

Zoning Compliance Report

PRELIMINARY PENDING REPORT (Revision 1)

PROJECT NUMBER:
23-12676-001

REPORT DATE:
03/08/2023



**Little Wise Kids Preschool
6902 Lillian Rd
Jacksonville, FL 32211**

This report was prepared for:

Bar Law Group LLP; Little Wise Realty LLC

In addition to:
CREsurveys, Ltd.

Submitted by: *Alexandra Cramer, Zoning Analyst*

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Disclaimer: *The conclusions in this Zoning Compliance Report, and the materials contained herein are based upon information available in public records, statements of public officials and the examination of survey, appraisal and other documentation provided to, but not prepared by CREzoning. CREzoning expressly disclaims liability for damages, directly or indirectly, as a result of errors, omissions or discrepancies with regard to this information. This Zoning Compliance Report is not a legal opinion and should not be construed as one. Recipients of this Zoning Compliance Report should conduct their own appropriate legal research and must exercise their own independent legal and business judgment in using these materials. If required, independent legal or other professional advice should be obtained.*

1) Summary of Findings

a) Conformance Status

Use:	Conforming
Setback:	Non-Conforming
Height:	Conforming
Area:	Conforming
Density	Conforming
Parking	Conforming

b) Back-Up Documentation

Documentation Requested	Status
Zoning Verification Letter, Approved site plan, Certificate of Occupancy, Zoning Violations, Building Violations	Complete
Fire Violations, Zoning Documents	Pending

*The items listed above were requested but may or may not have been provided. See attachments for documentation received.

c) Executive Summary

<u>Background</u> The subject property is a preschool located at 6902 Lillian Rd in the City of Jacksonville, FL. The subject property is located within the RMD-D, Residential Medium Density-D District.

Overall Status: LEGAL NONCONFORMING.

The subject property's current use and structure were legally approved and constructed prior to the adoption of the current zoning ordinance requirements and any current nonconforming characteristics [setbacks] would be considered pre-existing, grandfathered, legal nonconforming.

Use: The subject property's current use, Preschool, is permitted in the RMD-D, Residential Medium Density-D District and is considered legal conforming.

Setbacks: The subject property is NOT in compliance with the setback requirements set forth in the zoning ordinance.

Height: The subject property is in compliance with the height requirements set forth in the zoning ordinance.

Area: The subject property is in compliance with the area requirements set forth in the zoning ordinance.

Density: The subject property is in compliance with the density requirements set forth in the zoning ordinance.

Parking: The subject property is in compliance with the parking requirements set forth in the zoning ordinance.

Right to Rebuild

(Enclosure 02. Zoning Code Sections)

If a nonconforming structure or portion of a structure containing a nonconforming use is declared by a duly authorized official of the City to be an unsafe building or unlawful for reasons other than lack of repairs or maintenance, nothing in the Zoning Code shall be deemed to prevent the strengthening or restoring to a safe condition of the building or part thereof declared to be unsafe by an official of the City charged with protecting the public safety; provided, however, that, where the unsafeness or unlawfulness is the result of damage from destruction, the percentage of damage limitations set out in Section 656.706(f) shall apply.

2) Site and Ordinance Summary

a) Site Summary

Size of Property:	21,995 SF / 0.5 AC
Building Size (GFA):	4,768 SF
Building Footprint:	4,768 SF

b) Zoning Summary

Jurisdiction:	City of Jacksonville, FL
Zoning District(s):	RMD-D, Residential Medium Density-D District
Existing Land Use:	Preschool
Authorized Land Use:	Family daycare homes

3) Special Permitting

The subject property was approved for a variance (V-20-04) to allow for the reduction of minimum lot size, allow access from local roads, and increase the number of allowable children. A copy of this variance is located within the Enclosure section of this report.

4) Code Violations

Building:	Per a Public Records Request, there are no open building code violations.
Fire:	Pending.
Zoning:	Per Evelyn Snyder CSAIII, there are no open zoning code violations.

5) Certificates of Occupancy

The municipality does not have any Certificates of Occupancy on file for the subject property. The absence of a CO is not considered a violation and will not give rise to any enforcement action from the municipality.

6) Adjacent Property Zoning

North:	CCG-2, Commercial Community/General-2 District
South:	RMD-D, Residential Medium Density-D District
East:	RMD-D, Residential Medium Density-D District
West:	N/A

7) Property Specifications

a) Setback

	Required	Existing
Front:	20 feet	62.6 feet
Side:	20 feet	27.7 feet
Street Side:	20 feet	14.1 feet
Rear:	20 feet	25 feet
What is the conformance status of the building setbacks?		Non-Conforming

Required: Enclosure 02. Zoning Code Sections

Existing: Enclosures 03. Survey

b) Height

	Allowed	Existing
Height:	45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet.	22.7 feet / 1 story
What is the conformance status of the building height?		Conforming

Required: Enclosure 02. Zoning Code Sections

Existing: Enclosures 03. Survey

c) Area

	Allowed	Existing
Minimum Lot Area:	None Required	21,995 SF / 0.5 AC
Minimum Lot Depth:	None Required	Approx. 158 feet
Minimum Lot Width:	60 feet	Approx. 140 feet
Minimum Road Frontage:	None Required	Approx. 300 feet
What is the conformance status of the area requirements?		Conforming

Required: Enclosure 02. Zoning Code Sections

Existing: Enclosures 03. Survey

d) Density

	Allowed	Existing
Maximum Floor Area Ratio:	None Required	0.22 FAR
Maximum Lot Coverage:	50%	22%
Maximum Units per Acre (UPA):	None Required	N/A
Minimum Gross Floor Area (SF):	None Required	N/A
What is the conformance status of the density requirements?		Conforming

Required: Enclosure 02. Zoning Code Sections

Existing: Enclosures 03. Survey

e) *Parking*

Formula: Day care/care center—One and one-half spaces for each employee plus adequate provision for loading and unloading of persons.

	Required	Existing
Number of Parking Spaces:	9 Spaces	13 Spaces
What is the conformance status of the parking requirements?	Conforming	

Required: Enclosure 02. Zoning Code Sections

Formula: 6 employees x 1.5 = 9 Spaces

Existing: Enclosure 03. Survey

8) **Zoning Officials Contacted**

NAME: Robin Mullaly

TITLE: Zoning Supervisor

EMAIL: rmullaly@coj.net

9) **Additional Comments**

There are no additional comments for this report.

10) Comments

a) *General Comments:*

All information contained within this report was derived from: The City of Jacksonville Zoning Ordinance and Map, a Zoning Verification Letter, and an ALTA Survey.

The determination of front, rear and side setbacks set forth in this report are open for interpretation by the local municipality. CREzoning, LTD cannot certify to the reliability of the same.

b) *Unless otherwise stated the following items are beyond the scope of this zoning report:*

Landscaping, Signage Restrictions, Lighting Restrictions, FAA Height Restrictions, Minimum Open Space Requirements, Maximum Parking Lot Coverage Restrictions, Deed Restrictions, Covenants Conditions & Restrictions, Title Report Review, Accessory Structures, HOA Restrictions, ADA Requirements, Loading Spaces, Design Guidelines, State & Health Code Requirements.

c) *Surveyor:*

NAME: Peter G. Johnson

ADDRESS: 3825 N Shiloh Drive, Fayetteville, AR 72703

PHONE: (479) 443-4506

11) Zoning Table

ITEM	REQUIRED	OBSERVED
PERMITTED USE	Preschool	Family daycare homes
FRONT SETBACK	20 feet	62.6 feet
SIDE SETBACK	20 feet	27.7 feet
SIDE STREET SETBACK	20 feet	14.1 feet
REAR SETBACK	20 feet	25 feet
MAX BUILDING HEIGHT	45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet.	22.7 feet / 1 story
MIN LOT AREA	None Required	21,995 SF / 0.5 AC
MIN LOT DEPTH	None Required	Approx. 158 feet
MIN LOT WIDTH	60 feet	Approx. 140 feet
MIN LOT FRONTAGE	None Required	Approx. 300 feet
MAX LOT COVERAGE	50%	22%
PARKING	9 Spaces	13 Spaces

12) Enclosures

01. *Municipal Documents*
02. *Zoning Code Sections*
03. *Survey*

01.

Municipal Documents



City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

ONE CITY. ONE
JACKSONVILLE.

February 6, 2023

Dawn Carrington – CREZoning
2717 S Arlington Rd
Suite C
Akron, OH 44312

RE: Zoning information for certain real estate property located at 6902 Lillian Rd in Jacksonville, Duval County, Florida, Real Estate# 142516 0010

To Whom It May Concern:

Thank you for inquiring with the City of Jacksonville, Zoning Section. The above referenced property is zoned Residential Medium Density (RMD-D). Regulations are pursuant to Chapter 656.306 of the Jacksonville Zoning Code. A zoning district summary sheet is attached for reference.

The current use of the property is Daycare, which is only permissible by exception in this district. The property to the north and west is CCG-2, east and south are RMD-D. This is not in a PUD, historic or overlay. To the best of my knowledge there are not violations, special permits, variances, exceptions or ordinance conditions on this property at this time. There are not zoning violations at this time. There was one Variances filed on this property under V-20-04. If you are interested in a CO or Site plan for the property, feel free to reach out to BIDArchives@coj.net.

Assuming the structures and uses, located on the above referenced property, conform to the requirements of the current Zoning Code; the existing uses and structures likely represent **conforming uses and structures**, and therefore may continue to be utilized and occupied without further authorization from this office. Under this designation, the structures can be rebuilt in their entirety, or in the event of damage, be reconstructed to their current form. If the structures or uses no longer conform to the current zoning regulations, but did at the time of construction, the structures are considered **legal nonconforming structures** and the uses **legal-nonconforming uses**. In the case of a legal nonconforming structure or use, repairs not exceeding thirty-five percent of the current just value of the structure may be made in any twelve-month period. Lastly, under Chapter 656.705 notwithstanding any other provision in the Ordinance Code, nothing shall authorize the continuance of any use or activity that has been specifically made unlawful, impermissible or similarly prohibited and where the council has specifically stated that such unlawful shall not be allowed to continue beyond a specified date or event.

This Zoning Confirmation granted herein shall not be construed as an exemption from any other applicable local, state or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this Zoning Confirmation is based upon acknowledgement, representation and confirmation made by the applicant(s), owners(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this Zoning Confirmation does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

The Building Inspection Division issues Certificate of Occupancies; you can contact them for copies of site plans also; they can be reached at 904-630-1100, option 4.

If we may be of further assistance, please let me know.

Sincerely,

Robin Mullaly

Robin Mullaly, Zoning Supervisor

BEFORE THE PLANNING COMMISSION
OF THE CITY OF JACKSONVILLE

APPLICATION NO: **V-20-04**

In re the Zoning Variance Application of

LITTLE WISE KIDS PRESCHOOL, LLC

ORDER APPROVING APPLICATION FOR ZONING VARIANCE V-20-04

This matter came to be heard upon the Application for Zoning Variance filed by BATWIA, LLC, the owner of certain real property located at 6902 Lillian Road, RE #142516-0010, on behalf of Little Wise Kids Preschool, LLC, seeking a variance to 1) reduce the minimum lot size from 2 acres to 0.51 acres; 2) allow access from local roads; and 3) increase number of children from 50 to 93, in the RMD-D Zoning District.

Having duly considered both the testimonial and documentary evidence presented at the public hearing on July 23, 2020, including the Report of the Planning and Development Department on Application for Zoning Variance **V-20-04** and all attachments thereto ("Staff Report"), a copy of which is attached as **Exhibit "A"** including the site plan submitted with the application, the Planning Commission of the City of Jacksonville hereby adopts and incorporates herein the recommendations of the Staff Report, and,

FINDS AND DETERMINES:

1. That the applicant has complied with all application requirements set forth in Section 656.132 of the Zoning Code.
2. That the need for the variance applied for arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the specific property involved.
3. That substantial competent evidence demonstrates that the application **V-20-04** meets, to the extent applicable, the standards and criteria set forth in Section 656.132(c) of the Zoning Code.
4. That the land to which this variance is granted is owned by BATWIA, LLC. A copy of the legal description of the subject property is attached as part of **Exhibit "A"** and incorporated by reference herein.

NOW THEREFORE, it is **ORDERED** by the Planning Commission:

1. Application **V-20-04** is hereby **APPROVED** and a zoning variance is hereby granted to Little Wise Kids Preschool, LLC, allowing for a variance to 1) reduce the minimum lot size from 2 acres to 0.51 acres; 2) allow access from local roads; and 3) increase number of children from 50 to 93, on the subject property as provided in the application.

2. Failure to exercise the variance herein by granted by commencement of the use or performance of the action herein approved within one (1) year of the effective date of this Order shall render this variance invalid and all rights arising hereunder shall terminate.
3. The Variance granted herein shall not be construed as an exemption from any other applicable local, state or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this Variance is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this Variance does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.
4. The approval granted herein shall not interfere with or abrogate or annul any easement, covenant or other agreement between any parties. In the event that the provisions of this Order impose a greater restriction upon the use, structures or development of the property than are imposed or required by other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of this Order shall control.

Executed this 23rd day of July, 2020.



Joshua Garrison
Chairman, Planning Commission

FORM APPROVED:



Paige Hobbs Johnston
Assistant General Counsel



David Hacker
Secretary, Planning Commission

Copies to:

Katrina Wise
BATWI, LLC
3902 Lillian Road
Jacksonville, FL 32211
Applicant/Owner

NOTICE: This Order does not become final until the expiration of the twenty-one (21) day appeal period provided in the Zoning Code. Any work commenced during this appeal period is done at the risk of the applicant, and a building permit will only be issued after an Acknowledgement of the appeal period has been obtained from the Zoning Counter and returned to same executed properly by the applicant(s) or their agent(s).

GC-#1377314-v1-Order_on_V-20-04_A_7-23-20.docx

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING VARIANCE V-20-04

JULY 23, 2020

Location: 6902 Lillian Road between Lone Star Road and Bert Road

Real Estate Number: 142516-0010

Zoning Variance Sought: Reduce the minimum lot size from 2 acres to 0.51 acres
Allow access from local roads
Increase number of children from 50 to 93

Zoning District: Residential Medium Density-D (RMD-D)

Land Use Category: Medium Density Residential (MDR)

Planning District: Greater Arlington/Beaches, District 2

Applicant: Katrina Wise
BATWIA, LLC
6902 Lillian Road
Jacksonville, Florida. 32211

Owner: Katrina Wise
BATWIA, LLC
6902 Lillian Road
Jacksonville, Florida. 32211

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Zoning Variance V-10-08 seeks to reduce the required minimum lot area from 2 acres to 0.51 acres, increase the number of children from 50 to 93 and allow access to a road not identifies as a collector road or higher.

Child or adult care centers/day care centers in the RMD Zoning District shall be limited to a maximum of 50 children or adults. Centers shall be located on a site not less than two acres in size and be contiguous to a street classified as a collector street or higher classification, as designated

on the Functional Highway Classification Map of the Comprehensive Plan unless the center is located within a church or elementary, middle or high school, with no access from local residential streets.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *variance* means a relaxation of the terms of this Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship. Establishment or expansion of a use otherwise prohibited or not permitted shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or in the adjoining zoning district. Requests to modify lot requirements so as to increase the permitted density of multi-family dwellings shall not be considered a variance and are specifically prohibited. A variance shall not change the functional classification of a use permitted or permissible in a zoning district.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.132 (c) of the Zoning Code, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:

- (i) *Is the proposed request consistent with the definition of a variance?*

Yes. The Zoning Code defines a variance as a relaxation of the terms of the Zoning Code which will not be contrary to the public interest owing to conditions peculiar to the property and not the result of the actions of the applicant and that a literal enforcement of the Zoning Code results in an unnecessary and undue hardship. The subject property does not meet the minimum land area requirements of the RMD-D zoning district, however the DCF letter states the parcel can accommodate up to 93 children. The subject property contains 0.51 acres and a 4,600 sq. ft. building. The request is to reduce the minimum lot requirement would not have a cumulative detrimental impact to the area.

- (ii) *Are there practical or economic difficulties in carrying out the strict letter of the regulation?*

Yes. The practical difficulties involve there is no land adjacent to the parcel that may be purchased to increase the acreage. Any purchase would be prohibitively expensive.

- (iii) *Is the request based exclusively upon the desire to reduce the cost of developing the site, but would accomplish some result which is in the public interest, such as for example, furthering the preservation of natural resources by saving a tree or trees.*

No. It is within the public's interest to allow a property owner to continue the day care use, provided that there is no injury or interference with the rights of other property owners. There is no apparent cost savings for development of the site as a result of the request.

- (iv) *Will the proposed variance substantially diminish property values in, or alter the existing character of the area surrounding the site and interfere with or injure the rights of others whose property would be affected by approval of the variance?*

No. The request to reduce the lot size, increase the number of children and allow access to a local road would not adversely impact the character of the neighborhood. The surrounding area consists of several multi-family apartments. Single family dwellings are to the northeast of the property. The building was constructed in 1978.

- (v) *Will the proposed variance not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisance, or conflict with any other applicable law?*

Yes. If approved, the proposed variance will not result in additional public expense, the creation of nuisances, or conflict with any other applicable law. Grant of this variance will not promote any activity that is not otherwise permitted and will not block access by police, fire or other rescue vehicles to this site or surrounding properties.

- (vi) *Is the effect of the proposed variance in harmony with the spirit and intent of the Zoning Code?*

Yes. The spirit and intent of the Zoning Code is to permit variances from its requirements where a request is consistent with the essential character of an area and where such request will not have a negative impact upon the public health, safety or welfare. The grant of this request along with the grant of the companion Exception is consistent with both of the above mentioned criteria and is therefore in harmony with the spirit and intent of the Zoning Code as well as the 2030 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on June 30, 2020 by the Planning and Development Department, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

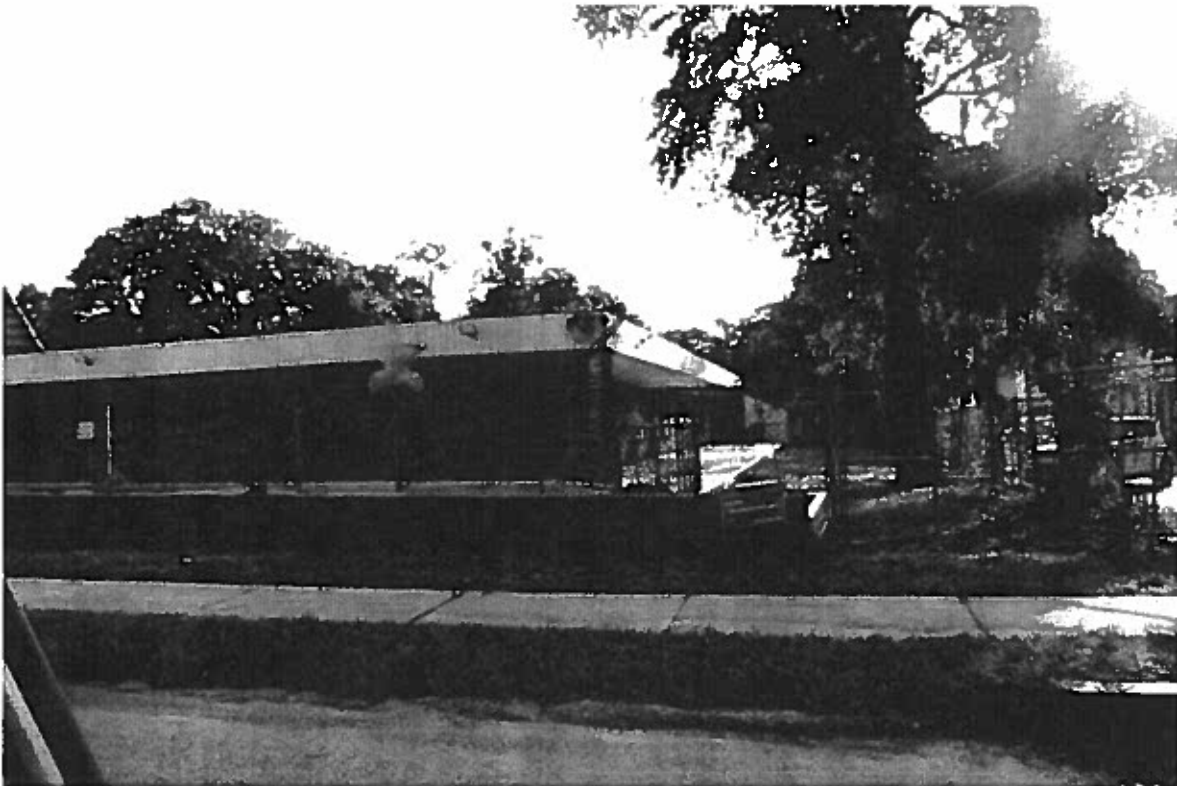
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Zoning Variance V-20-04 be **APPROVED**.



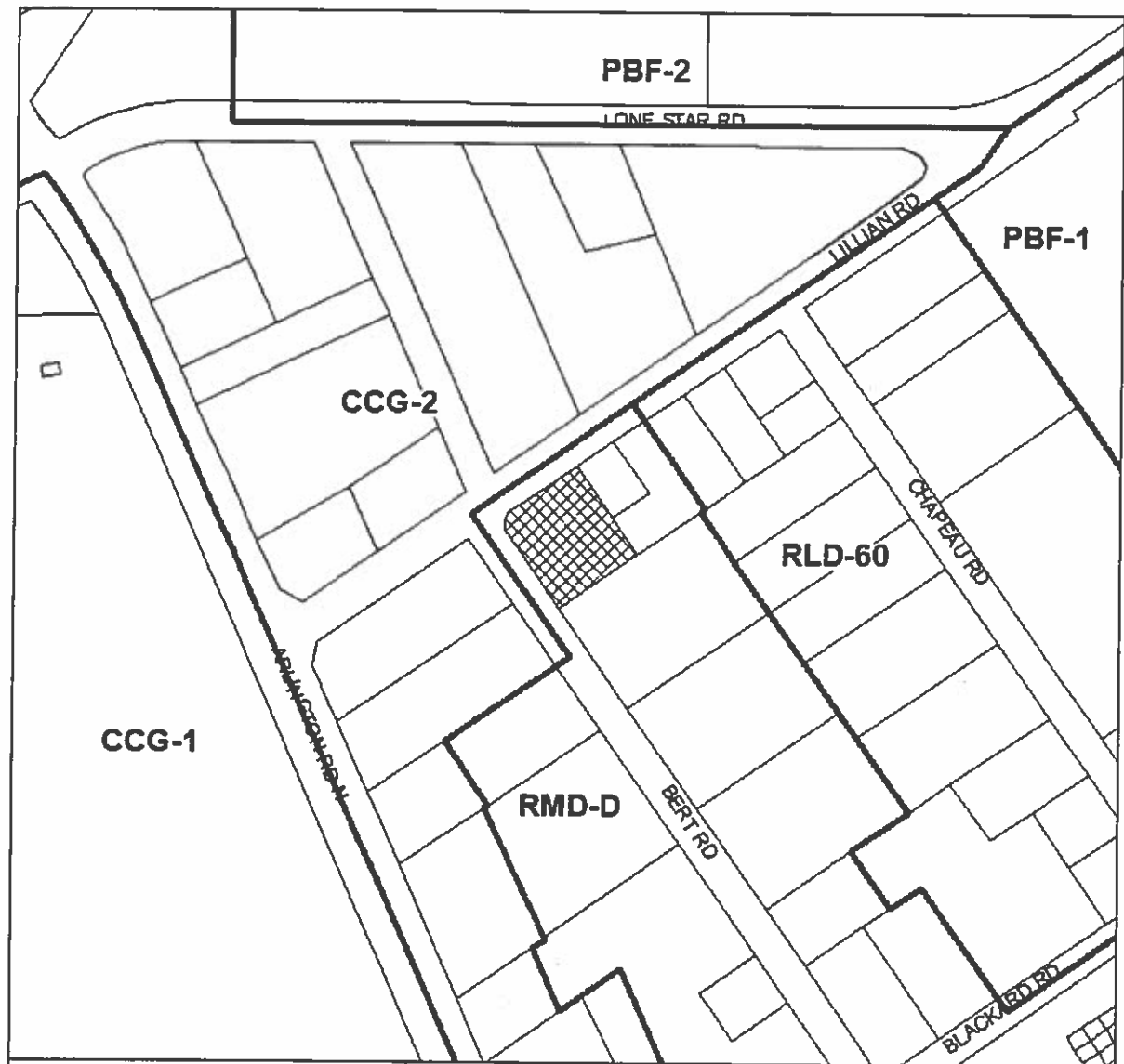
Aerial view of subject property.



View of subject property



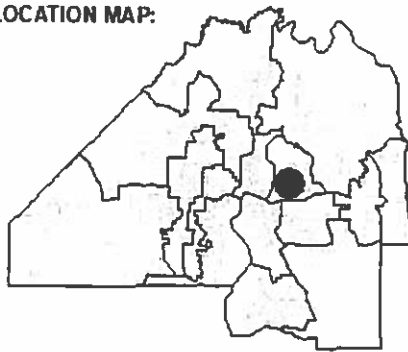
View of subject property



REQUEST SOUGHT:

**LOCAL STREET ACCESS
 2 ACRES TO .51 ACRES**

LOCATION MAP:



COUNCIL DISTRICT:

1

APPLICATION NUMBER

V-20-04

**EXHIBIT 2
 PAGE 1 OF 1**

Date Submitted:	6-4
Date Filed:	6-11-20

Application Number:	V-20-04
Public Hearing:	7/23/20

Application for Zoning Variance
City of Jacksonville
Planning and Development Department

COMPANION APPLICATION

V-20-04
E-20-30

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:	RMD-D	Current Land Use Category:
Variance Sought:	LOCAL STREET ACCESS / 2.0 ACRES to .51 ACRES	Applicable Section of Ordinance Code:
Council District:	1	Planning District:
Previous Zoning Applications Filed (provide application numbers):		
N/A		
Notice of Violation(s):		
N/A		
Number of Signs to Post:	Amount of Fee:	Zoning Asst. Initials:
Neighborhood Associations:		
FREE FOR LIFE FOUNDATION / OLD ARLINGTON INC. / HARPER'S ASSOC. REAL ESTATE, LLC		
Overlay:		
N/A		

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
6902 Lillan Rd Jax FL 32211	142516-0010
3. Land Area (Acres):	4. Date Lot was Recorded:
0.51	
5. Property Located Between Streets:	6. Utility Services Provider:
Lone Star Rd & Bert Rd	City Water / City Sewer ☒
	Well / Septic ☐
7. Variance Sought:	
LOCAL ST. lot size and street access 2 ACRES to .51 ACRES	
8. In whose name will the Variance be granted:	
Little Wise Kids Preschool	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: B.A.T.W.I.A. LLC	10. E-mail: kelvin031518@gmail.com
11. Address (including city, state, zip): 6902 Lillan Rd Jax FL 32211	12. Preferred Telephone: 904 545 2465

APPLICANT'S INFORMATION (if different from owner)	
13. Name:	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

CRITERIA
Section 656.101(k), Ordinance Code, defines a variance as "a relaxation of the terms of the Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship." Section 656.132(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Variances, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria: (i) <i>The proposed request is consistent with the definition of a variance;</i> (ii) <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> (iii) <i>The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result which is in the public interest; for example, furthering the preservation of natural resources by saving a tree or trees;</i> (iv) <i>The proposed variance will not substantially diminish property values in, nor alter the essential character of the area surrounding the sites and will not substantially interfere with or injure the rights of others whose property would be affected by approval of the variance;</i> (v) <i>The proposed variance will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law; and</i> (vi) <i>The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code.</i>

17. Given the above definition of a "variance" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the request 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 variance and to meet the criteria set forth may result in a denial.

We are seeking a variance due to land size. We are currently limited to less than 50 children. We have attached a DCF letter stating that we can safely have up to 93 kids in the building.

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.coj.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>.

FILING FEES

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

Base Fee

Residential Districts: \$1,161.00

Non-residential Districts: \$1,173.00

Public Notices

\$7.00 per Addressee

Advertisement

Billed directly to owner/agent

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 Planning Commission. 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: B.A.T.W.I.A./ Katrina Wise

Signature: Katrina Wise**Applicant or Agent (if different than owner)**

Print name: _____

Signature: _____

Owner(s)

Print name: _____

Signature: _____

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

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 1

Legal Description

1

5-99 49-2S-27E .519

2

ALDERMAN REALTY COS FARMS

3

PT FARM 31 RECD O/R 19153-2223

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 6/1/2020

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: 6902 Lillian Rd Jax FL 32211 RE#(s): 142516-0010

To Whom it May Concern:

I, Katrina Wise, as Owner of
B.A.T.W.I.A., a Limited Liability Company organized under the laws of the
state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit
1 in connection with filing application(s) for rezoning submitted to the Jacksonville
Planning and Development Department.

(signature)

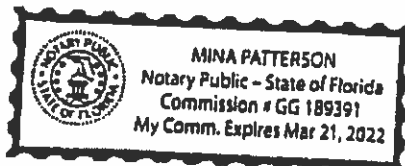
Katrina Wise

(print name) Katrina Wise

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 3rd day of
JUNE 2020, by KATRINA WISE, as
OWNER, of B.A.T.W.I.A., LLC, a Limited Liability
Company, who is personally known to me or who has produced FLDLW20051281808
as identification and who took an oath.



Mina Patterson
(Signature of NOTARY PUBLIC)

MINA PATTERSON
(Printed name of NOTARY PUBLIC)

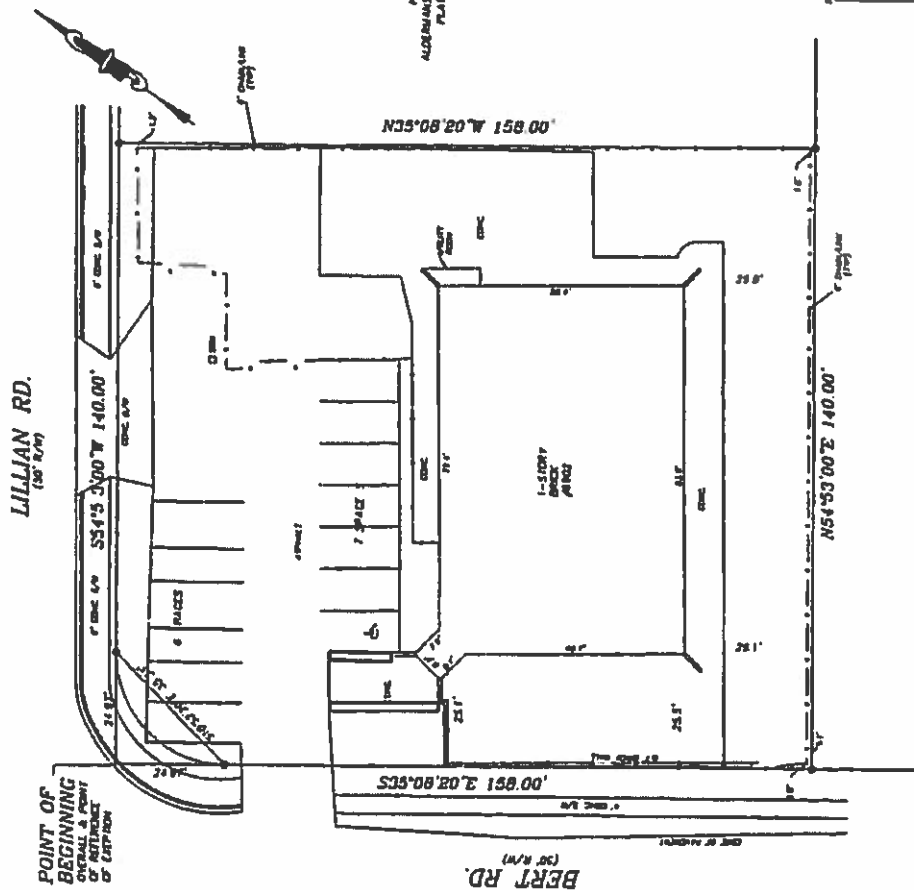
State of Florida at Large.

My commission expires: MARCH 21, 2022

[illegible]

CERTIFIED FOR:

UNITED STATES POSTAL SERVICE, INC. 2000 K STREET, N.W. WASHINGTON, D.C. 20004-4242



P/O FARM JI
ALGERIA REALTY COMPANY FARM
FLAT BOX 3 PAGE 88

IN 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686,

THE STATE LAND SURVEYING CO. - THE AS SHOWN

TRI-STATE LAND SURVEYORS, INC.

5875 WINDING TERRACE #202, JACKSONVILLE, FLORIDA 32257 (904) 840-7515

[illegible]

deceased parents to his 17-year-old son, Scott, and his

THAT THE ONLY AVAILABLE INFORMATION RELATIVE TO THE
IDENTITY OF THE PERSONS WHOSE NAMES ARE LISTED IN THE
FOOTNOTES TO THE REPORT OF THE COMMITTEE ON ASSASSINATIONS
OF THE SENATE SELECT COMMITTEE ON ASSASSINATIONS IS THAT
THEY ARE THE NAMES OF THE PERSONS WHOSE NAMES ARE
LISTED IN THE FOOTNOTES TO THE REPORT OF THE COMMITTEE
ON ASSASSINATIONS OF THE SENATE SELECT COMMITTEE ON
ASSASSINATIONS.

ABSTRACT OF A FILE UNDER/ABSTRACT OF FILE AND/OR DATED RECORDS

CALL 1-800-____

RECEIVED DATE: 1-12-70


 文部科学省
 教育部

ALL CORNERS FOUND 1/7" W/3" NO 10
STUCCO ARE 6" CHANGES



State of Florida
Department of Children and Families

Ron DeSantis
Governor

Chad Poppell
Secretary

Eddie Encarnacion
Regional Managing Director

May 21, 2020

Counselor: Scott Arthurs

Zoning Administrator
Planning and Development Department
Florida Theater Building
128 East Forsyth Street, 7th Floor
Jacksonville, FL 32202

Re: Kelvin Wise
Little Wise Kids Preschool LLC
6902 Lillian Rd
Jacksonville, FL 32211

Dear Administrator:

Kelvin Wise is seeking a zoning certification to operate a child care facility. The licensing counselor has reviewed plans submitted by the applicant and determined the facility can meet the Department's requirements for 93 children. The licensed capacity issued by this office is contingent upon the Health and Fire Departments' approval of the above noted child capacity.

In order to meet state requirements, if operating at capacity, this facility would require a minimum 7 staff Members.

