

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-17-10

OCTOBER 3, 2017

Location: 12223 Mandarin Road, between Thornapple Drive and Sparkleberry Lane

Real Estate Number: 105754-0000 and 105797-0000

Waiver Sought: Reduce the minimum sign setback from twenty-five (25) feet to ten (10) feet;

Current Zoning: Residential Low Density-120 (RLD-120)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Applicant/Agent: Thomas W. Atkins
12236 Mandarin Road
Jacksonville, Florida 32223

Owner: Episcopal Church in the Diocese of Florida, Inc.
325 North Market Street
Jacksonville, Florida 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver Ordinance 2017-607 (SW-17-10) seeks to allow for a reduction of the minimum set-back requirement from twenty-five feet to ten feet for a new monument sign. According the application, the sign cabinet be twenty-two and ½ (22.5) square feet in area, double-faced and will not exceed six (6) feet in height. The sign is located on Mandarin Road, and outside the 25 foot sight triangle with the church entrance drive. The applicant wishes to place the sign closer to the road to be more visible to the passing traffic on Mandarin Road.

NOTICE TO OWNER / AGENT

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as “a painting, structure, projected image, or device which is placed, erected, or constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction...”

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.1310(a) and Section 656.133(c), Ordinance Code, an Application for Sign Waiver shall be evaluated in relation to the spirit and intent of the Zoning Code, considering the following criteria as applicable:

- (i) *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*

Yes. The site is within a RLD-120 Zoning District and the LDR functional land-use classification as defined by the Future Land Use Map Series (FLUMs) contained within the Future Land Use Element (FLUE) as adopted by the 2030 Comprehensive Plan. The proposed sign conforms to other applicable sections of Part 13 of the Zoning Code. The proposed sign would be visible on both eastbound and westbound travel lanes of Mandarin Road. The placement of the sign in the proposed location will not affect any surrounding property owners.

- (ii) *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*

No. The intent of the Zoning Code is the elimination of all nonconforming signs throughout the City through the enforcement of applicable sign requirements as signs are replaced. However, it is not possible to uphold the intent in this case as the new sign if were placed anywhere else on the property to meet the strict letter of the Code, then the very purpose of the sign—to identify and advertise the services provided by the church—would be defeated because the sign would be hidden from view of the passing traffic on Mandarin Road.

Given the particular circumstances that necessitate the present request for waiver, it is not likely that the approval of the present request will create precedence that would promote the continued existence of nonconforming signs that exist in the vicinity.

- (iii) *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*

No. The approval of this waiver will allow the church to replace its main identification sign with a new sign that will help better advertise to the general public the services provided by the church. Additionally, the proposed reduction in the required set-back should not have a negative impact on the aesthetic character of the area or diminish property values. The sign will only be visible to the vehicles traveling on Mandarin Road, and the single-family homes are buffered from the proposed sign by densely-wooded lots. Therefore, it is not expected that approval of the present request would interfere with or injure the rights of surrounding property owners.

- (iv) *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows, or other effects, taking into account existing uses and zoning in the vicinity?*

No. Vehicular traffic and parking should not be impacted. The new sign will be externally illuminated and will not create excessive light, glare, shadows, or affect the drivers on Mandarin Road in any negative manner.

- (v) *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*

No. The proposed waiver will not be detrimental to the public health, safety or welfare. As previously mentioned, the sign will only be visible to the drivers on Mandarin Road and will not impair the vision of drivers on the same road.

- (vi) *Does the subject property exhibit specific physical limitations or characteristics which could be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*

Yes. The church is located on a section of Mandarin Road where mature Live Oaks line the roadway and occasionally the road splits to accommodate existing trees. Both the diameter of the trees and the number of trees contribute to blocking the sight lines for drivers and obscuring the sign. Only locating the sign closer to the road will make the sign more visible to drivers. The distance from Mandarin Road, and the obstruction caused by existing trees would necessarily lessen the effect produced by the sign if such a placement in strict conformity with the Code were made.

- (vii) *Is the request based exclusively upon a desire to reduce the costs associated with compliance, and is the request the minimum necessary to obtain a reasonable communication of one's message?*

No. The request is not based exclusively upon a desire to reduce the costs associated with compliance; financial considerations were not a factor in the present request for waiver. The imposition of the strict letter of the Code is not practical because the request is the minimum necessary to obtain a reasonable communication of the church's message. Placement anywhere else would diminish the efficacy of the sign in identification and communication of services provided by the church.

- (viii) *Is the request the result of violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?*

No. The current sign meets all portions of the sign regulations. The request is to make the sign more visible to identify the church entrance.

- (ix) *Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?*

Yes. The request accomplishes a compelling public interest as the approval of the present waiver will allow the replacement of the older, weathered sign with a new sign that will improve the aesthetic nature of the area and improve visibility.

- (x) *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

No. Strict compliance with the regulation would not create a substantial financial burden. The present request is merely due to the impracticality of strict enforcement of the Zoning Code.

SUPPLEMENTARY INFORMATION

Remarkably, upon visual inspection of the subject property on September 14, 2017 by the Planning and Development Department, the required Notice of Public Hearing signs were posted several days after Hurricane Irma.

