 2017-0138 Staff Sign-Off/Date AH / 01/19/2017

Filing Date 02/22/2017 Number of Signs to Post 4

### Hearing Dates:

1st City Council 03/28/2017 Planning Commission 03/23/2017

Land Use & Zoning 04/04/2017 2nd City Council N/A

### Neighborhood Association

Neighborhood Action Plan/Corridor Study

## Application Info

Tracking # 1337

Application Status PENDING

Date Started 01/06/2017

Date Submitted 01/06/2017

## General Information On Applicant

Last Name	First Name	Middle Name
HARDEN	PAUL	M.

**Company Name**  
LAW OFFICE OF PAUL M. HARDEN

**Mailing Address**  
501 RIVERSIDE AVENUE, SUITE 901

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9043965731	9043995461	PAUL_HARDEN@BELLSOUTH.NET

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
CRAWFORD	KELLY	E.

**Company/Trust Name**  
NORTH FLORIDA ERECTION COMPANY, INC.

**Mailing Address**  
1643 E. 8TH ST.

City	State	Zip Code
JACKSONVILLE	FL	32206

Phone	Fax	Email

## Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	115696 0000	7	1	RLD-60	CCG-2
Map	115697 0000	7	1	RLD-60	CCG-2

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 #**

5232

**Total Land Area (Nearest 1/100th of an Acre)** 0.56

**Justification For Rezoning Application**

A PORTION OF THE SITE IS ZONED CCG-2 AND THIS REZONING APPLICATION IS TO MAKE THE ENTIRE SITE UNIFORM IN THE COMMERCIAL CATEGORY.

**Location Of Property**

**General Location**

ON THE NORTH SIDE OF 8TH ST. E., EAST OF MLK, JR. EXPY

House #	Street Name, Type and Direction	Zip Code
1643	8TH ST E	32206

**Between Streets**

MLK, JR. EXPY and TALLEYRAND AVE

**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**  
**0.56 Acres @ \$10.00 /acre: \$10.00**
- 3) Plus Notification Costs Per Addressee**  
**64 Notifications @ \$7.00 /each: \$448.00**
- 4) Total Rezoning Application Cost: \$2,458.00**

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

# ORDINANCE \_\_\_\_\_

## Legal Description

**January 6, 2017**

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Lot 2, Block 6, replat of Glen Myra, according to the plat thereof as recorded in Plat Book 6, page 95, of the current public records of Duval County, Florida.

The north 100 feet of the following: Lots 3 through 10, Block 6, Glen Myra Replat Book 6-95 Duval County, Florida.



**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:  
RE# 115697-0000

To Whom it May Concern:

I North Florida Erection Co., Inc. hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for FLUM & Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

North Florida Erection Company, Inc.

By \_\_\_\_\_

By Kelly Crawford

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

Print Name: Kelly E. Crawford

Its: Secretary/Director

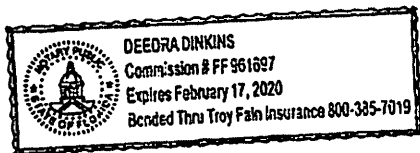
\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 1st day of Nov 2014 by Kelly E. Crawford, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Deedra Dinkins  
(Signature of NOTARY PUBLIC)

Deedra Dinkins  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: \_\_\_\_\_

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS[Home](#)[Contact Us](#)[E-Filing Services](#)[Document Searches](#)[Forms](#)[Help](#)

## Detail by Entity Name

### Florida Profit Corporation

NORTH FLORIDA ERECTION COMPANY, INC.

### Filing Information

Document Number	353659
FEI/EIN Number	59-1282833
Date Filed	10/10/1969
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/01/2016

### Principal Address

1824 BUCKMAN ST.  
JACKSONVILLE, FL 32206

Changed: 02/23/2011

### Mailing Address

42 Oakwood Road  
JACKSONVILLE BEACH, FL 32250

Changed: 03/01/2016

### Registered Agent Name & Address

CORBIN, PETER REED  
225 WATER STREET  
SUITE 710  
JACKSONVILLE, FL 32202

Name Changed: 03/01/2016

Address Changed: 02/23/2011

### Officer/Director Detail

#### Name & Address

Title PD

BURNSED, J L

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State of Florida, Department of State

GLEN ST. MARY, FL 32040

Title VD

COLSON, JOHNNY C  
204 SAN RAFAEL ST  
ST AUGUSTINE, FL

Title SD

CRAWFORD, KELLY E  
10964 BURNSED-CRAWFORD ROAD  
GLEN ST. MARY, FL 32040

**Annual Reports**

Report Year	Filed Date
2014	03/01/2016
2015	03/01/2016
2016	03/01/2016

**Document Images**

<u>03/01/2016 -- REINSTATEMENT</u>	View image in PDF format
<u>02/23/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/09/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/03/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/24/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/03/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/05/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/20/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/02/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/22/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/08/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/17/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/09/1997 -- REINSTATEMENT</u>	View image in PDF format

**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: RE# 115697-0000

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 \_\_\_\_\_ to act as agent to file application(s) for FLUM & Rezoning \_\_\_\_\_ for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

North Florida Erection Company, Inc.