Sincerely,

Scott Arthurs
Family Service Counselor
Child Care Regulation
904-485-9836

cc: Zoning Planner
Planning & Development Department
Florida Theater Building
128 East Forsyth Street, 7th Floor
Jacksonville, FL 32202
Owner/Operator

NORTHEAST REGION

Circuit 3 (Madison, Taylor, Dixie, Hamilton, Lafayette, Suwannee & Columbia Counties)
Circuit 4 (Clay, Duval & Nassau Counties)

Circuit 7 (Flagler, Putnam, St. Johns, & Volusia Counties)

Circuit 8 (Alachua, Baker, Bradford, Gilchrist, Levy & Union Counties)

5920 Arlington Expressway • P. O. Box 2417 • Jacksonville, Florida 32231-0083

Mission: Work in Partnership with Local Communities to Protect the Vulnerable, Promote Strong and Economically Self-Sufficient Families, and Advance Personal and Family Recovery and Growth

BATWIA LLC
6902 LILLIAN RD
JACKSONVILLE, FL 32211

Primary Site Address
6902 LILLIAN RD
Jacksonville FL 32211

Official Record Book/Page
19153-02213

Tile #
7415

6902 LILLIAN RD

Property Detail

RE #	142516-0010
Tax District	GS
Property Use	1910 Professional Day Care
# of Buildings	1
Legal Desc	For full legal description see Land & Legal section below
Subdivision	02615 ALDERMAN REALTY CO FARMS
Total Area	22106

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

Value Description	2019 Certified	2020 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$49,257.00	\$49,713.00
Extra Feature Value	\$12,310.00	\$12,407.00
Land Value (Market)	\$29,680.00	\$29,680.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$91,247.00	\$91,800.00
Assessed Value	\$91,247.00	\$91,800.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$91,247.00	See below

Taxable Values and Exemptions - In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19153-02213	3/23/2020	\$100.00	QC - Quit Claim	Unqualified	Improved
19153-02223	3/23/2020	\$250,000.00	WD - Warranty Deed	Qualified	Improved
18647-00372	1/2/2019	\$100.00	QC - Quit Claim	Unqualified	Improved
18557-00105	10/5/2018	\$100,000.00	SW - Special Warranty	Qualified	Improved
16683-00176	1/29/2014	\$100.00	WD - Warranty Deed	Unqualified	Improved
16683-00174	12/27/2013	\$272,500.00	WD - Warranty Deed	Unqualified	Improved
16615-00431	12/2/2013	\$100.00	CT - Certificate of Title	Unqualified	Improved
12033-00236	9/13/2004	\$295,000.00	SW - Special Warranty	Qualified	Improved
10659-00372	9/9/2002	\$100.00	RW - Right of Way	Unqualified	Vacant
06117-02354	4/7/1986	\$281,000.00	WD - Warranty Deed	Unqualified	Improved
04435-00973	7/27/1977	\$28,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLC1	Fence Chain Link	1	0	0	464.00	\$1,308.00
2	FCLC1	Fence Chain Link	1	0	0	304.00	\$1,143.00
3	FWDC1	Fence Wood	1	0	0	42.00	\$147.00
4	PVAC1	Paving Asphalt	1	0	0	8,029.00	\$5,725.00
5	PVCC1	Paving Concrete	1	0	0	1,698.00	\$2,343.00
6	WMBC1	Wall Masonry/Brick	1	0	0	168.00	\$677.00
7	WMBC1	Wall Masonry/Brick	1	0	0	264.00	\$1,064.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-D	140.00	160.00	Common	140.00	Front Footage	\$29,680.00

Legal

LN	Legal Description
1	5-99 49-25-27E .519
2	ALDERMAN REALTY COS FARMS
3	PT FARM 31 RECD O/R 19153-2223

Buildings
Building 1

Building 1 Site Address
6902 LILLIAN RD Unit
Jacksonville FL 32211

Building Type 0603 - DAY CARE CTR
Year Built 1978
Building Value \$49,713.00

Type	Gross Area	Heated Area	Effective Area
Base Area	4619	4619	4619
Canopy	1153	0	288
Unfinished Storage	32	0	13
Total	5804	4619	4920

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	8	8 Decorative Cvr
Int Flooring	5	5 Asphalt tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	
Baths	19.000	
Rooms / Units	8.000	
Avg Story Height	10.000	

2019 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex 8&8	\$91,247.00	\$0.00	\$91,247.00	\$2,104.46	\$1,044.04	\$986.45
Public Schools: By State Law	\$91,247.00	\$0.00	\$91,247.00	\$743.98	\$356.05	\$346.37
By Local Board	\$91,247.00	\$0.00	\$91,247.00	\$413.47	\$205.12	\$192.49
FL Inland Navigation Dist.	\$91,247.00	\$0.00	\$91,247.00	\$5.89	\$2.92	\$2.77
Water Mgmt Dist. SJRWMD	\$91,247.00	\$0.00	\$91,247.00	\$47.12	\$22.03	\$22.03
Gen Gov Voted	\$91,247.00	\$0.00	\$91,247.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$91,247.00	\$0.00	\$91,247.00	\$0.00	\$0.00	\$0.00
			Totals	\$3,314.92	\$1,630.16	\$1,550.11

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$183,926.00	\$183,926.00	\$0.00	\$183,926.00
Current Year	\$91,247.00	\$91,247.00	\$0.00	\$91,247.00

2019 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [Property Record Card Request](#)

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

Prepared by:
Natalie Riebsame, an employee of
All Florida Title Services, Inc.
4417 Beach Boulevard, Suite 105
Jacksonville, Florida 32207

File Number: 35205
Contract Sales Price: \$250,000.00

Corporate Warranty Deed

This Indenture, made , March 23, 2020 A.D. Between Rags II Riches Consulting Inc., a Florida Corporation , whose post office address is: 1180 Sunray Court, Jacksonville, Florida 32218 Florida, Grantor and Batwia, LLC, a Florida limited liability company whose post office address is: 6902 Lillian Road, Jacksonville, Florida 32211, Grantee,

THAT, the said Grantor, for and in consideration of the sum of Ten and NO/100 Dollars to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, to the said Grantee forever, the following described land situate, lying and being in the County of Duval, State of Florida to wit:

That certain tract or parcel of land being a part of Farm Tract 31, ALDERMAN REALTY CO.'S FARMS, according to the plat thereof as recorded in Plat Book 5, Page 99, Public Records of Duval County, Florida, being more particularly described as: beginning at the intersection of the Southerly right-of-way line of Lillian Road (a 50 foot right-of-way) with the Easterly right-of-way line of Bert Road (a 50 foot right-of-way); thence South 35 degrees 08 minutes 20 seconds East, along said Easterly right-of-way of Bert Road, 158 feet; thence North 54 degrees 53 minutes East, 140 feet; thence North 35 degrees 08 minutes 20 seconds West, 158 feet to a point in said Southerly right-of-way line of Lillian Road; thence South 54 degrees 53 minutes West along said Southerly right-of-way line of Lillian Road, 140 feet to the Point of Beginning.

LESS AND EXCEPT that certain tract of land taken by the City of Jacksonville, a municipal corporation, pursuant to Stipulated Final Judgment as to Parcels 150 & 750 in Case No. 02-05179-CA in the Circuit Court, Fourth Judicial Circuit, in and for Duval County, Florida, entered September 4, 2003 under No. 2004R-041, set forth in that certain Order of Taking recorded September 11, 2002 in Official Records Book 10659, Page 372, more particularly described as follows:

A portion of Section 49, the F. Richard Grant, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

Begin at the intersection of the Southeasterly right-of-way line of Lillian Road (a 60 foot right-of-way as presently established) with the Northeasterly right-of-way line of Bert Road (a 50 foot right of way as presently established); thence North 55 degrees 11 minutes 35 seconds East, along said Southeasterly right-of-way line of Lillian Road, a distance of 24.97 feet to a point of

culsp of a curve concave Southeasterly; thence Southwesterly along and around the arc of said curve, having a radius of 25.00 feet, a central angle of 89 degrees 55 minutes 56 seconds, for an arc length of 39.24 feet, said arc being subtended by a chord bearing and distance of South 10 degrees 13 minutes 37 seconds West, 35.33 feet to a point of tangency situate on the said Northeasterly right-of-way line of Bert Road; thence North 34 degrees 44 minutes 21 seconds West along said Northeasterly right-of-way line of Bert Road, a distance of 24.97 feet to the Point of Beginning.

ALSO LESS AND EXCEPT from all of the above any portion lying within any public road or right of way.

Parcel ID: 142516-0010

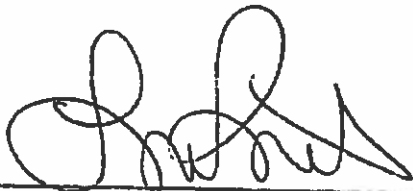
SUBJECT TO taxes accruing subsequent to December 31, 2019.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple and fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

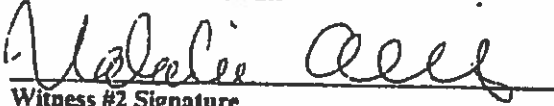
Signed and Sealed in Our Presence:



Witness #1 Signature

LAURA RIEBSAME

Witness #1 Printed Name



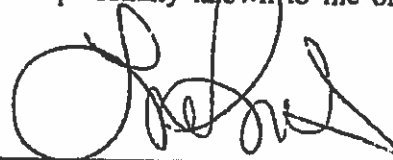
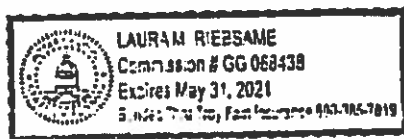
Witness #2 Signature

NATALIE ARIAS

Witness #2 Printed Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 23rd day of March, 2020, by Edward E. Malone, the President of Rags II Riches Consulting Inc., a Florida Corporation A corporation existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced FIDEL as identification.

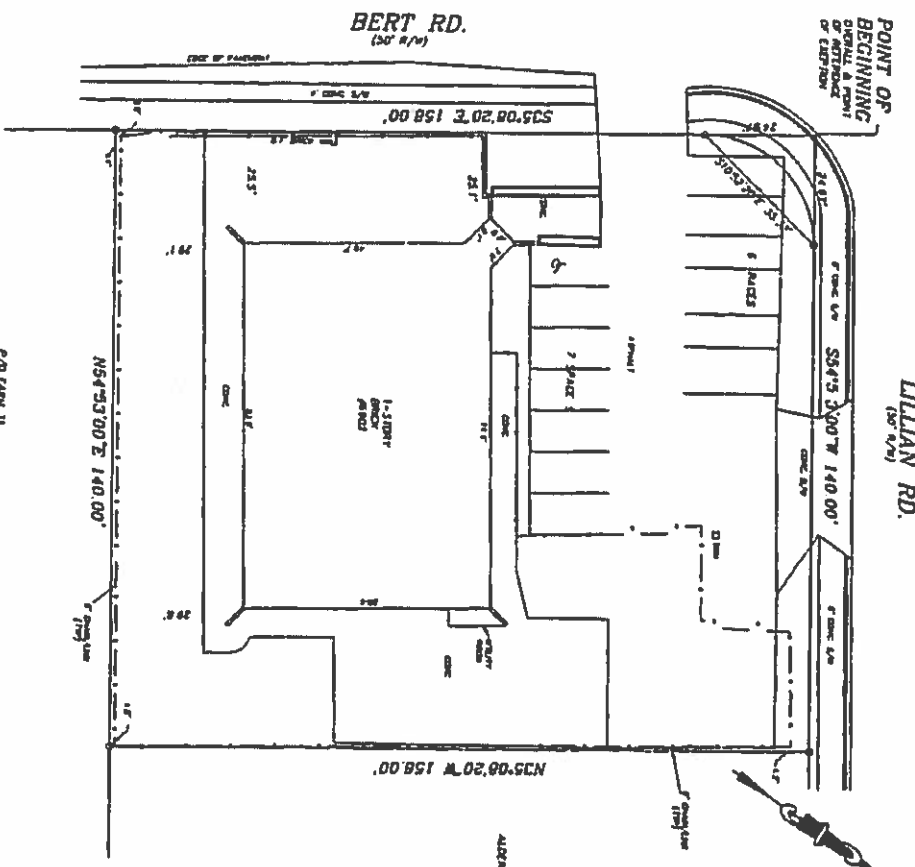


Notary Public

Notary Printed Name

LAURA RIEBSAME

My Commission Expires: May 31, 2021

[illegible]

P/O TARA J
ALPHABETIC REALTY COMPANY'S TARA
PLAT BOOK 3 PAGE 11

P/D 6464 J1
ADDRESS REALTY COMPANY'S FARM
PLAT BOOK 3 PAGE 99

[illegible]



COJ Public Records Center

to me

Mon, Feb 13, 2:46 PM (23 hours ago)

--- Please respond above this line ---



RE: PUBLIC RECORDS REQUEST of February 06, 2023., Reference # R095786-020623.

Dear Dawn Carrington,

The City of Jacksonville received a public information request from you on February 06, 2023. Your request mentioned:

"We are requesting if there are any current open Zoning Violations for the address

6902 Lillian Rd"

Municipal Code Compliance does not have any active, pending or outstanding enforcement action at this location at this time. For LIEN information, please contact the Duval County Tax Collectors office.

"For fines, penalties and/or fees owed by the mortgagee for non-compliance with the Foreclosure Property Registry, please visit www.prochamps.com. Please note that per Chapter 179, Jacksonville Ordinance Code, the fines and fees associated with the Foreclosure Property Registry are not tied to the individual property or transferred upon sale; however purchasers of these properties or their mortgages may be required to register. Please review Chapter 179, Jacksonville Ordinance Code regarding these responsibilities."

IF YOU HAVE ANY QUESTIONS ABOUT THIS PROPERTY PLEASE CALL OUR OFFICE AT 904-255-7000 AND ASK TO SPEAK TO THE ON DUTY SUPERVISOR.

Sincerely,

Evelyn Snyder

CSAIII

Municipal Code Compliance

To monitor the progress or update this request please log into the [Public Records Center](#)



Request Type: Public Records Request
Contact E-Mail: dawn@cresurveys.com
Reference No: R094885-013023
Status: Full Release
Balance Due: \$0.00
Payments: \$0.00

The City of Jacksonville processes requests in the order received and works to fulfill all requests as quickly as possible. Broad or vague requests can take longer to fulfill and may be subject to processing fees. Specific, narrow requests – especially those that identify custodians, search terms, and date ranges – ensure responsive records are provided in a timely and efficient manner.

Type of Record(s) Requested: Building Violations

Describe the Record(s) Requested: We are requesting digital copies of any documents pertaining to any current open Building violations for the address below as well as any readily available certificated of occupancy as well 6902 Lillian Rd

If the record(s) name is unknown, provide a brief, but specific description of requested record(s).

From Date: 1/30/2023
Enter a date or date range for the records you are requesting, if known.

To Date: 1/30/2023

Your records will be provided electronically via the Public Records Center unless you specify an alternate delivery method below. Please note, there will be a charge for physical copies.

Preferred Method to Receive Records: Electronic via Records Center
Please note not all public records are available in electronic format. If the records requested are not available electronically, we will make them available for inspection or by paper copy in accordance with the Public Records Law.

Requester Type: Individual

[New Message](#)

[Return to List](#)

- >

On 2/6/2023 1:37:22 PM, Dawn Carrington wrote:
- ✓

On 1/30/2023 10:01:13 AM, COJ Public Records Center wrote:
- Subject:** [Records Center] Public Records Request :: R094885-013023

Body: NO Building Code violations for this property

to me

--- Please respond above this line ---



Structure was completed in the 1970's. We do not have a Building permit on file and cannot produce a CO since a final has never been done.

To monitor the progress or update this request please log into the [Public Records Center](#)



Request Type: Public Records Request
Contact E-Mail: dawn@cresurveys.com
Reference No: R094885-013023
Status: Full Release
Balance Due: \$0.00
Payments: \$0.00

The City of Jacksonville processes requests in the order received and works to fulfill all requests as quickly as possible. Broad or vague requests can take longer to fulfill and may be subject to processing fees. Specific, narrow requests – especially those that identify custodians, search terms, and date ranges – ensure responsive records are provided in a timely and efficient manner.

Type of Record(s) Requested: Building Violations

Describe the Record(s) Requested: We are requesting digital copies of any documents pertaining to any current open Building violations for the address below as well as any readily available certificated of occupancy as well 6902 Lillian Rd

If the record(s) name is unknown, provide a brief, but specific description of requested record(s).

From Date: 1/30/2023
Enter a date or date range for the records you are requesting, if known.

To Date: 1/30/2023

Your records will be provided electronically via the Public Records Center unless you specify an alternate delivery method below. Please note, there will be a charge for physical copies.

Preferred Method to Receive Records: Electronic via Records Center
Please note not all public records are available in electronic format. If the records requested are not available electronically, we will make them available for inspection or by paper copy in accordance with the Public Records Law.

Requester Type: Individual

[New Message](#)

[Return to List](#)

▼ On 2/6/2023 2:02:46 PM, COJ Public Records Center wrote:

Subject: [Records Center] Public Records Request :: R094885-013023
Body: t looks like the building was built in 1978 and we do not have the original plans or nor a Certificate of occupancy.

▼ On 2/6/2023 1:37:22 PM, Dawn Carrington wrote:

Were there any certificates of occupancy available?

02.

Zoning Code Sections

PART 7. - NONCONFORMING LOTS, USES AND STRUCTURES

Sec. 656.701. - Intent.

Within the districts established by the Zoning Code, as amended from time to time, there exist:

- (a) Lots,
- (b) Structures,
- (c) Uses of land or water and structures, and
- (d) Characteristics of use, which were lawful before the Zoning Code was adopted or amended but which would be prohibited, regulated or restricted under the terms of the Zoning Code or future amendments. It is the intent of the Zoning Code, under most circumstances, to permit these nonconformities to continue until they are removed but not to encourage their survival. It is further the intent of the Zoning Code that nonconformities shall not be enlarged upon, expanded, intensified or extended nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district. It is further the intent of the Zoning Code that changes in nonconforming uses shall be discouraged and that a change from one nonconforming use to another shall be strictly controlled as set out in the Zoning Code.

Notwithstanding any other provision in the Ordinance Code, nothing shall authorize the continuance of any use or activity that has been specifically made unlawful, impermissible or similarly prohibited and where the council has specifically stated that such unlawful shall not be allowed to continue beyond a specified date or event.

(Ord. 91-59-148, § 1; Ord. 2007-1047-E, § 1)

Sec. 656.702. - Enlargement; incompatibility.

- (a) Uses lawfully in existence on September 5, 1969, which are made nonconforming in the districts in which they are located are declared by the Zoning Code to be incompatible with permitted or permissible uses by exception in the districts involved. The nonconforming uses of a structure, land or water or of a structure and/or land and water in combination shall not be extended or enlarged.
- (b) When changes effected in the Zoning Code by amendment result in the creation of a nonconforming use in a district or districts, the use may continue. However, the use shall be confined to the area of the structure, land or water or to the structure and/or land and water it occupies on the effective date of the amendment to the Zoning Code.

(Ord. 91-59-148, § 1)

Sec. 656.703. - Vested development rights.

Nothing in the Zoning Code shall be deemed to require a change in plans, construction or designated use of a building or structure in compliance with this Zoning Code prior to September 5, 1969, or prior to the date hereof or any amendment and for which (i) a permit has been issued by the Building Inspection Division prior to September 5, 1969, or prior to any amendment thereto, or (ii) an application for a permit has been submitted to and accepted by the Building Inspection Division prior to September 5, 1969, provided the application is diligently prosecuted to permit issuance.

(Ord. 91-59-148, § 1)

Sec. 656.704. - Nonconforming lots of record—Residential.

Notwithstanding limitations imposed by the provisions of the Zoning Code as to lot, area, lot width and street frontage on a single lot of record or a combination of complete lots of record existing on September 5, 1969, where residential use is a permitted use or permissible use by exception in the district, except as otherwise provided:

- (a) A single-family dwelling may be constructed on a single lot of record or a combination of complete lots of record in a RR, RLD, RMD, or AGR District or with a grant of exception in a RO and CRO District, and a mobile home may be placed on a single lot of record in an RLD-MH, RMD-MH or AGR District, or with a grant of exception in an RLD, RMD, or CRO District; provided, however, that a mobile home may be placed on a single lot of record without a grant of exception in an RLD, RMD, or CRO District where the lot was classified as an "RM District" (Residential, Mixed) or an "RHM District" (Residential, Mobile Home) immediately prior to the effective date of this Zoning Code.
- (b) A two family multiple dwelling in a RMD, RHD, or CRO, or RO District may be constructed on a single lot of record or a combination of lots of record where the lot or combination of lots is not less than 50 feet in width and is not less than 5,000 square feet in area.
- (c) A three family multiple dwelling in a RMD, RHD, or CRO, or RO District may be constructed on a single lot of record or a combination of lots of record where the lot or combination of lots is not less than 60 feet in width and is not less than 6,000 square feet in area.
- (d) A four family multiple dwelling in a RMD, RHD, or CRO, or RO District may be constructed on a single lot of record or a combination of lots of record where the lot or combination of lots of record is not less than 70 feet in width and is not less than 7,000 square feet in area.

(Ord. 91-59-148, § 1; Ord. 91-761-410, § 1; Ord. 2015-338-E, § 1)

Sec. 656.705. - Nonconforming uses of land (also land with minor structures only).

Where, on September 5, 1969, or the effective date of an amendment to the Zoning Code, an unlawful use of land exists which would not be permitted by the regulations imposed by the Zoning Code and where this use involves no individually, permanently fixed structure and land with minor structures only [for these purposes defined as a structure or structures whose just value does not exceed four thousand dollars], such use may be continued so long as it is not specifically made unlawful, impermissible or prohibited in the Zoning Code, the Charter or elsewhere in the Ordinance Code and there is stated an intent that such unlawful use shall be ceased by a date certain or upon the occurrence of some specified event; provided, however, that:

- (a) The nonconforming use shall not be enlarged, increased, intensified or extended to occupy a greater area of land than was occupied on September 5, 1969, or the effective date of the amendment to the Zoning Code.
- (b) The nonconforming use shall not be moved in whole or in part to a portion of the lot or parcel other than that occupied by the use on September 5, 1969, or on the effective date of the amendment to the Zoning Code.
- (c) If the nonconforming use ceases for any reason (except when governmental action impedes or denies access to the premises) for a period of 12 consecutive months for any residential use or six consecutive months for any nonresidential use, subsequent use of land shall conform to the regulations specified by the Zoning Code for the district in which the land is located.
- (d) No land in nonconforming use shall be divided so that more parcels of nonconforming lands are created nor shall a structure be added on the land except for purposes which are in conformity with the regulations of the district.

(Ord. 91-59-148, § 1; Ord. 2007-1047-E, § 2)

Sec. 656.706. - Nonconforming use; major structures (also major structures and premises in combination).

Where a major structure [for these purposes defined as a structure or structures with a just value in excess of \$4,000] exists lawfully in a district on September 5, 1969, or on the effective date of an amendment to the Zoning Code, that could not be built under the terms of the Zoning Code by reason of restrictions on area, lot coverage, height, yards, location on the lot or requirements other than use, the structure may be continued so long as it is not unlawful beyond the scope of zoning; provided, however, that:

- (a) An existing structure devoted to a use not permitted by the Zoning Code in the district in which the use is located shall not be enlarged, extended, reconstructed, moved or structurally altered except to change the use of the structure to a use permitted in the district.
- (b) A nonconforming use may be extended throughout a part of a building which was arranged or designed for the use on September 5, 1969, or the effective date of the amendment to the Zoning Code. A nonconforming use which occupies a portion of a building shall not be extended to another part of the building not originally designed or intended for the use. A nonconforming use shall not be extended to occupy land outside the building, an additional building on the same lot or parcel or additional lots or parcels.
- (c) Where a nonconforming use is superseded by a permitted use, a structure or structures and premises in combination shall thereafter conform to the regulations for the district in which the structure is located. The nonconforming use shall not thereafter be resumed and no other nonconforming use shall be permitted.
- (d) Except where governmental action impedes or denies access or governmental action requires upgrading of the premises:
 - (1) If a nonconforming use of a structure designed for the use ceases for any reason for a period of 12 consecutive months, a subsequent use shall conform to the regulations of the district in which the use is located, except as set forth below.
 - (2)

If the nonconforming use is a non-residential use and the property on which it is located is adjacent to residential uses or residential zoning districts on at least 75 percent of the property boundary, and the use ceases for any reason for a period of 6 consecutive months, a subsequent use shall conform to the regulations of the district in which the use is located, except as set forth in subsection 3 below. For those portions of the property fronting on a right-of-way, the use or zoning district on the other side of a right-of-way shall be used to determine such percentage.

- (3) Where a structure originally constructed for residential use as determined by the city is a landmark or a contributing structure in an historic district pursuant to a city ordinance creating an historic district, or is a structure that is at least 50 years old and is located within the boundaries of a designated historic district, such originally-constructed-for use may be reconstructed at any time notwithstanding its nonconforming status and the same shall be consistent with the Comprehensive Plan. Any reconstruction pursuant to the above shall comply with the regulations of the historic district and with the Secretary of Interior's Standards for Rehabilitation.
- (4) If a nonconforming use of major structure not designed for the use ceases for any reason, a subsequent use shall conform to the regulations of the district in which the use is located.

(e) Where major structures and premises are used for nonconforming purposes as of September 5, 1969, or the effective date of an amendment to this Chapter, they shall not be divided nor shall a structure be added on the premises except for purposes and in a manner conforming to the regulations for the district in which these structures and premises are located.

(f) Reserved.

(g) Notwithstanding anything to the contrary in this Section, all nonconforming signs and all lots with nonconforming signs must meet all requirements of Sections 656.719 and 320.417.

(h) The nonconforming use shall not continue if specifically prohibited by the City Charter or another Section of the Ordinance Code.

(Ord. 91-59-148, § 1; Ord. 91-526-211, § 1; Ord. 91-1226-586, § 1; Ord. 93-174-1054, § 17; Ord. 94-447-337, § 1; Ord. 96-450-274, § 1; Ord. 97-1093-E, § 1; Ord. 2005-1148-E, § 2; Ord. 2012-141-E, § 1)

Sec. 656.707. - Nonconforming characteristics of use.

If characteristics of the use such as off-street loading or other matters pertaining to the use of land, structures or premises are made nonconforming by the Zoning Code as adopted or amended, no change shall thereafter be made in the characteristics of the use which increase nonconformity with the regulations set out in the Zoning Code; provided, however, that changes may be made which do not increase or which decrease these nonconformities.

(Ord. 91-59-148, § 1)

Sec. 656.708. - Repairs and maintenance, nonconforming structures.

Repairs not exceeding 35 percent of the current just value of the structure may be made in any 12-month period (or of the nonconforming portion of the structure if a nonconforming portion of the structure is involved); provided, however, that the cubic content of the structure existing after the date it becomes nonconforming shall not be increased; provided, further, that just value shall mean the fair market value of the structure not including any associated real property. Fair market value shall not exceed the appraised value as appraised by the Property Appraiser. The just value of a sign shall be the lesser of the reproduction cost of such structure or the appraised value as appraised by the Property Appraiser. This 35 percent limitation shall not apply to a building in residential use containing not more than two dwelling units or not more than two rooming units if the building is located in a residential district. Repair shall not include removing a structure from the premises and subsequent re-erection. Notwithstanding anything to the contrary in this Section, all nonconforming signs and all lots with nonconforming signs erected thereon must meet all requirements of Sections 656.719 and 320.417.

(Ord. 91-59-148, § 1; Ord. 93-174-1054, § 18)

Sec. 656.709. - Nonconforming structures unsafe because of maintenance.

If a nonconforming structure or portion of a structure or a structure containing a nonconforming use becomes physically unsafe or unlawful due to lack of repairs or maintenance and is declared by a duly authorized official of the city to be a condemned building, unfit for occupancy, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of the district in which it is located. However, where a structure originally constructed for residential use as determined by the city is a landmark or a contributing structure in an historic district pursuant to a city ordinance or is a structure that is at least 50 years old and is located within the boundaries of a designated historic district, such originally-constructed-for use may be reconstructed at any time notwithstanding the condemnation and be consistent with the Comprehensive Plan. Any reconstruction pursuant to the above shall comply with the Secretary of the Interior's Standards for Rehabilitation.

(Ord. 91-59-148, § 1; Ord. 91-526-211, § 2; Ord. 94-447-337, § 2; Ord. 96-450-274, § 2; Ord. 97-1093-E, § 2; Ord. 2005-1148-E, § 3)

Sec. 656.710. - Nonconforming structures unsafe for reasons other than maintenance.

If a nonconforming structure or portion of a structure containing a nonconforming use is declared by a duly authorized official of the City to be an unsafe building or unlawful for reasons other than lack of repairs or maintenance, nothing in the Zoning Code shall be deemed to prevent the strengthening or restoring to a safe condition of the building or part thereof declared to be unsafe by an official of the City charged with protecting the public safety; provided, however, that, where the unsafeness or unlawfulness is the result of damage from destruction, the percentage of damage limitations set out in Section 656.706(f) shall apply.

(Ord. 91-59-148, § 1)

Sec. 656.711. - Reserved.

Editor's note— Ord. 97-808-E, § 1, effective June 18, 1998, amended the Code by repealing former § 656.711. Former § 656.711 pertained to making certain nonconforming uses conforming, and derived from Ord. 91-59-148 and Ord. 92-955-674.

Sec. 656.712. - Cessation in certain districts of nonconforming uses of land without structures and of land with minor structures only.

In all residential districts, nonconforming use of land without structures and of land with minor structures only, including junkyards, automobile wrecking, scrap iron and junk storage, auction yards and contractors' storage yards, shall be discontinued by April 1, 2001. The Chief shall make every reasonable effort to notify all affected persons of this Section.

(Ord. 91-59-148, § 1)

Sec. 656.713. - Nonconforming uses in residential districts involving buildings not designed for permitted uses.

- (a) In residential districts at the expiration of six months after the termination of the applicable amortization period specified in this Section:
 - (1) A building which is designed for a use which is limited to a commercial or industrial district shall be either:
 - (i) Removed; or
 - (ii) Altered and converted to a building designed for a use that is permitted or permissible by exception in the residential district in which it is located.
 - (2) Every nonconforming use of the building shall be terminated or made to conform with the regulations of the district in which the building is located.
- (b) The following amortization periods are hereby established as the reasonable periods of normal, useful life of the following classes of buildings and types of construction above the foundation walls or piers:
 - (1) Fireproof construction of noncombustible materials, consisting of exterior walls of solid brick, stone, reinforced concrete or insulated metal panel between fireproofed steel and with interior structural members of reinforced concrete or fireproofed steel—April 1, 2010, or 40 years after the date of issuance of the building permit for the construction of either the entire building or the original building, whichever period shall terminate last.
 - (2) Fire-resistant shell construction consisting of exterior walls of solid brick, stone, reinforced concrete or other masonry units with structural member of unprotected steel, timber or wood joist constructions—April 1, 2010, or 30 years after the date of issuance of the building permit for the construction either of the entire building or the original building, whichever period shall terminate last.
 - (3) Frame-type construction consisting of exterior wall of wood or timber frame constructions, irrespective of the type of exterior surfaces and all other structures not qualifying under paragraphs (1) and (2)—April 1, 2010.
- (c) For the purpose of determining an amortization period in the preceding subsection whenever a building permit was not issued, the date of commencement of construction of the building shall be substituted for the date of issuance of a building permit.
- (d) The Chief shall make every reasonable effort to notify all affected persons of this Section.

(Ord. 91-59-148, § 1)

Sec. 656.714. - Exemptions from Sections 656.712 and 656.713.

The following buildings and uses are exempt from the termination provisions of Sections 656.712 and 656.713:

- (a) A nonconforming building which is designed for religious or educational purposes and which is actually used as a religious or educational institution.
- (b) A nonconforming religious or educational use, regardless of the design of the building use.
- (c) A nonconforming residential building which is actually used as a residence.
- (d) A nonconforming residential use, regardless of the design of the building used.

(Ord. 91-59-148, § 1)

Sec. 656.715. - Nonconforming mobile homes.

- (a) A mobile home which was lawfully in existence in any zoning district prior to September 5, 1969, or subsequent amendment to this Chapter and which under the terms of the Zoning Code would be a nonconforming use, shall be allowed to be replaced provided such use does not cease for any reason for a period of 12 consecutive months.
- (b) A mobile home which was lawfully in existence in a zoning district which permitted such uses prior to September 5, 1969, or subsequent amendment thereto, and which under the terms of the Zoning Code would be permissible in the zoning district only by exception, shall be without further action deemed a conforming use and may be replaced notwithstanding the one year time period specified in subsection (a) of this Section or the necessity to obtain a zoning exception.

(Ord. 91-59-148, § 1)

Sec. 656.716. - Reserved.

Editor's note— Ord. 97-808-E, § 1, effective June 18, 1998, amended the Code by repealing former § 656.716. Former § 656.716 pertained to nonconforming uses in the Downtown Overlay Zone, and derived from Ord. 91-59-148.

Sec. 656.717. - Nonconforming animals other than household pets.

Animals other than household pets which were lawfully in existence on a lot in a zoning district which permitted such uses prior to September 5, 1969, or subsequent amendment to this Chapter and which under the terms of the Zoning Code would be permissible in the zoning district only by exception, shall be without further action deemed a conforming use and may be increased in number, but may not expand onto lands which were under separate ownership on September 5, 1969.

(Ord. 91-59-148, § 1)

Sec. 656.718. - Construction.

Nothing in this Part shall be construed so as to continue a nonconforming use if the City Charter or another Section of the Ordinance Code requires the termination of such use.

(Ord. 91-59-148, § 1)

Sec. 656.719. - Nonconforming signs.

- (a) All signs declared nonconforming pursuant to Section 320.417 shall continue to be nonconforming and shall continue to be subject to compliance with Section 320.417; provided, however, no one shall be subjected to penalties for violation of both this Section and Section 320.417 for the same occurrence; provided, further, that if there is a conflict between the requirements of this Section and Section 320.417, this Section shall prevail; provided further, that nonconforming signs as defined by this Section must comply with all repair restrictions in this Section as well as all other provisions of this Part 7; provided further, that if there is a conflict between the requirements of this Section and any other requirements of this Part, this Section shall prevail.
- (b) The following signs, if erected prior to March 11, 1987, are declared to be nonconforming and shall be removed prior to December 1, 1993, or shall by that date be altered to conform to Part 13 of Chapter 656:
 - (1) Any wall sign not specifically allowed pursuant to Section 656.1303;
 - (2) Any street frontage sign or any freestanding, ground or roof sign in excess of the number of street frontage signs expressly allowed pursuant to Section 656.1303;
 - (3) Any street frontage sign or any freestanding, ground, or roof sign in excess of 300 square feet;
 - (4) Any double-faced sign which does not meet the requirements of Section 656.1302(f);
 - (5) Any freestanding or ground sign within ten feet of a public right-of-way or within 25 feet of the intersection of two public rights-of-way;
 - (6) Any street frontage sign or any freestanding or ground sign in violation of Section 656.1305;
 - (7) Any sign which does not meet any of the other requirements of Part 13 of Chapter 656.
- (c) Unless otherwise specified in an ordinance amending Part 13 of Chapter 656, any sign lawfully erected on or after March 11, 1987, which no longer meets the zoning requirements of Part 13 of Chapter 656 due to an amendment of Part 13 shall be altered or removed within one year of the date on which Part 13 was first amended to cause the sign to become nonconforming so that after the removal or alteration such sign will become conforming.
- (d) Any sign lawfully erected on or after March 11, 1987, which no longer meets the zoning requirements of Part 13 of Chapter 656 due to a rezoning of the lot on which the sign is erected, shall be altered or removed within one year from the date the property is first rezoned to cause the sign to become nonconforming so that such sign will become conforming; provided, however, that if the owner of the lot requested the rezoning, the sign shall be altered or removed within 90 days of the date the property was first rezoned to make the property nonconforming.

- (e) In the event subsection (a) of this Section is declared invalid or unenforceable for any reason, as applied to any one or any group or type of the following signs, then such signs, if erected prior to March 11, 1987, shall be altered or removed prior to July 30, 1997, to conform to the requirements of Part 13:
- (1) Any wall sign not specifically permitted pursuant to Section 656.1303;
 - (2) Any street frontage sign or any freestanding, ground, or roof sign in excess of the number of street frontage signs expressly permitted pursuant to Section 656.1303;
 - (3) Any street frontage sign or any freestanding, ground, or roof sign in excess of 300 square feet;
 - (4) Any double faced sign which does not meet the requirements of Section 656.1302(f);
 - (5) Any freestanding or ground sign within ten feet of a public right-of-way or within 25 feet of the intersection of two public rights-of-way;
 - (6) Any street frontage sign or any freestanding or ground sign in violation of Section 656.1305;
 - (7) Any sign which does not meet any of the other requirements of Part 13 of Chapter 656.
- (f) Notwithstanding the provisions of subsections (a), (b) and (e) of this Section:
- (1) Signs erected prior to March 11, 1987, which are along any portion of the interstate or federal-aid primary highway systems within the meaning of F.S. §§ 479.01(5), (7), (12) and (14), 479.15(2) and 479.24(1) shall be subject to removal, if at all, only as provided pursuant to F.S. Ch. 479 but only if such statutes are constitutional.
 - (2) Any street frontage sign lawfully erected prior to March 11, 1987, which does not exceed the allowable number of signs, as provided in Section 656.1303, may be continued so long as the sign does not exceed one and one-half times the allowable square footage in area specified in Section 656.1303 or 300 square feet area, whichever is less, until structurally altered, changed or modified in any form.
 - (3) Any street frontage sign lawfully erected prior to March 11, 1987, which is located closer than ten feet from any street right-of-way, but which otherwise complies with all other provisions of the Ordinance Code, may remain in place after March 11, 1987, and may be (A) altered, modified, or changed to change the message; (B) altered, modified, or changed to repair or replace any portion of the sign which is damaged; or (C) remodeled or otherwise structurally changed if the sign is downsized to a size that is at least 15 percent smaller than the original sign area if the remodeled sign does not exceed 100 square feet, or to a size that is at least 25 percent smaller than the original sign area if the remodeled sign exceeds 100 square feet; provided, however, that if title to the property on which the nonconforming sign is located is, or has been transferred after March 11, 1987, the nonconforming sign must be brought into conformity with Section 656.1303 by March 12, 1992 or upon transfer of the title, whichever is later; and provided further that the sign and sign face of the nonconforming sign may not be enlarged in any way.
 - (4) Any street frontage sign lawfully erected prior to March 11, 1987, which is located within 25 feet of any intersection of two or more street right-of-way lines but which otherwise complies with all other provisions of the Ordinance Code, may remain in place after March 11, 1987 and may be (A) altered, modified, or changed to change the message; (B) altered, modified, or changed to repair or replace any portion of the sign which is damaged; or (C) remodeled or otherwise changed if it is located within or relocated to within the area between ten feet and 25 feet from the intersection of such street right-of-way lines; provided, that, such remodeled or changed sign meets with a minimum height limit of eight feet and a maximum height of 25 feet

and provided that the support structure is at least 17 feet away from the intersecting lines and no portion of the sign is closer than ten feet from any street right-of-way line; provided, however, that if title to the property on which the nonconforming sign is located is, or has been, transferred after March 11, 1987, the nonconforming sign must be brought into conformity with Section 656.1303 by March 12, 1992 or upon transfer of the title, whichever is later; and provided further that the sign and sign face of the remodeled sign may not be enlarged in any way.

- (g) The provisions of this Section are intended to have municipal application to the City of Jacksonville and shall be supplemental to any County wide regulations adopted by the City Council either through ordinance or as may be contained in the Charter of the City of Jacksonville.
- (h) Any sign structure in violation of this Section is hereby declared to be contraband and forfeited to the City. A violation has been proved if the owner, or person in control of the structure, has been convicted of using a sign structure in violation of this Section. A conviction shall include a plea of *nolo contendere* or a withhold of adjudication. In addition, a violation may be proved in a separate civil action. The City shall seek forfeiture of the sign through any appropriate civil action, which may include declaratory judgment or a mandatory injunction.
- (i) Notwithstanding any other provisions in this Part and unless otherwise allowed by any of subsections (a) through (h) of this Section repairs of nonconforming signs as defined by this Section may be made as set forth hereinbelow:
 - (1) Repairs may be made at any time provided a permit is obtained.
 - (2) Repairs shall not include relocating or moving any structural support columns.
 - (3) Repairs must be made with the same type of material existing on the sign at the time the permit is requested; provided, however, no more than 35 percent of the structural support columns may be replaced in any one year.
 - (4) Repairs may not be made to a destroyed sign. A sign is destroyed if the entire structure of the sign, other than the structural support columns, is removed from the support columns. A sign is also destroyed if more than 35 percent of its structural support columns are disconnected from the ground or any foundation are broken or shattered, are out of plumb by more than ten percent in any direction.
- (j) No permit shall be granted pursuant to Chapter 320 for any work to be done on any real property on which exists a sign in violation of this Section, Section 320.417, or Part 13, Chapter 656 unless pursuant to the work to be done pursuant to the permit will bring all signs on the property in compliance.
- (k) In the event subsection (j) of this Section is unenforceable, no permit shall be granted pursuant to Chapter 320 for any work to be done on any property on which exists a sign which does not meet each of the requirements of Part 13, Chapter 656 unless such sign is specifically allowed to remain pursuant to this Section or Section 320.417.
- (l) The permit restrictions in subsections (j) and (k) of this Section are limited to permits to expand any existing structures or erect any new structures and to permits needed to accommodate a change in use or change in occupancy of any structure.

(Ord. 93-174-1054, § 4)

Sec. 656.720. - Nonconforming Use Administrative Deviation.

- (a) The Zoning Administrator, or if absent, as designated by the Director, is authorized to grant nonconforming use administrative deviations in areas outside of the Downtown Overlay Zone as defined in Section 55.105, pursuant to this Section, notwithstanding any other provision of this Chapter. The procedures for administrative deviations in Part 1 of this Chapter shall apply to nonconforming use administrative deviations pursuant to this Section, except as modified by this Section.
- (b) The property and use shall meet the following application requirements:
 - (1) The property shall be less than one acre.
 - (2) Development on the property shall not exceed the impervious surface limits in this Chapter for the Zoning District with similar uses. An applicant may propose modifications to the property in the application to meet this requirement.
 - (3) The property shall have been used for the nonconforming use at some point prior to April 25, 1991.
 - (4) The nonconforming use requested shall be the same nonconforming use that existed at some point prior to April 25, 1991.
 - (5) The nonconforming use shall not be an industrial use or any use for the sale or service of alcoholic beverages, including liquor, beer or wine.
 - (6) The nonconforming use shall be an authorized use in the property's current future land use category pursuant to the comprehensive plan.
- (c) In order to authorize a nonconforming use administrative deviation, the Zoning Administrator shall first determine whether the application meets the application requirements in subsection (b). The Zoning Administrator shall not grant a nonconforming use administrative deviation unless the Zoning Administrator makes a positive finding, based on the substantial competent evidence, on each of the following criteria. The Zoning Administrator may impose conditions or restrictions to mitigate impacts of the nonconforming use.
 - (1) The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, providing services that are not readily available (food desert, medical services, social services), or serving a cultural, historic, or artistic purpose in the neighborhood.
 - (2) The nonconforming use will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation.
 - (3) The nonconforming use will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law.
 - (4) The nonconforming use can be made personal to the applicant (non-transferable).

(Ord. 2021-175-E, § 1, 5-11-21)

Secs. 656.721—656.724. - Reserved.

Sec. 656.725. - Amortization of adult entertainment facilities.

- (a) Notwithstanding any ordinance to the contrary, and notwithstanding any prior legal status of any adult entertainment or services facility (as defined in Part 11), as of July 1, 1996, no adult entertainment or service facility shall be operated unless it is located on a site or parcel which is zoned CCG-2 or which is zoned CCBD.
- (b) Notwithstanding any ordinance to the contrary, and notwithstanding any prior legal status of any adult entertainment or services facility (as defined in Part 11), as of July 1, 1997, no adult entertainment or service facility shall be operated unless it is located on a site or parcel which is zoned CCG-2 or which is zoned CCBD. This subsection (b) shall be enforced only if subsection (a) of this Section has been declared, by a court of competent jurisdiction, to be invalid or otherwise unenforceable.
- (c) Notwithstanding any ordinance to the contrary, and notwithstanding any prior legal status of any adult entertainment or services facility (as defined in Part 11), as of July 1, 1998, no adult entertainment or service facility shall be operated unless it is located on a site or parcel which is zoned CCG-2 or which is zoned CCBD. This subsection (c) shall be enforced only if subsections (a) and (b) of this Section have been declared, by a court of competent jurisdiction, to be invalid or otherwise unenforceable.
- (d) Notwithstanding any ordinance to the contrary, and notwithstanding any prior legal status of any adult entertainment or services facility (as defined in Part 11), as of July 1, 1999, no adult entertainment or service facility shall be operated unless it is located on a site or parcel which is zoned CCG-2 or which is zoned CCBD. This subsection (d) shall be enforced only if subsections (a), (b), and (c) of this Section have been declared, by a court of competent jurisdiction, to be invalid or otherwise unenforceable.
- (e) Notwithstanding any ordinance to the contrary, and notwithstanding any prior legal status of any adult entertainment services facility (as defined in Part 11), as of July 1, 2000, no adult entertainment or service facility shall be operated unless it is located on a site or parcel which is zoned CCG-2 or which is zoned CCBD. This subsection (e) shall be enforced only if subsections (a), (b), (c), and (d) of this Section have been declared, by a court of competent jurisdiction, to be invalid or otherwise unenforceable.
- (f) Notwithstanding any ordinance to the contrary, and notwithstanding any prior legal status of any adult entertainment services facility (as defined in Part 11), as of July 1, 2001, no adult entertainment or service facility shall be operated unless it is located on a site or parcel which is zoned CCG-2 or which is zoned CCBD. This subsection (f) shall be enforced only if subsections (a), (b), (c), (d), and (e) of this Section have been declared, by a court of competent jurisdiction, to be invalid or otherwise unenforceable.
- (g) Notwithstanding any ordinance to the contrary, and notwithstanding any prior legal status of any adult entertainment services facility (as defined in Part 11), as of July 1, 2002, no adult entertainment or service facility shall be operated unless it is located on a site or parcel which is zoned CCG-2 or which is zoned CCBD. This subsection (g) shall be enforced only if subsections (a), (b), (c), (d), (e) and (f) of this Section have been declared, by a court of competent jurisdiction, to be invalid or otherwise unenforceable.
- (h) Notwithstanding any ordinance to the contrary, and notwithstanding any prior legal status of any adult entertainment services facility (as defined in Part 11), as of July 1, 2003, no adult entertainment or service facility shall be operated unless it is located on a site or parcel which is zoned CCG-2 or which is zoned CCBD. This subsection (h) shall be enforced only if subsections (a), (b), (c), (d), (e), (f) and (g) of this Section have been declared, by a court of

competent jurisdiction, to be invalid or otherwise unenforceable.

- (i) Notwithstanding any ordinance to the contrary, and notwithstanding any prior legal status of any adult entertainment services facility (as defined in Part 11), as of July 1, 2004, no adult entertainment or service facility shall be operated unless it is located on a site or parcel which is zoned CCG-2 or which is zoned CCBD. This subsection (i) shall be enforced only if subsections (a), (b), (c), (d), (e), (f), (g) and (h) of this Section have been declared, by a court of competent jurisdiction, to be invalid or otherwise unenforceable.
- (j) Notwithstanding any ordinance to the contrary, and notwithstanding any prior legal status of any adult entertainment services facility (as defined in Part 11), as of July 1, 2005, no adult entertainment or service facility shall be operated unless it is located on a site or parcel which is zoned CCG-2 or which is zoned CCBD. This subsection (j) shall be enforced only if subsections (a), (b), (c), (d), (e), (f), (g), (h) and (i) of this Section have been declared, by a court of competent jurisdiction, to be invalid or otherwise unenforceable.
- (k) An adult entertainment facility which was lawfully in existence prior to November 10, 2005, or a business which became defined as an adult entertainment facility by virtue of this ordinance, and which under the terms of the Zoning Code would be a nonconforming use shall be allowed to continue until November 10, 2010. In the event that a court of competent jurisdiction should determine the amortization period set forth in this section should be declared invalid for any reason and the City Council should revise the amortization period in subsequent legislation that the amortization period in this section and any subsequent legislation be considered as a single amortization period.

(Ord. 95-413-300, § 1; Ord. 2003-755-E, § 13; Ord. 2005-743-E, § 4; Ord. 2009-835-E, § 1)

Editor's note— Section 27 of Ord. 95-307-109, repealed former § 656.725, relative to amortization of adult entertainment establishments and § 1 of Ord. 95-413-300 enacted a new § 656.725 to read as herein set out. The provisions of former § 656.725 derived from Ord. 94-190-651, § 5.

Cross reference— Adult entertainment and services code, Ch. 150.

Sec. 656.726. - Nonconforming game promotions or sweepstakes utilizing electronic equipment and nonconforming drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment.

Where an establishment for game promotions or sweepstakes utilizing electronic equipment and nonconforming drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment exists lawfully in any zoning district on August 9, 2010, such use may be continued on such property as a nonconforming use subject to all restrictions, limitations and requirements set forth in Chapter 656, Zoning Code, Chapter 156, Electronic Game Promotions, and all other applicable provisions of the Ordinance Code.

(Ord. 2010-326-E, § 7)

Sec. 656.306. - Medium Density Residential Category.

This category permits residential developments in a gross density range of up to 20 dwelling units per acre when full urban services are available to the site. Secondary and supporting nonresidential uses described in this category may also be permitted at appropriate locations subject to the performance standards and development criteria set forth in this Section. Medium density residential developments may be sited as transitional uses between single-family and commercial or public/semi-public use areas. Developments with higher densities should be sited in or adjacent to mass transit corridors and stations.

The following primary and secondary zoning districts may be considered in the Medium Density Residential Category depicted on the Future Land Use Maps of the Comprehensive Plan.

A. *Primary zoning districts.* The primary zoning districts shall include the following:

- (1) Residential Low Density-60 (RLD-60); Section 656.305.
- (2) Residential Low Density-50 (RLD-50); Section 656.305.
- (3) Residential Low Density-40 (RLD-40); Section 656.305.
- (4) Residential Low Density-TND (RLD-TND); Section 656.305.
- (5) Residential Low Density-TNH (RLD-TNH); Section 656.305 & Section 656.414.
- (6) Residential Medium Density-A (RMD-A); Section 656.306.
- (7) Residential Medium Density-B (RMD-B); Section 656.306.
- (8) Residential Medium Density-C (RMD-C); Section 656.306.
- (9) Residential Medium Density-D (RMD-D); Section 656.306.
- (10) Residential Medium Density-MH (RMD-MH); Section 656.306.

Generally, multiple-family dwellings such as apartments, condominiums, townhomes and rowhouses will be the predominant land use in the Residential Medium Density Districts, although other multiple-family, mobile home parks, single-family and mobile home subdivisions may also be developed in appropriate locations. Certain supporting open space uses, community facilities and utilities also may be permitted.

The district requirements for the Residential Low Density (RLD-60, RLD-50, RLD-40, RLD-TND, RLD-TNH) and the Residential Medium Density (RMD-A, RMD-B, RMD-C, RMD-D, and RMD-MH) zoning districts are specified below.

- I. *Residential Low Density-60 (RLD-60), Residential Low Density-50 (RLD-50), Residential Low Density-40 (RLD-40), Residential Low Density-TND (RLD-TND) and Residential Low Density-TNH (RLD-TNH) Districts.* The permitted uses and structures, accessory uses and structures, permissible uses by exception, minimum lot and yard requirements, maximum lot coverage, impervious surface ratios, and height of building and structures shall be as provided in Section 656.305.

II.

*Residential Medium Density-A (RMD-A), Residential Medium Density-B (RMD-B), Residential Medium Density-C (RMD-C), and Residential Medium Density-D (RMD-D).**(a) Permitted uses and structures.*

- (1) Single-family dwellings.
- (2) Multiple-family dwellings (RMD-B, RMD-C, and RMD-D Districts only).
- (3) Townhomes, subject to Section 656.414.
- (4) Housing for the elderly.
- (5) Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- (6) Foster care homes.
- (7) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
- (8) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (10) Golf courses meeting the performance standards and development criteria set forth in Part 4.
- (11) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (12) Country clubs meeting the performance standards and development criteria set forth in Part 4.
- (13) Home occupations meeting the performance standards and development criteria set forth in Part 4.

(b) Permitted accessory uses and structures.

- (1) See Section 656.403.
- (2) In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.
- (3) In connection with housing for the elderly, in projects with a minimum of 150 bedrooms, facilities for the sale of alcoholic beverages to occupants and their guests in accordance with (i) a Special Restaurant Exception beverage license issued pursuant to F.S. Ch. 561, as may be amended from time to time, and (ii) Part 8 of the City's Zoning Code; provided, that there are no signs or other external evidence of the existence of these facilities.

(c) Permissible uses by exception.

- (1) Cemeteries and mausoleums but not funeral home or mortuaries.

- (2) Schools meeting the performance standards and development criteria set forth in the Part 4.
 - (3) Borrow pits subject to the regulations contained in Part 9.
 - (4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
 - (5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
 - (6) Day care centers meeting the performance standards and development criteria set forth in Part 4.
 - (7) Nursing homes.
 - (8) Residential treatment facilities.
 - (9) Private clubs.
 - (10) Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a multi-family use, not exceeding 25% of the structure which it is a part.
 - (11) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
 - (12) Home occupations meeting the performance standards and development criteria set forth in Part 4.
 - (13) Emergency shelter homes (RMD-C and RMD-D Districts only).
 - (14) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
 - (15) Golf driving ranges.
 - (16) Boarding houses (RMD-D and RMD-E Districts only).
 - (17) Group care homes (RMD-B, RMD-C, RMD-D and RMD-E Districts only).
- (d) *Minimum lot requirements (width and area).* For single-family dwellings, mobile homes and multiple-family dwellings the minimum lot requirements (width and area), except as otherwise required for certain other uses, are as follows:
- (1) Single-family dwellings (RMD-A through RMD-D):
 - (i) Width—40 feet.
 - (ii) Area—4,000 square feet.
 - (2) All other uses:
 - (i) Width—60 feet.
 - (ii) Area as provided below, or as otherwise required pursuant to the performance standards and development criteria set forth in Part 4:
 - (A) RMD-B—6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed ten units per acre.
 - (B) RMD-C—6,000 square feet for the first two family units and 2,900 square feet for each additional unit, not to exceed 15 units per acre.

- (C) RMD-D—6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.
- (e) *Maximum lot coverage by all buildings and structures.* 50 percent. *Impervious surface ratios* as required by [Section 654.129](#).
- (f) *Multiple-family dwellings on same lot.* A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least 40 feet.
- (g) *Minimum yard requirements.*
- (1) Multiple-family dwellings:
 - (i) Front—20 feet.
 - (ii) Side—Ten feet.
 - (iii) Rear—20 feet.
 - (2) Multiple-family dwellings with more than one principal structure on the lot:
 - (i) Front—20 feet.
 - (ii) Side—20 feet.
 - (iii) Rear—20 feet.
 - (3) Single-family dwellings located on individual lots:
 - (i) Front—20 feet.
 - (ii) Side—3 feet, or zero lot line provided ten feet on one side between buildings. For existing single family residential uses, zero lot line shall only be permitted through an Administrative Deviation.
 - (iii) Rear—Ten feet.
 - (4) All other uses:
 - (i) Front—20 feet.
 - (ii) Side—20 feet.
 - (iii) Rear—20 feet.
 - (5) Accessory use structures used in conjunction with multiple-family:
 - (i) Front—Accessory uses or structures shall not be permitted in a required front yard.
 - (ii) Side and rear—Ten feet.
- (h) *Maximum height of structures.*
- (1) Single-family dwellings, rooming houses, boardinghouses, child care centers, day care centers —35 feet.
 - (2)

All other uses—45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet.

B. *Secondary zoning districts.* The following secondary zoning districts may be permitted in the Medium Density Residential Category as depicted on the Future Land Use Maps of the Comprehensive Plan, subject to the district regulations for same.

- (1) Commercial Office (CO); Section 656.311.
- (2) Commercial, Residential and Office (CRO); Section 656.311.
- (3) Commercial Neighborhood (CN); Section 656.312.
- (4) Agriculture (AGR); Section 656.331.
- (5) Public Buildings and Facilities-1 (PBF-1); Section 656.332.
- (6) Public Buildings and Facilities-2 (PBF-2); Section 656.332.
- (7) Conservation (CSV); Section 656.333.
- (8) Planned Unit Development (PUD); Section 656.340.

The aforementioned secondary zoning districts may be permitted provided that the supplemental criteria and standards for same specified in Subpart G herein are met.

(Ord. 91-59-148, § 1; Ord. 91-761-410, § 1; Ord. 93-1760-1177, § 2; Ord. 94-485-373, § 1; Ord. 94-504-375, § 1; Ord. 94-503-392, § 1; Ord. 2002-608-E, § 1; Ord. 2008-969-E, § 1; Ord. 2014-279-E, § 1; Ord. 2015-95-E, § 1; Ord. 2019-375-E, § 1; Ord. 2021-174-E, § 1)

Essential services which are permitted uses in the Zoning Code are hereby defined as and are limited to certain installations of water, sewer, gas, telephone, radio, television and electric systems such as substations, lift stations, relay stations, provided that this Section shall not be deemed to permit:

- (i) The location in a district of such installations as electric or gas generating plants or water pumping or aeration facilities from which they would otherwise be prohibited, unless these facilities serve a single subdivision recorded before September 5, 1969, or are intended to serve a single subdivision approved under subdivision regulations in effect after September 5, 1969, or are a part of an internal package system designed and intended to serve a single industrial or commercial use or complex.
 - (ii) The erection of structures for commercial activities such as sales of related merchandise or collection of bills in districts from which the activities would otherwise be prohibited.
- (2) Essential services which are permissible uses by exception in the Zoning Code are limited to certain installations of water, sewer, gas, telephone, radio, television and electric systems which could include regional service installations such as electric or gas generating plants or water pumping or aeration facilities or cellular telephone towers or radio towers.
- (j) *Family day care homes.*
 - (1) The family day care home operator shall reside on the premises and shall not change the outside appearance of the residence and there shall be no other visible evidence to indicate any use other than the residential character thereof, including the allowable sign pursuant to Part 13 hereof.
 - (2) The family day care home shall be conducted in a single-family dwelling and not in a mobile home or accessory structure.
 - (3) The family day care home shall have no more than five children or adults.
 - (4) The family day care home shall provide an adequate off-street area for the stacking of vehicles and required parking.
 - (5) A fenced outdoor play area be provided meeting the minimum requirements set forth by the state licensing agency be provided and located in the rear or side yards of the subject property.
 - (6) The family day care home shall be limited to the following hours of operation: 6:00 a.m. to 7:00 p.m.
- (k) *Filling stations and service stations.*
 - 1. No more than two self-service vehicular fueling positions shall be located on each side of a fueling island and no automotive repair or maintenance services may be offered at fuel islands providing self-service fueling. A vehicular fueling position means an area adjacent to fuel dispensers at which a vehicle may be fueled.
 - 2. No vehicular fueling position shall be located within 25 feet of a street right-of-way line or within 35 feet of an adjacent conforming residential use.
 - 3. An eight-foot high visual barrier or screen, not less than 95 percent opaque, shall be provided between the filling station or service station and any adjacent conforming residential use.
 - 4. Except car wash entry and exit openings, service bay doors shall not be permitted to be located facing toward any public rights-of-way. Where a parcel abuts a conforming residential use, service bay doors shall not be permitted to face such residential use.
 - 5.

Sec. 656.604. - Number of off-street parking spaces required.

Off-street parking spaces shall be provided and maintained in all districts. The parking standards provided herein are minimum requirements, however, except as set forth in subsections (e) and (f) below, the maximum number of off-street parking spaces permitted for any use shall be the minimum required plus 20 percent of the required spaces for parking lots with less than 100 spaces, or ten percent of the required spaces for parking lots with more than 100 spaces. There shall be no maximum number of off-street parking spaces for single-family dwellings. Parking spaces located in parking garages do not apply toward the determination of the maximum number of parking spaces. Additional increases in parking, beyond the allowed, shall require an Administrative Deviation and parking demand analysis.

(a) Residential uses:

- (1) Single-family dwelling—Two spaces.
- (2) Multiple-family dwellings—One and one-half spaces for an efficiency, studio or one bedroom dwelling not exceeding 500 square feet, one and three-quarters spaces for one bedroom dwelling containing 500 square feet or more, two spaces for two bedroom dwellings and an additional one-quarter space for each bedroom in excess of two, plus one space for owner or operator and one space for each two employees. In determining the number of bedrooms, rooms depicted as dens, studios and similarly depicted areas shall be construed to be an additional bedroom for the purposes of determining the number of off-street parking spaces required.

Notwithstanding the provisions of this Section, two off-street parking spaces shall be required for each townhome or condominium. Additionally, one guest parking space shall be provided for every three townhome or condominium units.
- (3) Rooming and boarding houses—One space for each two bedrooms.
- (4) Mobile home park—Two spaces for each mobile home, plus one space for each 200 square feet of non-storage floor area for manager's office, laundry facilities, recreation building, etc.
- (5) Mobile home on individual lot—Two spaces.
- (6) