



April 6, 2017

The Honorable Lori N. Boyer, President
The Honorable Danny Becton, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2017-192**

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairman Becton and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

• Recommendation by JPDD: Approve Deny

• Recommendation by PC to LUZ: Approve Deny

• PC Commentary: The Department recommended the request be amended to CCG-1. The agent indicated he has a truck that was over the one ton capacity the CCG-1 Zoning District prohibited, that was why he needs the CCG-2. The Department indicated the agent could park the one ton capacity truck in the front have which was zoned CCG-2. The truck could, during normal business hours, access the CCG-1 portion to load or unload as necessary. The agent understood and was in agreement to change the CO portion to CCG-1.

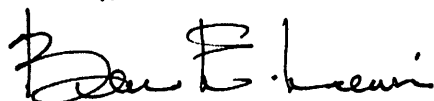
• PC Vote: 7-0

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Padgett, Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chris Hagan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis, City Planner Supervisor
Current Planning Division

LEGAL DESCRIPTION

13385 N. Main St.

115-282 37-1N-27E

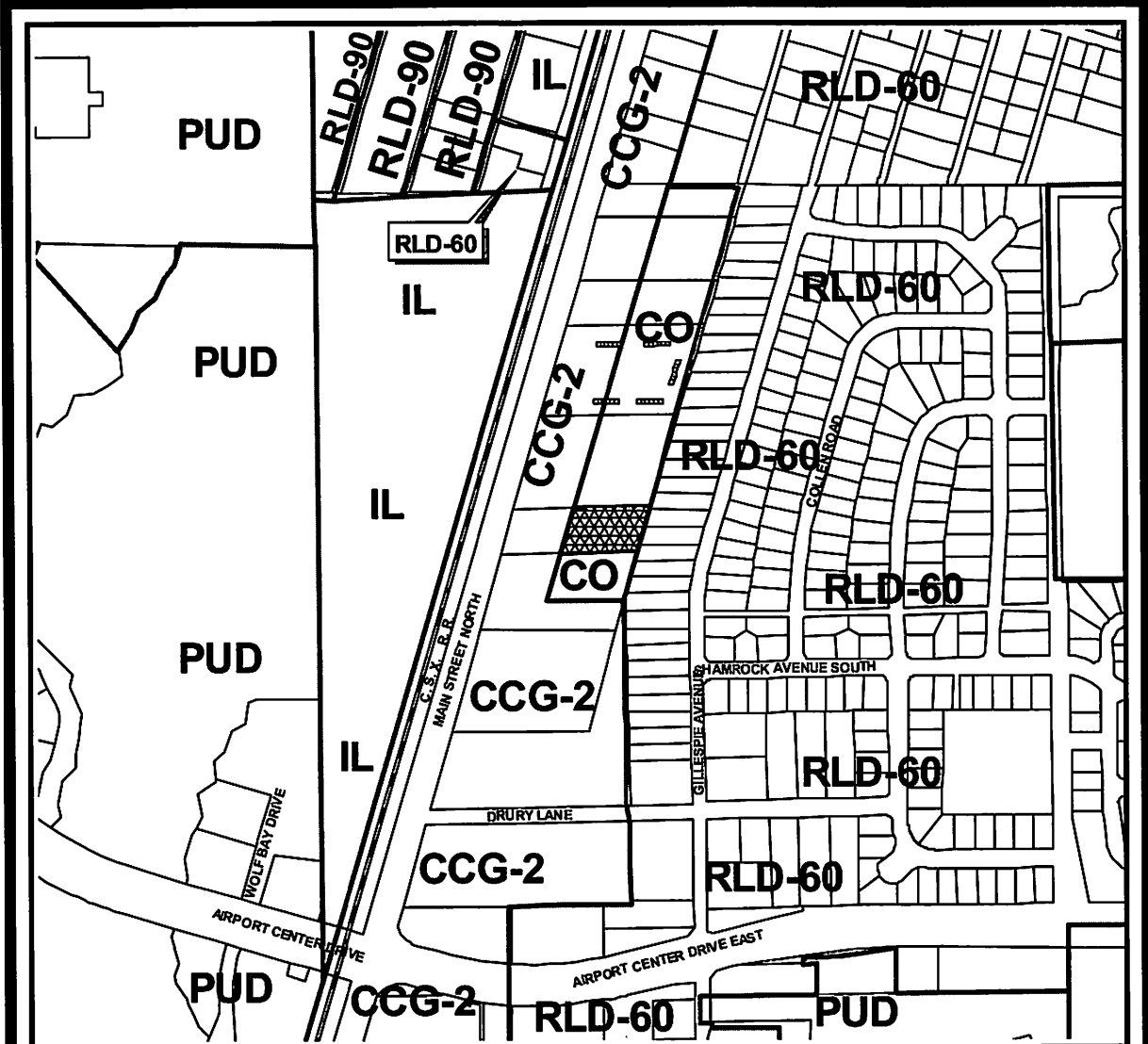
JOHN HOWARD GRANT S/D

PT LOT 16 RECD O/R 13438-400

EXCEPT THE WESTERLY 217' MORE OR LESS

Legal Description

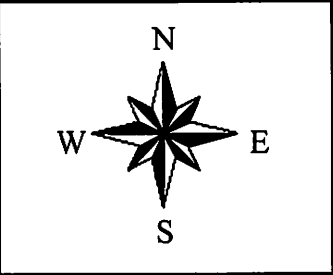
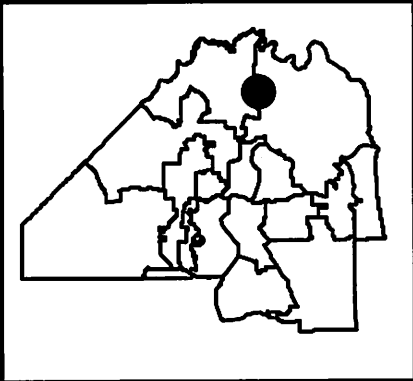
Dated 04/06/2017



REQUEST:

FROM: CO

TO: CCG-2



COUNCIL DISTRICT:
07

ORDINANCE NUMBER:
ORD-2017-0192

TRACKING NUMBER:
T-2017-1358

Page 1 of 1

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-192

APRIL 6, 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 2017-192.

Location: 13385 Main Street North;
between Drury Lane and Eubanks Street

Real Estate Numbers: 106626-0000

Current Zoning District: Commercial Office (CO) & Commercial
Community General-2 (CCG-2)

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

Current Land Use Category: Community General Commercial (CGC)

Planning District: North, District 6

Planning Commissioner: Marshall Adkinson

City Council District: The Honorable Reggie Gaffney, District 7

Applicant/Agent: Michael Zaffaroni
474389 State Road 200 East
Fernandina Beach, Florida 32034

Owner: William West
Southside Landscaping, Inc.
12649 Windy Willows Drive North
Jacksonville, Florida 32225

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2017-192 seeks to rezone 1.86 acres of land from CO and CCG-2 to CCG-2 to make the zoning of the parcel consistent and to allow for a plant nursery and garden center. This change will make the property consistent with the surrounding commercial properties along Main Street. The property currently has a 514 square foot mobile office on it and several accessory structures.

The area along this section of Main Street North can be characterized as a mix of commercial, office, churches and vacant land. The subject parcel is located less than a mile east of the River City Market Place with access to I-95 and I-295.

The applicant has requested a rezoning to CCG-2 to allow for a plant nursery. This use is also allowed by right in the CCG-1 zoning district. Therefore the Planning and Development Department recommends approval of rezoning to CCG-1.

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 located in the Community/General Commercial (CGC) functional land use category. According to the category description of the Future Land Use Element (FLUE), CGC is intended to provide compact development, which should generally be developed in nodal and corridor development patterns while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Commercial retail sales are a principle use in the CGC land use category.

The subject property is located in a developed area of the City and on a principal arterial roadway less than two miles north of the I-295 access ramp and less than one and a half miles east of the I-95 access ramp. Development of the subject site as CGC is compatible with the character of the 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 is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

GOAL 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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.

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.

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.

The proposed rezoning will allow an appropriate commercial use in this area. The use is allowed by right in the front (western) portion of the property and by allowing the rezoning of the rear (eastern) portion the use can be extended. Therefore, the proposed rezoning is consistent with the FLUE Policies and Objectives of the *2030 Comprehensive Plan* as previously stated above.

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 of commercial properties along a commercial corridor.

SURROUNDING LAND USE AND ZONING

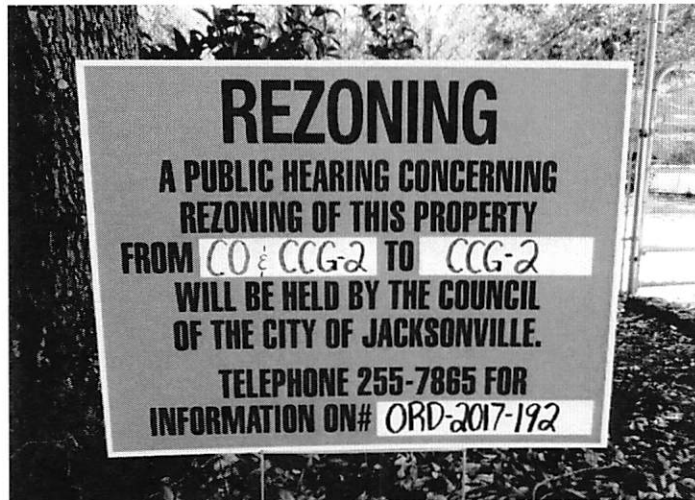
The subject property is located on 13385 Main Street North with the surrounding uses, land use categories and zoning as follows:

Adjacent Properties	Land Use Category	Zoning Current District Use
North CGC	CCG-2 & CO	Vacant Land
East LDR	RLD-60	Single family dwelling
South CGC	CCG-2 & CO	Auto Repair
West CGC	CCG-2	CSX Railroad

The proposed rezoning to CCG-2 will be consistent and compatible with the surrounding uses, both commercial, office and residential in the area. Per code 656.313A.V (f) (iv), the owner will be required to have a 25 foot buffer on the rear of the property from the residentially zoned properties to the east of the subject property.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 16, 2017, the required Notice of Public Hearing sign was posted:

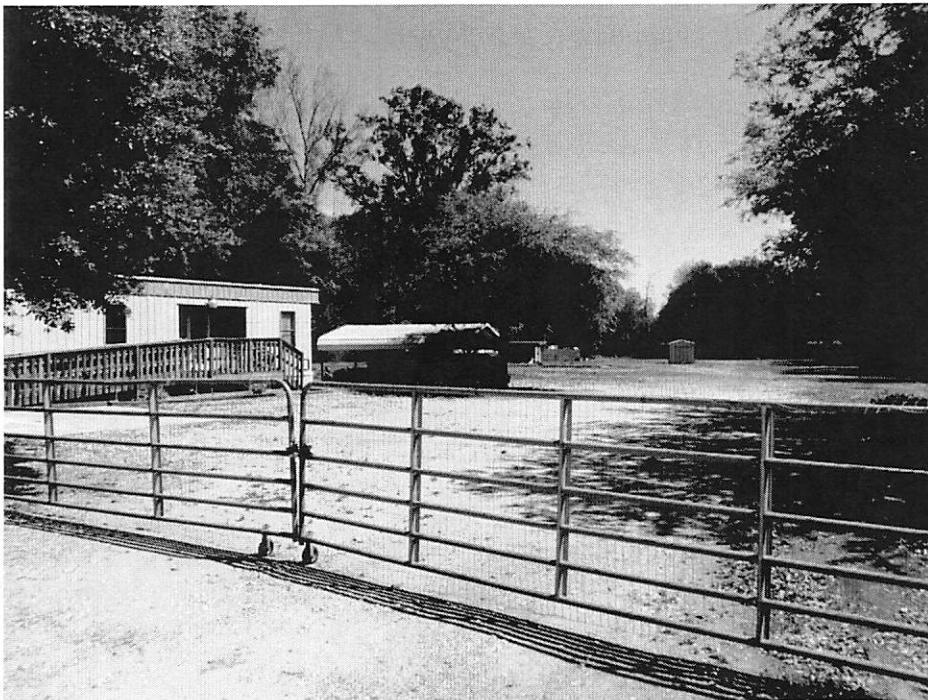


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2017-192 be **APPROVED**.



Aerial view



Subject Property: Previous Use- Storage

Date: March 16, 2017

Source: City of Jacksonville, Planning & Development Department



Property to the east of Subject Property: Single Family Dwelling (13410 Gillspie Avenue)

Date: March 16, 2017

Source: City of Jacksonville, Planning & Development Department



Property to the west of Subject Property: CSX Railroad (RE#: 106634-6000)

Date: March 16, 2017

Source: City of Jacksonville, Planning & Development Department



Property to the south of Subject Property: Auto Repair (13349 Main Street North)

Date: March 16, 2017

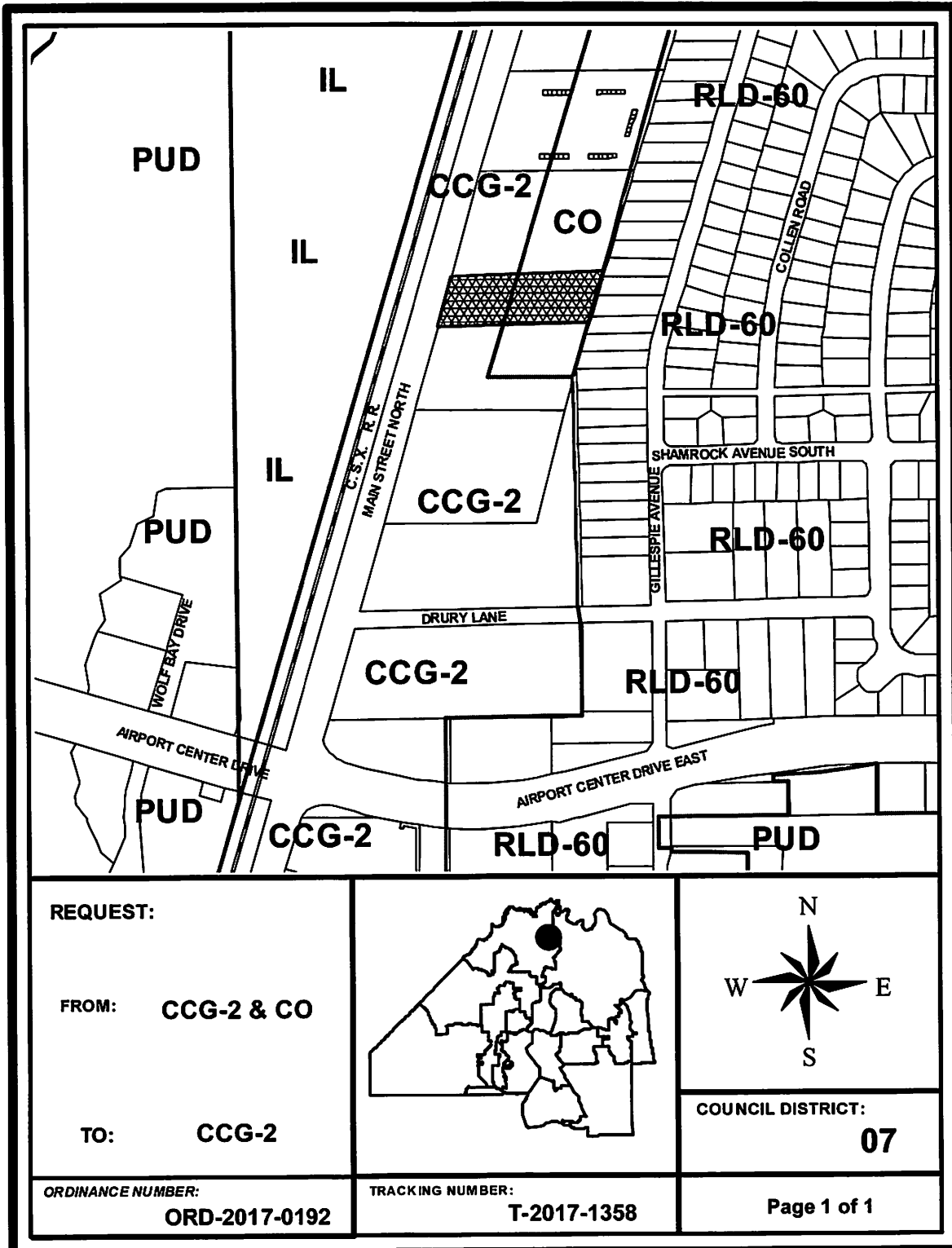
Source: City of Jacksonville, Planning & Development Department



Property to the north of Subject Property: Vacant Land (13435 Main Street North)

Date: March 16, 2017

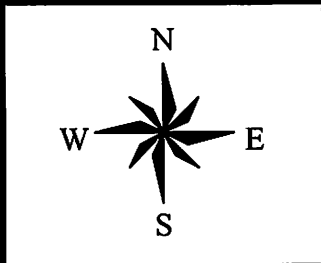
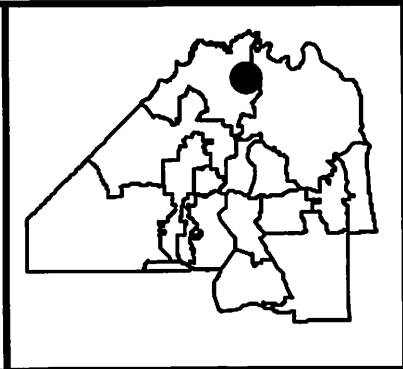
Source: City of Jacksonville, Planning & Development Department



REQUEST:

FROM: CCG-2 & CO

TO: CCG-2



COUNCIL DISTRICT:
07

ORDINANCE NUMBER:
ORD-2017-0192

TRACKING NUMBER:
T-2017-1358

Page 1 of 1

PLANNING AND DEVELOPMENT DEPARTMENT

TO: Connie Patterson
FROM: Maurice Postal
SUBJECT: T-1358 Rezoning
DATE: 03-17-2017

The following review is based on the information provided by the Current Planning Division staff

- Application
- Baseline review

Description of Proposed Rezoning Application

Current Land Use: CGC LU Companion Application: N/A
Current Zoning: CO Proposed Zoning: CCG-2 Acres: 1.86

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES NO

ZONING REQUEST:

The applicant would like a zoning change for a portion of the parcel from Commercial Office (CO) to CCG-2. Currently, the front section of the parcel is zoned CCG-2, while the rear section is CO. The applicant would like the change in order to operate a nursery, while maintaining a 25-foot residential buffer in the rear section of the property.

LAND USE CATEGORY CONSISTENCY REVIEW:

According to the category description of the Future Land Use Element (FLUE), Community/General Commercial (CGC) in the Urban Area (UA) is intended to provide compact development, which should generally be developed in nodal and corridor development patterns while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Commercial retail sales are a principle use in the CGC land use category.

The proposed zoning application should be reviewed in relation to the following objectives and policies or text of the 2030 Comprehensive Plan, Future Land Use Element (FLUE):

- GOAL 1** To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
- 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.
- 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.
- 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.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

The site is located within the 300-foot Civilian and Military Height and Hazard Zones. Zoning will limit development to a maximum height of less than 300', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.10051(d).

Future Land Use Element

- Objective 2.5** Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities

NEIGHBORHOOD ACTION PLAN REVIEW:

The site is within the study area of the North Jacksonville Dunn Ave. and Main St. Corridor Redevelopment Plan. The plan primarily focuses on roadway improvements along these transportation corridors. The subject property is located in the Duval Station District as identified in the corridor plan completed in January, 2006. This district has a substantial number of vacant parcels, older residences, mobile homes, commercial automotive, commercial services, and office uses. According to the plan, both Pecan Park and Duval Station Road intersections have the opportunity to become nodes for "placemaking" redevelopment. The most appropriate area and the best opportunity to create a future pedestrian friendly streetscape exists from Pecan Park Road south to I-295 and includes the Pecan Park, Duval Station, and Oceanway Districts. The Plan also states that Main Street should be streetscaped in conjunction with the FDOT road widening project, which would provide greater opportunities to create gateways. The Florida Department of Transportation (FDOT) has appropriated funding for a PD&E study of the 5.5 mile stretch of Main Street from New Berlin Road to Pecan Park Road, including the section of Main Street that the subject property fronts along. The proposed rezoning and proposed development will enhance the viability of an emerging commercial area.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2017-0192 **Staff Sign-Off/Date** / N/A
Filing Date 03/14/2017 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 04/11/2017 **Planning Commission** 04/06/2017
Land Use & Zoning 04/18/2017 **2nd City Council** 04/25/2017
Neighborhood Association THE EDEN GROUP INC
Neighborhood Action Plan/Corridor Study DUNN & MAIN

Application Info

Tracking # 1358 **Application Status** FILED COMPLETE
Date Started 02/01/2017 **Date Submitted** 02/01/2017

General Information On Applicant

Last Name	First Name	Middle Name
ZAFFARONI	MICHAEL	
Company Name		
LIBERTY LANDSCAPE SUPPLY		
Mailing Address		
474389 E SR 200		
City	State	Zip Code
FERNANDINA BEACH	FL	32034
Phone	Fax	Email
9042617177		MIKE@LIBERTYLANDSCAPESUPPLY.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
WEST	WILLIAM	
Company/Trust Name		
SOUTHSIDE LANDSCAPING, INC.		
Mailing Address		
12649 WINDY WILLOWS DRIVE N		
City	State	Zip Code
JACKSONVILLE	FL	32225
Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	To Zoning District
Map 106626 0000	7	6 CO	CCG-2

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) 1.86

Justification For Rezoning Application

WE WOULD LIKE TO CREATE ZONING FOR THE PARCEL THAT WILL ALLOW THE FLEXIBILITY TO OPERATE A NURSERY/GARDEN CENTER. CURRENTLY THE FRONT PART OF THE PARCEL IS ZONED CCG-2 AND THE BACK CO. IF THE ENTIRE PARCEL IS CONVERTED TO CCG-2 WE CAN OPERATE THE NURSERY AND STILL MAINTAIN THE REQUIRED 25 FOOT BUFFER FROM THE RESIDENTIAL ZONING ON THE BACK OF THE PROPERTY. THE PROPERTY IS NOT CURRENTLY IN USE BUT WOULD REQUIRE MINIMAL WORK TO BE READY. WE ANTICIPATE 4 NEW JOBS INITIALLY AND A MAXIMUM OF 20.

Location Of Property

General Location

1.5 MILES NORTH OF I-295 ON MAIN ST.

House #	Street Name, Type and Direction	Zip Code
13385	MAIN ST N	32225

Between Streets

DRURY LANE and EUBANKS ST.

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
1.86 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee
42 Notifications @ \$7.00 /each: \$294.00
- 4) Total Rezoning Application Cost: \$2,314.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

13385 N. Main St.

115-282 37-1N-27E 1.86

JOHN HOWARD GRANT S/D

PT LOT 16 RECD O/R 13438-400

TRACKING NUMBER:

ORDINANCE NUMBER:

07

COUNCIL DISTRICT:

TO: CCG-2

FROM: CCG-2 & CO

REQUEST:

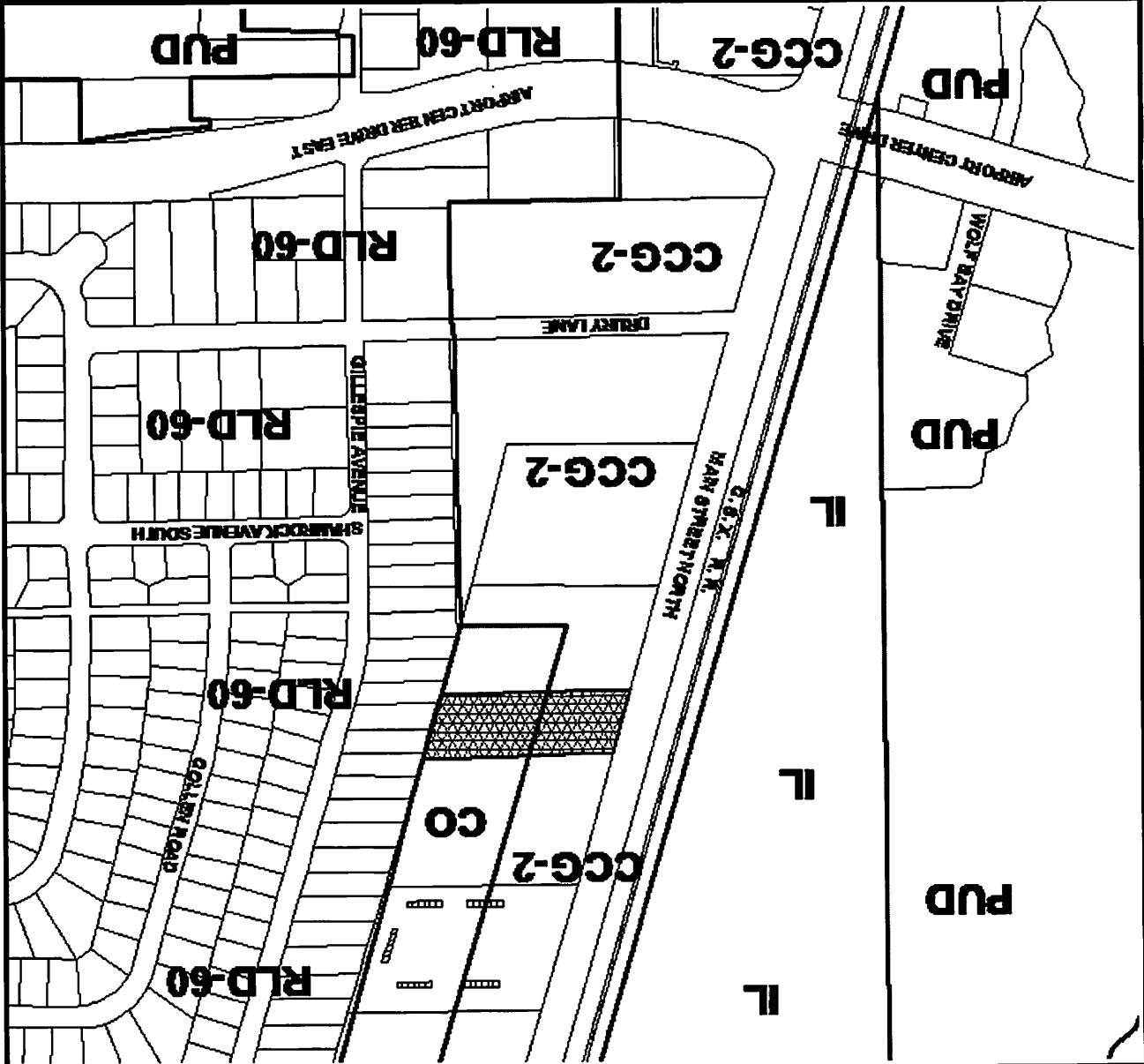
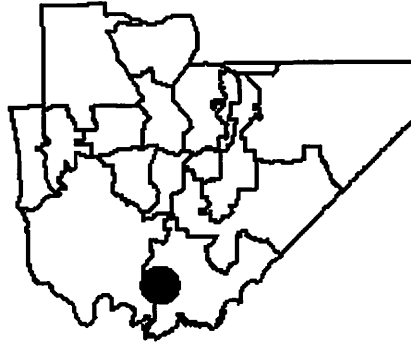
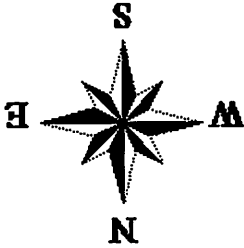


EXHIBIT A

Property Ownership Affidavit

Date: 2-1-17

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

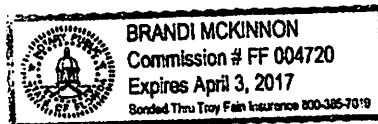
I, William E. West hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for REQUEST TO CONVENTIONAL ZONING DISTRICTS,
submitted to the Jacksonville Planning and Development Department.

William E. West
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 1st day of
February (month), 2017 (year) by William Earl West
who is personally known to me or has produced PA-1230-925-54270-0
as identification.

Brandi Mckinnon
(Notary Signature)





Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Profit Corporation
SOUTHSIDE LANDSCAPING, INC.

Filing Information

Document Number	P03000122438
FEI/EIN Number	81-0636166
Date Filed	10/23/2003
State	FL
Status	ACTIVE

Principal Address

12649 WINDY WILLOWS DR. NORTH
JACKSONVILLE, FL 32225

Changed: 01/07/2009

Mailing Address

12649 WINDY WILLOWS DR. NORTH
JACKSONVILLE, FL 32225

Changed: 01/07/2009

Registered Agent Name & Address

SKEELS, ROBERT
1821 3RD ST. NORTH
JACKSONVILLE BEACH, FL 32250

Officer/Director Detail

Name & Address

Title PTD

WEST, WILLIAM E
12649 WINDY WILLOWS DR. NORTH
JACKSONVILLE, FL 32225

Title VD

HARDEN, CARL OJR.
2658 PARMENTER RD.
BRYCEVILLE, FL 32209

Title SD

HARDEN, CARL OJR.
2658 PARMENTER RD.
BRYCEVILLE, FL 32209

Annual Reports

Report Year	Filed Date
2014	02/08/2014
2015	01/23/2015
2016	02/04/2016

Document Images

02/04/2016 -- ANNUAL REPORT	View image in PDF format
01/23/2015 -- ANNUAL REPORT	View image in PDF format
02/08/2014 -- ANNUAL REPORT	View image in PDF format
04/16/2013 -- ANNUAL REPORT	View image in PDF format
02/04/2012 -- ANNUAL REPORT	View image in PDF format
03/22/2011 -- ANNUAL REPORT	View image in PDF format
02/06/2010 -- ANNUAL REPORT	View image in PDF format
01/07/2009 -- ANNUAL REPORT	View image in PDF format
02/06/2008 -- ANNUAL REPORT	View image in PDF format
01/19/2007 -- ANNUAL REPORT	View image in PDF format
01/23/2006 -- ANNUAL REPORT	View image in PDF format
01/28/2005 -- ANNUAL REPORT	View image in PDF format
02/09/2004 -- ANNUAL REPORT	View image in PDF format
10/23/2003 -- Domestic Profit	View image in PDF format

EXHIBIT B

Agent Authorization

Date: 2-1-17

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

13385 NORTH MAIN ST.

Gentleman:

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 MICHAEL EFFERSON to act as agent to file application(s) for REZONING TO CONVENTIONAL ZONING DISTRICTS 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.

(Owner's Signature)

William E. West

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 1st day of February (month), 2017 (year) by William Earl West, who is personally known to me or has produced FDL W230 925 54-270-0 as identification.

Brandi McKinnon
(Notary Signature)



Prepared by, record and return to
Daniel D. Akel, Esquire
One Independent Drive, Suite 2301
Jacksonville, Florida 32202
(8348.050893)

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective the 14th day of October, 2005 by and between ELLIS HOPKINS, INC., a Florida corporation whose address is 1340 Cassat Avenue, Jacksonville, Florida 32205, the "Grantor," and SOUTHSIDE LANDSCAPING, INC., a Florida corporation, whose address is 12649 Windy Willows Drive, North, Jacksonville, Florida 32225, and whose tax identification number is 81-0636166, the "Grantee."

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns for-ever, the following described land, situate, lying and being in DUVAL County, Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART
HEREOF

Subject to taxes after December 31, 2005 and matters of record.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining.

The grantor hereby covenants with the Grantee that except as noted above, that at the time of
the delivery of this Deed the land was free from all encumbrance made by the Grantor, and that the
Grantor will warrant and defend the same against the lawful claims and demands of all persons
claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year
first above written.

Signed, sealed and delivered
in the presence of:

Sign: Elizabeth J. Nyland
Print Name: Elizabeth J. Nyland

Sign: Ron Hopkins
Print Name: Ron Hopkins

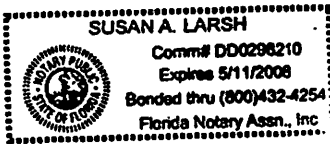
ELLIS HOPKINS, INC.
Timothy N. Ellis
Timothy N. Ellis, President

09/27/06

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27 day of July, 2006, by Timothy N. Ellis as President of ELLIS HOPKINS, INC., either personally known to me; or _____ who produced a driver's license # _____ as identification, and who did take an oath and personally appeared before me.

Susan A. Larsh



NOTARY PUBLIC
Print Name: SUSAN A. LARSH
My Commission Expires: 5/11/2008
Commission No.: DD0298210

First American Title Insurance Company

EXHIBIT "A"

XXXXXXXX

Schedule A (Continued)

Agent File No.:

A PART OF LOT 16, SECTION 7 OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, , SHOWN ON SHEET "A" OF COMMISSIONER'S MAP ATTACHED TO FINAL DECREE IN SUIT OF ROBERT EMMETT BROWARD ET AL. VERSUS ALBERT SIDNEY BROWARD ET AL. CHANCERY ORDER BOOK 115, PAGE 282 CASE NO. 17095-E PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN SIDE OF MAIN STREET, STATE ROAD NO. 3, WHERE THE SOUTH LINE OF SAID LOT 16 INTERSECTS SAME, SAID POINT BEING 1388.06 FEET SOUTHERLY FROM THE NORTH LINE OF SAID SECTION 7 MEASURED ALONG THE EASTERLY SIDE OF MAIN STREET; THENCE NORTH 89 DEGREES AND 25 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID LOT 16, 500 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 16; THENCE NORTH 17 DEGREES AND 08 MINUTES EAST ALONG THE EASTERLY LINE OF SAID LOT 16, 170.15 FEET; THENCE WESTERLY 500 FEET TO SAID MAIN STREET ROAD; THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF MAIN STREET ROAD 169.57 FEET TO POINT OF BEGINNING; ABOVE DESCRIBED PROPERTY ALSO BEING KNOWN AS A LOT 8 OF A PRIVATE SURVEY OF SAID LOTS 16 AND 17 SAID SECTION 7 MADE BY ELLIS, CURTIS AND KOOKER FOR MRS. ALICE B. BAISDEN DATE MARCH 15TH, 1932. THAT PROPERTY RECORDED IN OFFICIAL RECORDS VOLUME 6598, PAGE 410 AND OFFICIAL RECORDS VOLUME 8200, PAGE 958 IS ONE AND THE SAME PROPERTY AS RECORDED IN OFFICIAL RECORDS VOLUME 5608, PAGE 2315.

Checklist / Baseline Review

Print Form

Application Name

Agent / Owner

Intake Planner

Pre-application meeting

New information received

Application submitted

Sent to OGC

Application reviewed

OGC approved

Date sufficient / insufficient

Date paid

Planning District

Existing Land Use

Council District

Development Area

Council District

Existing Zoning

Neighborhood Association(s)

NAP / Town Center / Corridor Study

Downtown Overlay

Aquatic Preserve

Civilian Notice Zone

DRI

Septic Tank Failure Area

Civilian School Zone

Springfield Historic District

Boat Facility Siting Zone

Civilian Height Zone

Riverside Historic District

Coastal High Hazard Zone

Military Notice Zone

Riverside Overlay

Wellhead Protection Zone

Military School Zone

Lake Marco Overlay

State Road

Military Height Zone

San Marco Overlay

Outside Suburban Boundry

Noise Contour Zone

Mandarin Height Overlay

Industrial Sanctuary

NAS Jax APZ

Mandarin Road Overlay

Industrial Compatibility

Whitehouse OLF APZ

Mayport

Listed Species Report > 50 acres

Whitehouse OLF Light Restriction Zone

Planner's Comments

Wetlands- N/A



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Mike Zaffaroni
Liberty Landscape Supply
474389 E SR 200
Fernandina Beach, Florida, 32034

February 15, 2017

Project Name: Liberty Landscape Supply
Availability#: 2017-0294

Dear Mr/Mrs Mike Zaffaroni,

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#: 2017-0294
Request Received On: 2/10/2017
Availability Response: 2/15/2017
Prepared by: Mollie Price

Project Information

Name: Liberty Landscape Supply
Type: Commercial
Requested Flow: 72 gpd
Location: 13385 N. Main St.
Parcel ID No.: 106626-0000
Description: nursery/garden center. Office existing with water & electric. Septic/irrigation well on site

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing water connection can be used (see Special Conditions)
Connection Point #2: Existing 16-in water main on the east side of Main St N
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: DISTRICT 2
Connection Point #1: Existing 12-in forcemain on the west side of Main St N
Connection Point #2: Existing 10-in forcemain at the northeast corner of Main St N and Drury Lane
Special Conditions: For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. 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. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

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.

	A	B	C	D	E	F	G	I
1	RE	LNAME	LNAM	MAIL_ADDR1	MAIL_ADDR2	MAIL	MAIL_CITY	MAIL_ZIP
2	107168 0000	BAGBY THOMAS G		13417 GILLESPIE AVE			JACKSONVILLE	FL 32218-2740
3	107147 0000	BEACH DENNIS M		13334 GILLESPIE AVE			JACKSONVILLE	FL 32218-2739
4	106936 0518	BEACHWOOD FL GROUP LLC		242 W MAIN ST SUITE 100			ROCHESTER	NY 14614
5	107152 0000	BLACKBURN MARY C LIFE ESTATE		13366 GILLESPIE AVE			JACKSONVILLE	FL 32218-2739
6	107163 0000	BURNHAM SHERRY E		13353 GILLESPIE AVE			JACKSONVILLE	FL 32218-2751
7	106634 6000	C S X TRANSPORTATION INC		500 WATER ST STE 800			JACKSONVILLE	FL 32202
8	106936 0514	CARTER GRADY		13453 N MAIN ST SUITE 103			JACKSONVILLE	FL 32218
9	106936 0560	CEMR INC		86229 N HAMPTON CLUB WAY			FERNANDINA BEACH	FL 32034
10	107146 0000	DAVIS RANDALL V		10854 ROXANN LN			JACKSONVILLE	FL 32218
11	107156 0000	DIXON LOTTIE MAE		13422 GILLESPIE AVE			JACKSONVILLE	FL 32218-2741
12	106936 0536	DUVAL STATION MONSTER PROPERTIES LLC		9822 TAPESTRY PARK CIR #104			JACKSONVILLE	FL 32246
13	107145 0000	FALLIN WALTER G JR		633 DELANEY AVE APT #27			ORLANDO	FL 32801
14	106936 0542	FES NS PROPERTY LLC		11512 LAKE MEAD AVE	STE 534		JACKSONVILLE	FL 32256
15	107200 0000	FOSTER VERNE E		13440 GILLESPIE AVE			JACKSONVILLE	FL 32218-2741
16	107149 0000	FOWLER EDWARD R		8930 HILLCREST DR			MACCLENNY	FL 32063-4986
17	106936 0558	GARVIN EVERETT E		12662 MISSION HILLS CIR S			JACKSONVILLE	FL 32225
18	106936 0566	GGRD II LLC		920 IRWIN RUN RD			WEST MIFFLIN	PA 15122
19	106936 0512	GGRD LLC		920 IRWIN RUN RD			WEST MIFFLIN	PA 15122
20	107164 0000	GILLIARD JAMES M		13359 GILLESPIE AVE			JACKSONVILLE	FL 32218-2751
21	107162 0000	HALE JEFFREY		2 BEECHWOOD AVE			LAKE HIAWATHA	NJ 07034
22	107148 0000	HARRIS DEBORAH S		13340 GILLESPIE AVE			JACKSONVILLE	FL 32218-2739
23	107150 0000	HARRIS WILLARD L		13354 GILLESPIE AVE			JACKSONVILLE	FL 32218-2739
24	106624 0100	HOPKINS ELLIS LLC		4623 PARK ST			JACKSONVILLE	FL 32205
25	106625 0000	HYATT SIGNATURE LLC		3400 KORI RD			JACKSONVILLE	FL 32257
26	107161 0000	JOHNS KEIKO		13339 GILLESPIE AVE			JACKSONVILLE	FL 32218-2751
27	106936 0534	LUSA LLC		920 IRWIN RUN RD			WEST MIFFLIN	PA 15122
28	106619 0000	MAIN		C/O CALVIN E HAYDEN PARTNER	6282-3 DUPONT STATION CT		JACKSONVILLE	FL 32217
29	107167 0000	MCKENNEY DOUG		13409 GILLESPIE AVE			JACKSONVILLE	FL 32218-2740
30	107151 0000	NELSON MARK ALLEN		13360 GILLESPIE AVE			JACKSONVILLE	FL 32218-2739
31	106624 0000	NORTH MAIN ASSOCIATES		C/O CALVIN E HAYDEN PARTNER	6282-3 DUPONT STATION CT		JACKSONVILLE	FL 32217
32	106936 0510	NORTH MAIN STREET OFFICE PARK LLC		10817 NEW KINGS RD			JACKSONVILLE	FL 32219
33	107165 0000	PIERCE JANICE K		13365 GILLESPIE AVE			JACKSONVILLE	FL 32218-2751
34	107157 0000	REED PALUMBO LILLIAN		13428 GILLESPIE AVE			JACKSONVILLE	FL 32218
35	107158 0000	REED SHANE D		13434 GILLESPIE AVE			JACKSONVILLE	FL 32218-2741
36	106936 0546	REMAN LLC		P O BOX 55115			JACKSONVILLE	FL 32216-0115
37	106626 0000	SOUTHSIDE LANDSCAPING INC		12649 WINDY WILLOWS DR N			JACKSONVILLE	FL 32225-4199
38	107160 0000	STURGEON SUSAN		13329 GILLESPIE AVE			JACKSONVILLE	FL 32218-2751
39	107153 0000	THORNLEY ROBERT		13402 GILLESPIE AVE			JACKSONVILLE	FL 32218-2741
40	106620 0000	VARN CHERYL F ET AL		15289 CAPE DR N			JACKSONVILLE	FL 32226
41	107166 0000	WALDRON NELLIE M		13403 GILLESPIE AVE			JACKSONVILLE	FL 32218-2740
42	107154 0000	WHITE DOLLY K		13410 GILLESPIE AVE			JACKSONVILLE	FL 32218-2741
43	107155 0000	WILLIAMS WILLIS C		13416 GILLESPIE AVE			JACKSONVILLE	FL 32218-2741
44		Eden Group Inc		1106 Baisden RD			JACKSONVILLE	FL 32218
45		North CPAC		2924 Captiva Bluff RD S			JACKSONVILLE	FL 32226

T-1358 MAIN STREET NORTH

- Major Highways (with Functional Class)
- Text Highway Text
- Street Text
- River
- Parcels - December 2016
- Municipal Boundaries 20150428