By \_\_\_\_\_

By Kelly E. Crawford

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

Print Name: Kelly E. Crawford

Its: Secretary/Director

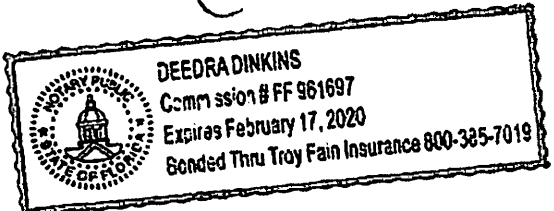
\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 1st day of Nov 2014 by Kelly E. Crawford, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Deedra Dinkins  
(Signature of NOTARY PUBLIC)

Deedra Dinkins  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY: RETURN - SIMON D. ROTHSTEIN, Attorney 1530 FIRST UNION BUILDING JACKSONVILLE, FLORIDA 32202 652611594 OFFICIAL RECORDS

**This Warranty Deed** Made the 6th day of June A. D. 1988 by MARVIN JAMES TAYLOR and MIMA RUTH TAYLOR, his wife, hereinafter called the grantor, to NORTH FLORIDA ERECTION COMPANY, INC.

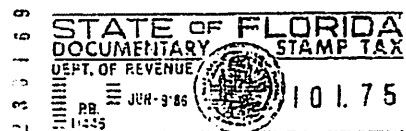
a corporation existing under the laws of the State of Florida with its permanent postoffice address at P. O. Box 3832, Jacksonville, Florida 32206 hereinafter called the grantees:

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

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

Lot 2, Block 6, REPLAT OF GLEN MYRA, according to the plat thereof as recorded in Plat Book 6, page 95, of the current public records of Duval County, Florida.

SUBJECT to a life estate reserved by the grantors unto themselves.



**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 grantees 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, 19 87.

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

Signed, sealed and delivered in our presence:

*[Handwritten signatures of Marvin James Taylor and Mima Ruth Taylor]*

*Marvin James Taylor* **L.S.**  
MARVIN JAMES TAYLOR  
*Mima Ruth Taylor* **L.S.**  
MIMA RUTH TAYLOR

STATE OF FLORIDA,  
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Marvin James Taylor and Mima Ruth Taylor, his wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of June, A. D. 1988.

88-54758

*Louise C. Cook*

HENRY W. COOK

NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires: 12-31-88  
Booked by me on 6/10/88

Kelly E. Scofield  
1221 north Halifax Ave  
Daytona Beach, Fl 32118

North Florida Erection Co. In  
P.O. Box 3832 Jacksonville, Fl 32206-0832

# Quit Claim Deed

THIS QUIT CLAIM DEED made this 19th by of July 1998  
hereinafter called Grantor, and whose address is Tom E. Cooper, Emilio Cirelli, Steven M. Semmelman and  
John Vosilla conveyong non homestead property.  
to: North Florida Erection, Co Inc. hereinafter called Grantee and whose address is  
1643 East 8th Street Jacksonville, fl 32206

(Wherever 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 and NO/100 Dollars 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, lying and being in Duval county, Florida, viz:

lots 3 through 10 Block 6, Glen Myra Replat Book 6-95 Duval County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise  
appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said part of the first part, either in  
law or equity, to the only proper use, benefit and behoof of the said part of the second part, his heirs, successors and assigns  
forever.

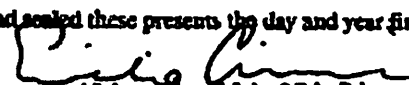
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:

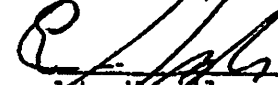
  
\_\_\_\_\_  
Rebecca Fusco


  
\_\_\_\_\_  
James C. Bryan III

State of FLORIDA  
County of Volusia

  
\_\_\_\_\_  
Emilio Cirelli 354 Pinewoods Rd Ormond Fl 32174

  
\_\_\_\_\_  
Tom E. Cooper 1221 N. Halifax Av Daytona Fl 32118

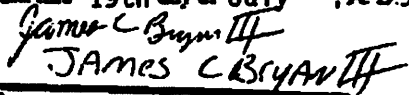
  
\_\_\_\_\_  
John Vosilla same as above

  
\_\_\_\_\_  
Steven M. Semmelman 212 Sea Turtle Way St Augustine

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid in  
take acknowledgments, personally appeared Tom E. Cooper\*\* to be the person described in and who executed the  
aforegoing instrument and she acknowledged before me that she executed the same.

\*\* Emilio Cirelli, John Vosilla, Steven M. Semmelman  
WITNESS my hand and official seal in the County and State  
last aforesaid this 19th day of July, A.D.98

( Personally Known )

  
JAMES C. BRYAN III

Notary Public  
State of Florida  
My Commission Expires  
12/31/84

VOL 5742 PG 1869

OFFICIAL RECORDS

WARRANTY DEED

THIS INDENTURE, made this 5<sup>th</sup> day of ~~December~~ <sup>JANUARY</sup>, A.D., 1984, between EDNA PEARL HAMILTON, a single woman, also known as EDNA JONES HAMILTON, of the County of Duval, State of Florida, party of the first part, and NORTH FLORIDA ERECTION COMPANY, INC., a Florida corporation, whose post office address is Post Office Box 3832, Jacksonville, Florida 32206, of the County of Duval, State of Florida, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its heirs and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

Lot Three (3), Block Six (6), Replat of Glyn Myra, according to plat thereof recorded in Plat Book 6, Page 95 of the current public records of Duval County, Florida.

SUBJECT to taxes or assessments levied or to be levied which are a lien against said property subsequent to December 31, 1982.

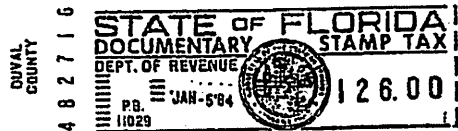
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in our Presence:

A. Lawrence Austin Bryenton Edna Pearl Hamilton (REAL)  
Edna Pearl Hamilton

As to Edna Pearl Hamilton



STATE OF FLORIDA )  
                          ) SS:  
COUNTY OF DUVAL )

BEFORE ME, personally appeared EDNA PEARL HAMILTON, a single woman, also known as EDNA JONES HAMILTON, to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 5<sup>th</sup> day of ~~December~~ <sup>JANUARY</sup>, 1984, at Jacksonville, County and State aforesaid.

[Signature]  
Notary Public, State of Florida  
My Commission Expires: 9/21/84

84- 1276  
JAN 5 4 28 PM '84





VOL 3821 PG 1106

FINANCIAL PRINTING COMPANY  
This Instrument Was Prepared By:  
KEITH M. DEAL, Attorney  
101 Barnett Regency Tower  
Jacksonville, Florida 32211

OFFICIAL RECORDS

# Warranty Deed

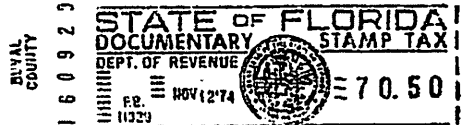
THIS INDENTURE, Made this <sup>8<sup>th</sup></sup> day of November, A.D. 1974 BETWEEN  
IRENE SMITH, a widow,

of the County of Duval, State of Florida, party of the first part, and  
NORTH FLORIDA ERECTION COMPANY, INC.,  
1643 East 8th Street, Jacksonville, Florida

of the County of Duval, State of Florida, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of  
TEN DOLLARS (\$10.00) and other valuable considerations----- Dollars,  
to her in hand paid by the said party of the second part, the receipt whereof is hereby acknow-  
ledged, has granted, bargained and sold to the said party of the second part,  
its heirs and assigns forever, the following described land, situate, lying and being in the  
County of Duval, State of Florida, to wit:

/Block 6 Replat  
Lot Five (5) and Six (6) of GLEN MYRA, according to  
plat recorded in Plat Book 6, Page 95 of the current  
public records of Duval County, Florida.



And the said party of the first part does hereby fully warrant the title to said land, and will defend  
the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and  
seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

*Gregory R. Crews* \_\_\_\_\_  
*Irene Smith* \_\_\_\_\_ (SEAL)  
IRENE SMITH \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

STATE OF FLORIDA  
COUNTY OF DUVAL } ss.

Before me personally appeared IRENE SMITH, a widow,

~~she~~ ~~husband~~ ~~to me well known~~  
and known to me to be the individual described in and who executed the foregoing instrument, and  
acknowledged to and before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal this <sup>8<sup>th</sup></sup> day of November  
1974, at Jacksonville, County and State aforesaid.

74-81077  
Nov 12 10 26 AM '74

*Gregory R. Crews*  
Notary Public in and for the County and State Aforesaid.  
My commission expires:

408

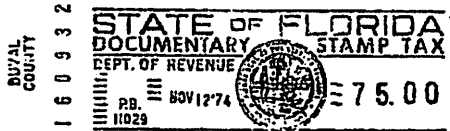
OFFICIAL RECORDS

# Warranty Deed

THIS INDENTURE, Made this 8th day of November, A.D. 1974 BETWEEN  
 JOAN IRENE GURR, widow of FRANKLIN J. GURR, deceased, and DEREK FRANKLYN  
 GURR, son of FRANKLIN J. GURR, the only heirs of FRANKLIN J. GURR,  
 of the County of Duval, State of Florida, parties of the first part, and  
 NORTH FLORIDA ERECTION COMPANY, INC.  
 1641 East 8th Street, Jacksonville, Florida

of the County of Duval, State of Florida, party of the second part,  
 WITNESSETH: That the said parties of the first part, for and in consideration of the sum of  
 TEN DOLLARS (\$10.00) and other valuable considerations----- Dollars,  
 to them in hand paid by the said party of the second part, the receipt whereof is hereby acknow-  
 ledged, have granted, bargained and sold to the said party of the second part,  
 its heirs and assigns forever, the following described land, situate, lying and being in the  
 County of Duval, State of Florida, to wit:

Lots Seven (7) and Eight (8), in Block Six (6), Replat of  
 GLEN MYRA, according to Plat thereof recorded in  
 Plat Book 6, page 95, of the current public Records of  
 Duval County, Florida.



And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.  
 SIGNED AND SEALED IN OUR PRESENCE:

*[Signature]* (SEAL)  
 JOAN IRENE GURR  
*[Signature]* (SEAL)  
 DEREK FRANKLYN GURR  
 (SEAL)

STATE OF FLORIDA } ss.  
 COUNTY OF DUVAL }

Before me personally appeared JOAN IRENE GURR  
 and DEREK FRANKLYN GURR, a single man, ~~known~~ to me well known  
 and known to me to be the individualS described in and who executed the foregoing instrument, and  
 acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 8th day of November  
 1974, at Jacksonville, County and State aforesaid.

74-81079  
 Nov 12 10 27 AM '74

*[Signature]*  
 Notary Public in and for the County and State Aforesaid.  
 My commission expires: PUBLIC

107



VI 6412 RE-1919

THIS INSTRUMENT WAS PREPARED BY:  
SIMON D. ROTHSTEIN, Attorney  
1530 FIRST UNION BUILDING  
JACKSONVILLE, FLORIDA 32202

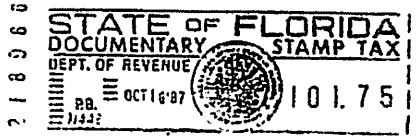
OFFICIAL RECORDS

This Warranty Deed Made the 16<sup>th</sup> day of October A.D. 1987 by ALICE M. BRYANT, a/k/a MARIE BRYANT, a single person, hereinafter called the grantor, to NORTH FLORIDA ERECTION COMPANY, INC., a corporation existing under the laws of the State of Florida, with its permanent postoffice address at 1824 Buckman Street, Jacksonville, Florida 32206 hereinafter called the grantee:

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

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

Lot Ten (10), Block Six (6), Replat of Glen Myra, according to the plat thereof as recorded in Plat Book 6, page 95, of the current public records of Duval County, Florida.



**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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 whatsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1986.

500  
700  
600

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

Signed, sealed and delivered in our presence:  
*[Signature]*  
*[Signature]*

*Alice M. Bryant*  
ALICE M. BRYANT  
a/k/a Marie Bryant

STATE OF FLORIDA,  
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Alice M. Bryant, a/k/a Marie Bryant, a single person, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16<sup>th</sup> day of October, A.D. 1987.

07 OCT 16 P 1:23  
87-122246

*[Signature]*  
Notary Public  
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires May 29, 1988  
Bonded by Transamerica Insurance Co.

REC'D



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Kelly Crawford  
North Florida Erection Company, Inc.  
1643 8th St. E.  
Jacksonville, Florida, 32206

January 31, 2017

Project Name: North Florida Erection Company  
Availability#: 2017-0157

Dear Mr/Mrs Kelly Crawford,

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#: 2017-0157

Request Received On: 1/23/2017

Availability Response: 1/31/2017

Prepared by: Mollie Price

**Project Information**

Name: North Florida Erection Company

Type: Commercial

Requested Flow: 214 gpd

Location: 1643 8th St. E.

Parcel ID No.: 115696 0000; 115697-0000

Description: Existing commercial construction company

**Potable Water Connection**

Water Treatment Grid: NORTH GRID

Connection Point #1: Existing 2-in water line on the east side of Buckman St

Connection Point #2: Existing 12-in water main on the south side of 8th St E

Special Conditions: 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.

**Sewer Connection**

Sewer Treatment Plant: BUCKMAN

Connection Point #1: Existing 8-in gravity sanitary sewer line on Buckman St

Connection Point #2: Existing 8-in gravity sanitary sewer line on Lambert St

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.

**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.