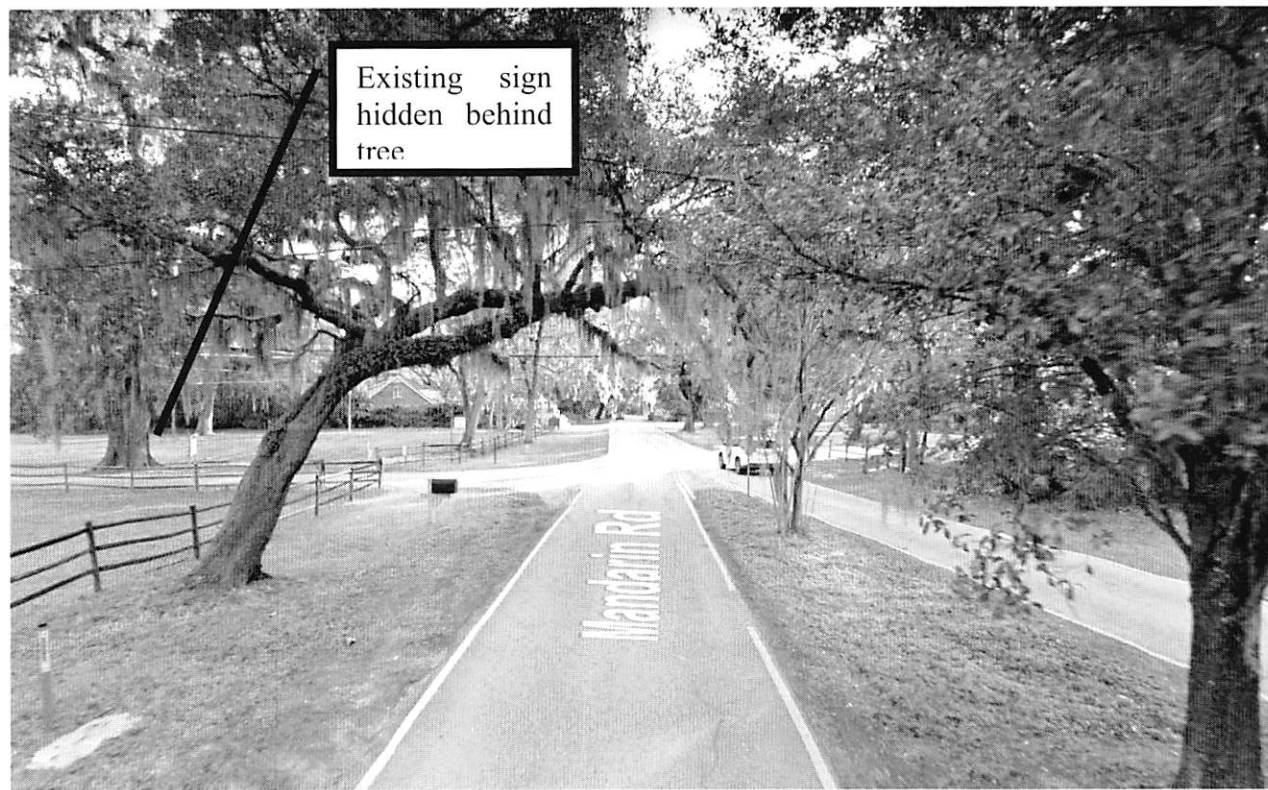


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-17-10 be **APPROVED**.



View looking west on Mandarin Road



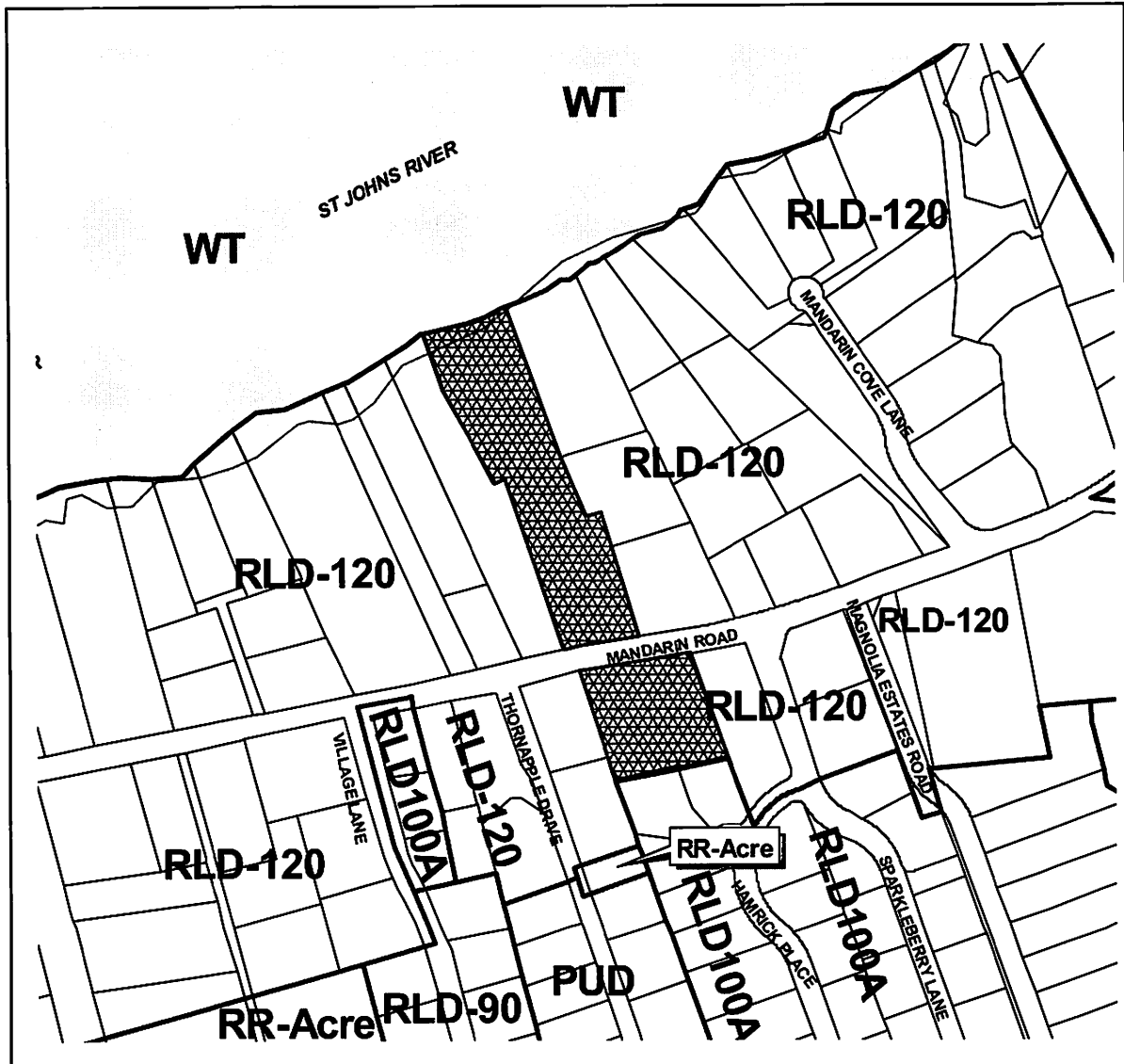
View looking east on Mandarin Road



View of church entrance.

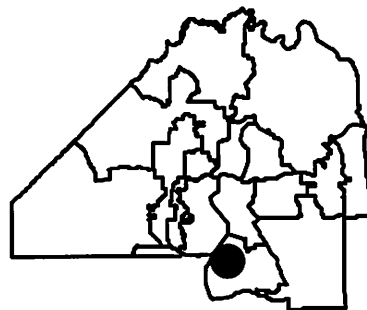


View looking west on Mandarin Road



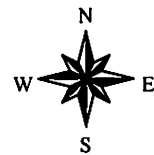
REQUEST SOUGHT:

REDUCE
SETBACK FROM 25 FT. TO 10 FT.



APPLICATION NUMBER:

SW-2017-0010



0 200 Feet

COUNCIL DISTRICT:

06

EXHIBIT 2

Date Submitted:
Date Filed:

Application Number: SW-17-
Public Hearing:

Application for Sign Waiver
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District: RLD 120	Current Land Use Category: RR	
Council District: 6	Planning District: 3	
Previous Zoning Applications Filed (provide application numbers): None		
Applicable Section of Ordinance Code: 6.56.1303(b)(3)(i)		
Notice of Violation(s):		
Neighborhood Associations: OLDE MANDARIN NEIGHBORHOOD ASSOC ANNUNCK OAKS BEAUTIFICATION COMMITTEE		
Overlay: Mandarin Road		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: 1,350. ⁰⁰	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 12236 12223 Mandarin Rd	2. Real Estate Number: 105754-0000 / 105797-0000
3. Land Area (Acres): 2.0 + 4.85 = 6.85	4. Date Lot was Recorded: July 24, 1935
5. Property Located Between Streets: Thornapple & Sparkleberry Ln	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>

7. Waiver Sought:

Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). **Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.*

Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)

Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)

Allow for illumination or change from _____ external to _____ internal lighting

Reduce minimum setback from 25 feet to 10 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
 Episcopal Church in the Diocese of Florida , Inc

9. Is transferability requested? *If approved, the waiver is transferred with the property.*

Yes

No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name: Episcopal Church in the Diocese of Florida, Inc	11. E-mail:
12. Address (including city, state, zip): 325 N. Market Street Jacksonville , Fl 32202	13. Preferred Telephone: 904-356-1328

APPLICANT'S INFORMATION (if different from owner)

14. Name: Thomas W. Atkins	15. E-mail: gatortom68@att.net
16. Address (including city, state, zip): 12236 Mandarin Rd Jacksonville, Fl 32223	17. Preferred Telephone: 904-233-1047

CRITERIA

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as *"a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."*

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*
9. *Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

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

1. The Church of Our Saviour has existed continuously along Mandarin Rd since its establishment in 1880. As long standing contributor and institution in the community we wish to upgrade the visibility and enhance our image along Mandarin Rd. This application is companion to a sign waiver for property at 12236 Mandarin Rd. The property has 308' of street frontage with a residential type structure that sits back 150' from the roadway with multiple large trees in and adjacent to the right of way. There is no contiguous existing signage adjacent. Two subdivision signs within the right of way exist on either side of the property within two hundred feet. The area consists of single family subdivisions and large estate lots along the river. There is currently no signage identifying this property as the Family Life Center Church of Our Saviour. The new sign will conform in size and height with Sec.656.1303 Part 13- Sign Regulations and will not be out of character with the surrounding structures and area. The proposed sign face will be 4' x3'h double sided set a maximum height of 5'. It will be metal with 2 supporting posts.

2. Because of the residential nature of the area no other institutional or commercial uses will exist in the area and thus no additional sign requirements.

3. The addition of this new sign will be the only identifying sign on the property. The sign will be 4'x3'x 5' high. This sign will only improve the aesthetic character of the area and have no impact on property values in the area.

4. The proposed sign will have no impact on external traffic. The new sign will not be lighted.

5. The location of the new sign would not be detrimental to the health, safety or welfare of the community or surrounding properties nor would it impose any public expense or nuisances.

6. Because of the existing trees in and approximate to the right of way moving the sign back to 25 feet lessens the ability of passing motorist to observe the sign and react to our entrance.

7. No. The costs to construct are the same. Any additional cost are related to filing for the waiver and the time and expense related thereto.

8. The church has never been cited for a violation of its current sign. This request is to enhance the image of the property along Mandarin Rd and to better identify the presence of the church with better signage and landscaping.

9. By locating the sign in compliance with the code (25 feet back from the r/w) it restricts its visibility due to existing trees located in the right of way and its small size.

10. No

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

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coi.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

FILING FEES

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

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

NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.

12223 MANDARIN RD

RE #	105754-0000
Tax District	GS
Property Use	7100 Church
# of Buildings	1
Legal Desc	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	91202

Property Detail

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator. In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. Learn how the Property Appraiser's Office values property.

2016 Certified	2017 In Progress	Value Method	CAMA	CAMA
Total Building Value	\$88,198.00	Total Building Value	\$94,081.00	
Extra Feature Value	\$23,611.00	Extra Feature Value	\$22,108.00	
Land Value (Market)	\$251,888.00	Land Value (Market)	\$252,179.00	
Land Value (Agric.)	\$0.00	Land Value (Agric.)	\$0.00	
Just (Market) Value	\$363,697.00	Just (Market) Value	\$368,368.00	
Assessed Value	\$363,697.00	Assessed Value	\$368,368.00	
Cap Exp/Portability Amt	\$0.00 / \$0.00	Cap Exp/Portability Amt	\$0.00 / \$0.00	
Exemptions	\$363,697.00	Exemptions	\$368,368.00	
Taxable Value	\$0.00	Taxable Value	\$0.00	
	See below		See below	

Value Summary

Land & Legal

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-120	0.00	0.00	Common	2.08	Average	\$252,179.00

Legal

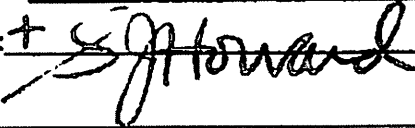
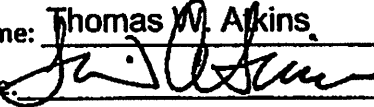
LN	Legal Description
1	22-4S-26E 2.08
2	FAIRBANKS GRANT
3	PT RECD O/R 9080-1099

AUTHORIZATION

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

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

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s) Print name: <u>Samual J. Howard</u> Signature: <u></u>	Applicant or Agent (if different than owner) Print name: <u>Thomas M. Atkins</u> Signature: <u></u> <i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>
Owner(s) Print name: _____ Signature: _____	

SUBMITTAL

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

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

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: June 28, 2017

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 in Jacksonville, Florida:

Address: 12223 Mandarin Rd RE#(s): 105754-0000

To Whom it May Concern:

I Samual J. Howard, as President/ Bishop, Episcopal Church in of
the Diocese of Florida, Inc, a corporation organized under the laws of the state of Florida
hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection
with filing application(s) for Saign Waivers submitted to the Jacksonville Planning and
Development Department.

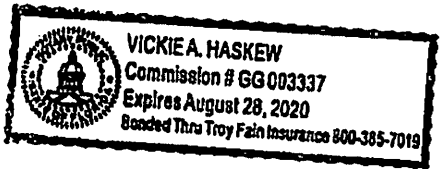
(signature) [Signature]
(print name) Samual J. Howard

Please provide documentation illustrating that signatory is an authorized representative of the corporation; 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 29th day of
June 2017, by SJ Howard, as
_____ of _____, a Florida
corporation, who is personally known to me or who has produced
_____ as identification and who took an oath.

Vickie A. Haskeu
(Signature of NOTARY PUBLIC)
Vickie A. Haskeu
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 8/28/20

EXHIBIT B

Agent Authorization - Individual

Date: June 28, 2017

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:
Address: 12223 Mandarin Rd RE#(s): 105754-0000

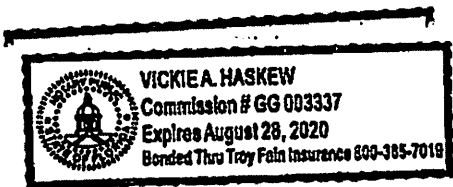
To Whom it May Concern:

You are hereby advised that Samual J. Howard, as President/ Bishop, Episcopal Church In of the Diocese of Florida, Inc, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Thomas W. Atkins to act as agent to file application(s) for Sign Waivers 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 as submitted to the Jacksonville Planning and Development Department.

By [Signature]
Print Name: Samuel J. Howard

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 29 day of June 2017
by S. J. Howard who is personally known to me or who has produced
[Signature] as identification and who took an oath.



Vickie A Haskew
(Signature of NOTARY PUBLIC)
Vickie A Haskew
(Printed name of NOTARY PUBLIC)

State of Florida at Large. 8/28/20
My commission expires: 8/28/20

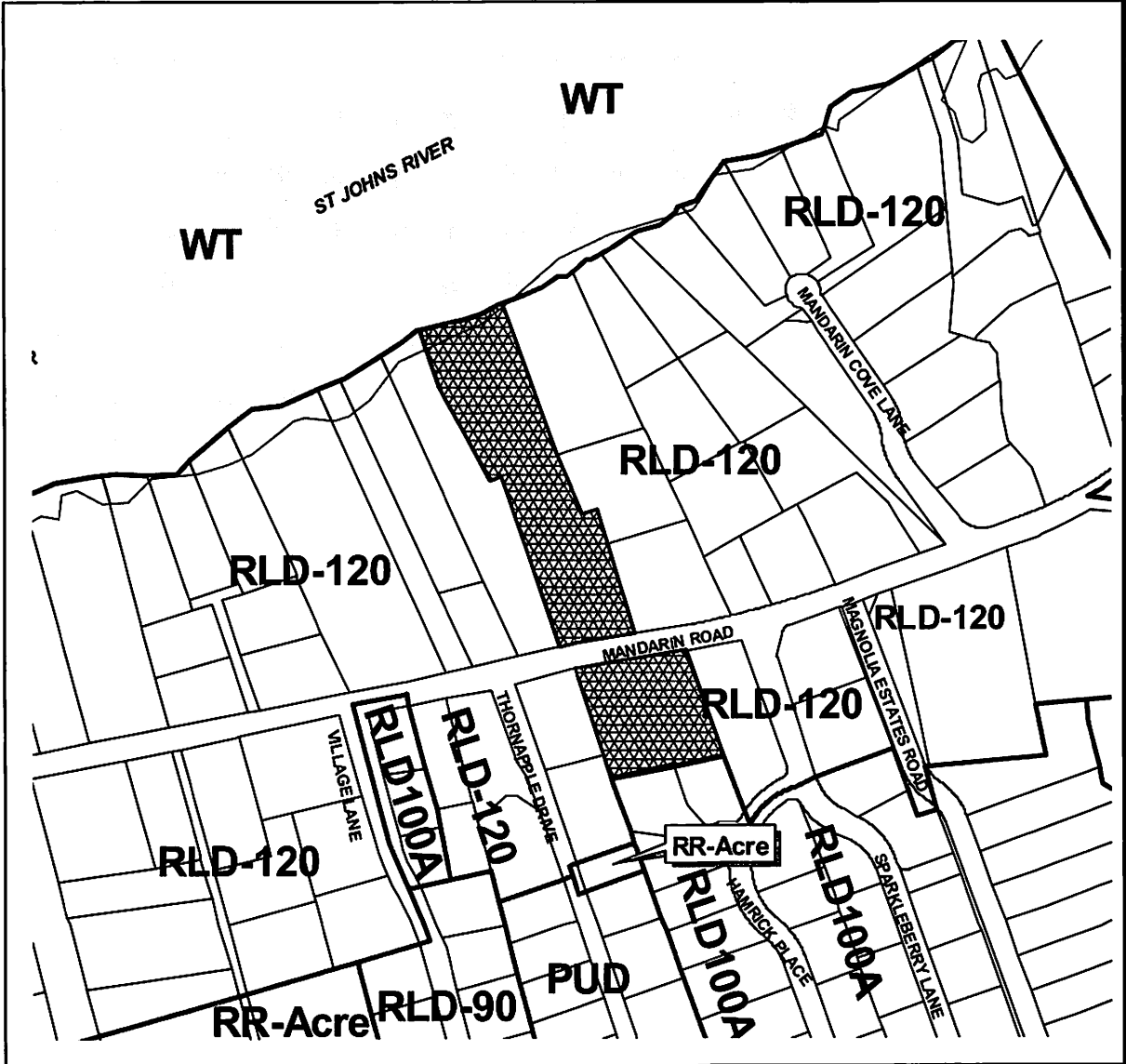
EXHIBIT 1

Legal Description

A portion of the Samuel Fairbanks Grant, Section 22, Township 4 South, Range 26 East, City of Jacksonville, Duval County, Florida, being more particularly described as follows

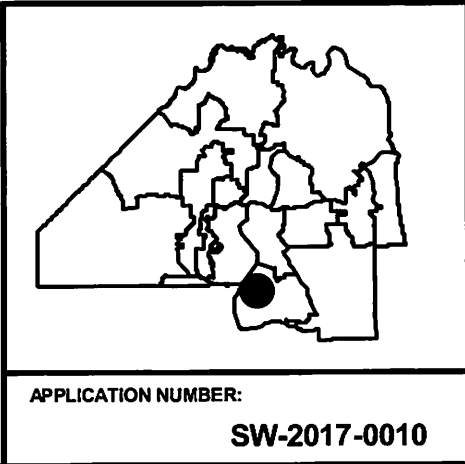
For a point of reference, commence at the Northwesternly corner of Lot 23, as shown on the Plat of Hermitage Unit Two, as recorded in Plat Book 41, Pages 6 and 6A of the current public records of said county; thence North 19°58'01" West, along the Northerly Prolongation of the Westerly line of said Lot 23, a distance of 6.06 feet to the point of beginning; from the point of beginning thus described continue North 19°58'01" West, along said Northerly prolongation, a distance of 281.33 feet to a point situate on the Southerly right-of-way line of Mandarin Road (a 66 foot right-of-way as now established), then North 77°39'00" East, along said Southerly right-of-way line, 308.49 feet; thence South 19°58'35" East, departing from said Southerly right-of-way line and along the Northerly prolongation of the Easterly line of Lot 24, as shown on the said Plat of Hermitage Unit Two, a distance of 289.62 feet to the Northeastly corner of said Lot 24; thence South 78°03'32" West, along the Northerly line of said Lot 24, a distance of 136.66 feet to the Northwesternly corner thereof; thence North 19°58'21" West, a distance of 6.06 feet; thence South 78°03'32" West, a distance of 172.18 feet to the point of beginning.

RE # 105754-0000



REQUEST SOUGHT:

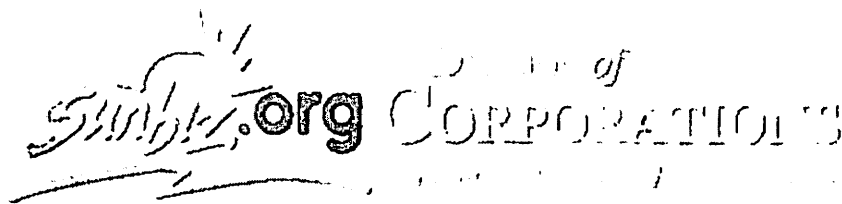
**REDUCE
SETBACK FROM 25 FT. TO 10 FT.**



0 200 Feet

COUNCIL DISTRICT:
06

EXHIBIT 2



[Department of State](#) [Division of Corporations](#) [Search Records](#) [Detail By Document Number](#)

[Previous On List](#) [Next On List](#) [Return to List](#)

[Episcopal church in the Dioc-](#)
[Search](#)

[Events](#) [Name History](#)

Detail by Entity Name

Florida Not For Profit Corporation
THE EPISCOPAL CHURCH IN THE DIOCESE OF FLORIDA, INC.

Filing Information

Document Number	706784
FEI/EIN Number	59-0637899
Date Filed	02/03/1964
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	02/19/1998
Event Effective Date	NONE

Principal Address

325 MARKET STREET
JACKSONVILLE, FL 32202

Changed: 04/18/2000

Mailing Address

325 MARKET STREET
JACKSONVILLE, FL 32202

Changed: 04/18/2000

Registered Agent Name & Address

ISAAC, FRED
325 MARKET ST.
JACKSONVILLE, FL 32202

Name Changed: 05/14/2004

Address Changed: 05/14/2004

Officer/Director Detail

Name & Address

Title T

Hill, Edwin B
325 MARKET ST
JACKSONVILLE, FL 32202

Title PD

HOWARD, SAMUEL JOHNSON
325 MARKET ST.
JACKSONVILLE, FL 32202

Title Director

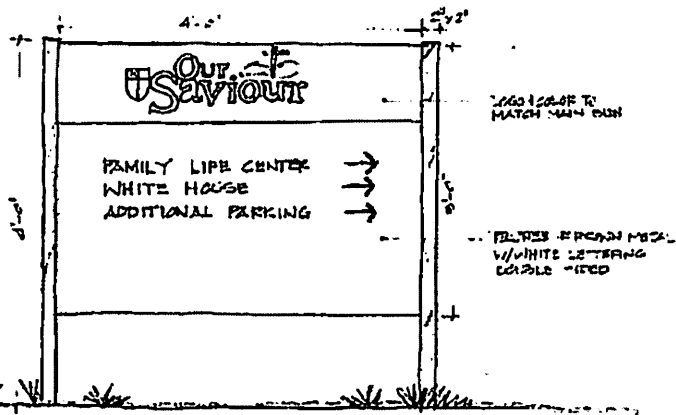
isaac, fred
325 MARKET STREET
JACKSONVILLE, FL 32202

Title S

HORNE, LANCE
325 MARKET ST.
JACKSONVILLE, FL 32202

Annual Reports

Report Year	Filed Date
2015	03/09/2015
2016	03/14/2016
2017	03/17/2017



ELEVATION $\frac{1}{2}'' = 1'-0''$
12223 MANDARIN RD

CHURCH OF OUR SAVIOUR
 12236 MANDARIN RD
 JACKSONVILLE, FL 32223-1813

Primary Site Address
 12236 MANDARIN RD
 Jacksonville FL 32223

Official Record Book/Page

Title #
 6612

12236 MANDARIN RD

Property Detail

RE #	105797-0000
Tax District	G5
Property Use	7100 Church
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	194460

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$342,230.00	\$338,420.00
Extra Feature Value	\$23,689.00	\$21,435.00
Land Value (Market)	\$1,906,050.00	\$1,904,595.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$2,271,969.00	\$2,264,450.00
Assessed Value	\$2,271,969.00	\$2,264,450.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$2,271,969.00	See below
Taxable Value	\$0.00	See below

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0130	RES RIVER LD 3-7 UNITS PER AC	RLD-120	285.00	500.00	Common	4.85	Acreage	\$1,904,595.00

Legal

LN	Legal Description
1	22-45-26E
2	FAIRBANKS GRANT
3	PT RECD D BKS 1194-392,1396-81,
4	O/RS 333-482,1849-48,4007-453

AUTHORIZATION

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

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

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s)

Print name: Samual J. Howard

Signature: 

Applicant or Agent (if different than owner)

Print name: Thomas W. Atkins

Signature: 

**An agent authorization letter is required if the application is made by any person other than the property owner.*

Owner(s)

Print name: _____

Signature: _____

SUBMITTAL

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

Submit applications to:

Planning and Development Department, Zoning Section

214 North Hogan Street, 2nd Floor

Jacksonville, Florida 32202

(904) 255-8300

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: June 28, 2017

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 in Jacksonville, Florida:

Address: 12236 Mandarin Rd RE#(s): 105797-0000

To Whom it May Concern:

I, Samual J. Howard, as President/ Bishop, Episcopal Church in of
the Diocese of Florida, Inc, a Florida corporation, hereby certify that said corporation
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for
+ submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]

(print name) Samual J. Howard

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

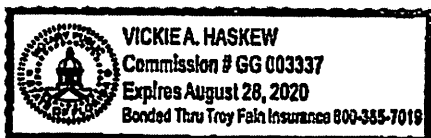
Sworn to and subscribed and acknowledged before me this 29th day of
June 2017, by S J Howard, as
of _____, a _____
corporation, who is personally known to me or who has produced
as identification and who took an oath.

Vickie A Haskeu

(Signature of NOTARY PUBLIC)

Vickie A. Haskeu

(Printed name of NOTARY PUBLIC)



State of Florida at Large. 8/28/20
My commission expires: _____

EXHIBIT B

Agent Authorization - Individual

Date: June 28, 2017

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: ~~42223~~ 12230 Mandarin Rd RE#(s): ~~105754-0000~~ 105797-0000

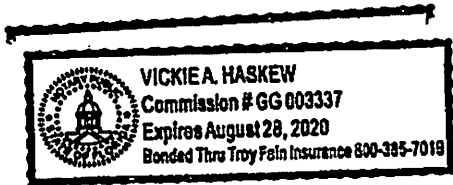
To Whom it May Concern:

You are hereby advised that Samual J. Howard, as President/ Bishop, Episcopal Church in of the Diocese of Florida, Inc, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Thomas W. Atkins to act as agent to file application(s) for Sign Waivers 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 as submitted to the Jacksonville Planning and Development Department.

By [Signature]
Print Name: Samuel J. Howard

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 29 day of June 2017 by S. J. Howard who is personally known to me or who has produced _____ as identification and who took an oath.



Vickie A Haskew
(Signature of NOTARY PUBLIC)
Vickie A Haskew
(Printed name of NOTARY PUBLIC)

State of Florida at Large. 8/28/20
My commission expires: _____

EXHIBIT 1

Legal Description

Section 22, Township 4S, Range 26E Fairbanks Grant
Pt Rec'd D Bks ; 1194-392 , 1396-81

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OFFICIAL RECORDS

described as follows, to-wit:

Part of the Samuel Fairbanks Grant, Section Twenty-two (22), Township Four (4) South, Range Twenty-six (26) East, Duval County, Florida, described as follows: Beginning at an iron on the North line of the Mandarin Road, North seventy-nine (79) degrees twenty-nine (29) minutes forty (40) seconds East, twenty-four (24) feet from the Southwest corner of land formerly owned by W. W. Beecher, said point of beginning being the Southeast corner of lands described in Deed Book 1709, page 69; thence North seventy-nine (79) degrees twenty-nine (29) minutes forty (40) seconds East along the North line of Mandarin Road, one hundred seventy (170) feet to an iron; thence North seventeen (17) degrees twenty-five (25) minutes twenty (20) seconds West three hundred fifty-six and four tenths (356.4) feet to an iron; thence South seventy-nine (79) degrees twenty-nine (29) minutes forty (40) seconds West, one hundred seventy (170) feet to an iron on the East line of a twenty-four (24) foot Church Lane; thence South seventeen (17) degrees twenty-five (25) minutes twenty (20) seconds East, along the East line of said Lane, three hundred fifty-six and four tenths (356.4) feet to the place of beginning, containing one and four tenths (1.4) acres, more or less.

EXECUTOR'S DEED

THIS INDENTURE, executed the 27th day of July, A.D. 1957 between Edwin C. Coffee, Sr., as Executor of the Estate of Mina Von Gillman Jones, Deceased, party of the first part, and The Protestant Episcopal Church, Diocese of Florida, whose mailing address is Duval and Market Streets, Jacksonville, Florida, as party of the second part,

WITNESSETH: That said party of the first part, being the duly appointed, qualified and acting Executor of the Estate of Mina Von Gillman Jones, Deceased, on the 27 day of June, A.D. 1957, by petition applied to the County Judge in and for Duval County, Florida for authority to sell certain real property in Duval County, Florida hereinafter described, averring it to be expedient and to the best interest of said Estate to sell the same, and averring also each and every jurisdictional fact; and the prayer of said petition having been found by said Judge to be reasonable and just and said petition to be true, and the sale to the best interest of said Estate, the said Court rendered its order, dated the 27 day of June, A.D. 1957, directing the said Executor to sell the said real property at private sale for the sum of Four Thousand (\$4,000.00) Dollars in cash, net to said Estate, and to execute and deliver an Executor's Deed to The Protestant Episcopal Church of the Diocese of Florida upon receipt by him of said sum.

NOW THEREFORE, in consideration of the premises and in further consideration of the sum of Four Thousand (\$4,000.00) Dollars in hand paid, said party of the first part does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, its successors and assigns, forever that certain real property situate in the County of Duval and State of Florida, more particularly

described as follows, to-wit:

Part of the Samuel Fairbanks Grant, Section Twenty-two (22), Township Four (4) South, Range Twenty-six (26) East, Duval County, Florida, described as follows: Beginning at an iron on the North line of the Mandarin Road, North seventy-nine (79) degrees twenty-nine (29) minutes forty (40) seconds East, twenty-four (24) feet from the Southwest corner of land formerly owned by H. W. Beecher, said point of beginning being the Southeast corner of lands described in Deed Book 1709, page 69; thence North seventy-nine (79) degrees twenty-nine (29) minutes forty (40) seconds East along the North line of Mandarin Road, one hundred seventy (170) feet to an iron; thence North seventeen (17) degrees twenty-five (25) minutes twenty (20) seconds East three hundred fifty-six and four tenths (356.4) feet to an iron; thence South seventy-nine (79) degrees twenty-nine (29) minutes forty (40) seconds West, one hundred seventy (170) feet to an iron on the East line of a twenty-four (24) foot Church Lane; thence South seventeen (17) degrees twenty-five (25) minutes twenty (20) seconds East, along the East line of said Lane, three hundred fifty-six and four tenths (356.4) feet to the place of beginning, containing one and four tenths (1.4) acres, more or less.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, in fee simple forever.

AND said party of the first part does hereby covenant to and with said party of the second part, its successors and assigns, that in all things preliminary to and in and about the making of said sale and this conveyance, the order of said Court has been followed and complied with in all respects.

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

Signed, Sealed and Delivered
in the presence of:

William P. Coffey
William P. Coffey

William C. Coffey (SEAL)
As Executor of the Estate of
Mina Von Gillman Jones, Deceased

STATE OF FLORIDA)
COUNTY OF DUVAL)

Before me, an officer authorized to take acknowledgments,
personally appeared Edwin C. Coffee, Sr., to me well known
and known to me as the individual and official representative
named in the foregoing Deed, and he acknowledged before me
that he executed the foregoing Deed in the capacity as set
forth therein.

Witness my hand and official seal this 27th day of

July, A.D. 1957.

Dorothy S. Surin
Notary Public, State of Florida at
large. My commission expires on the
12 day of October, A.D. 1958



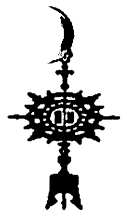
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1957 JUL 27 1:23

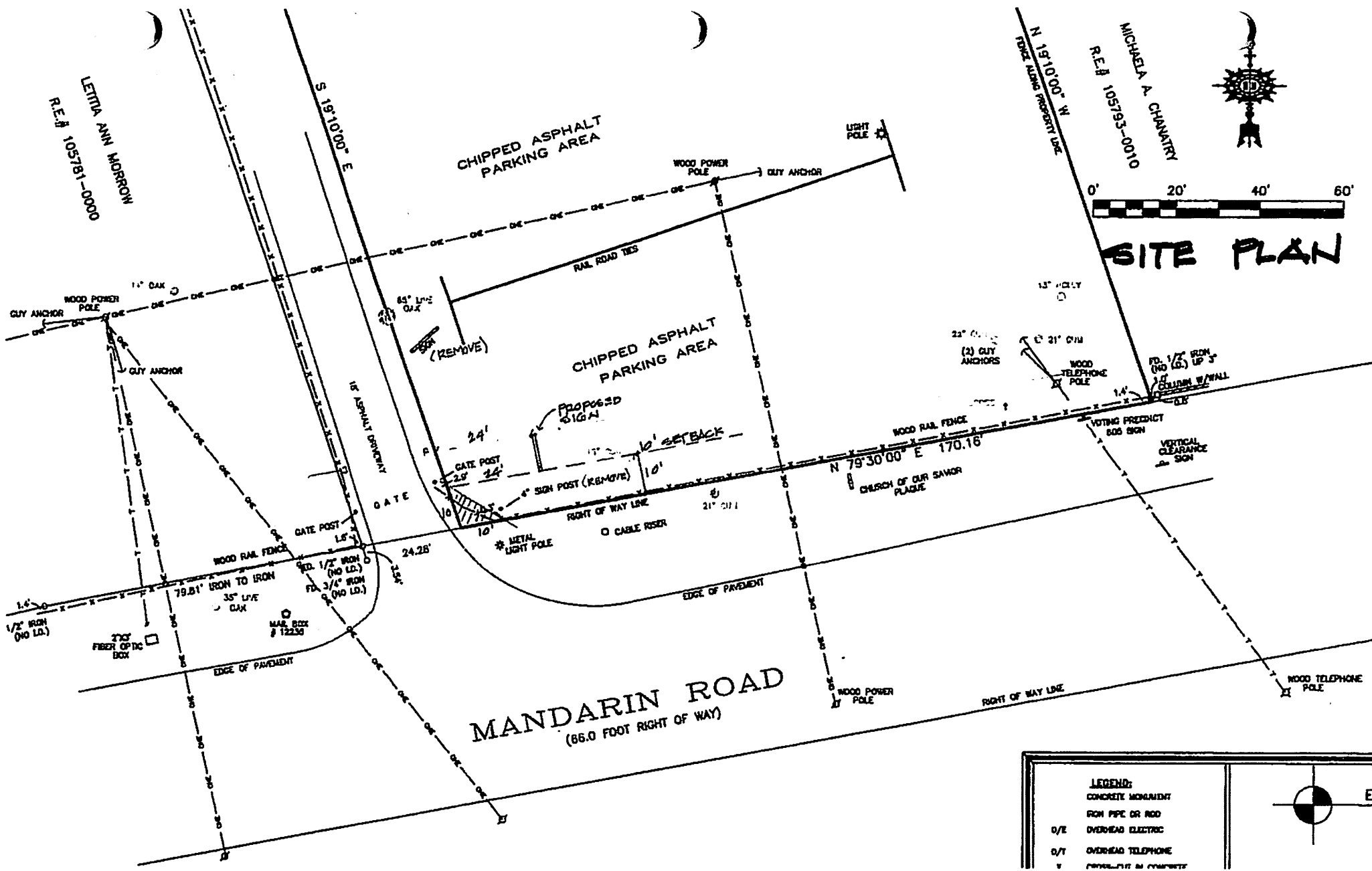
RECORDED
INDEXED
COUNTY OF DUVAL
FLORIDA

LETITA ANN MORROW
R.E.# 105781-0000

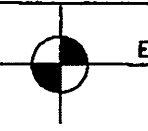
N 19°10'00" W
MICHAELA A. CHANTRY
R.E.# 105793-0010



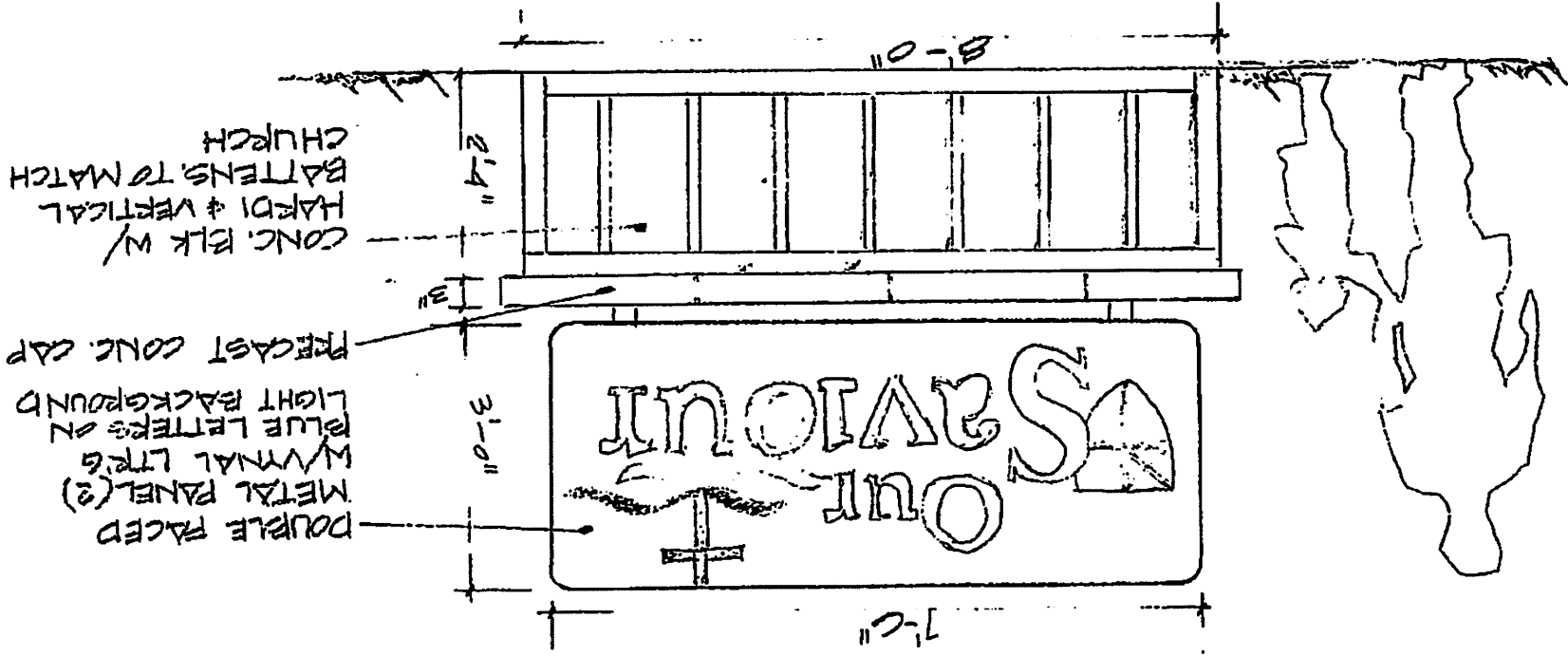
SITE PLAN



LEGEND:	
	CONCRETE MONUMENT
	IRON PIPE OR ROD
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	UTILITY IN CONCRETE



ELEVATION 1/2" = 1'-0"
 1223C MANDARIN RD.



DOUBLE FACED
 METAL PANEL (2)
 MINIMAL LTRG
 BLUE LETTERS ON
 LIGHT BACKGROUND
 PRECAST CONC. CAP
 3"
 CONC. BLK W/
 HARDI & VERTICAL
 BATTENS TO MATCH
 CHURCH

2'-4"

7'-0"

3'-0"

8'-0"

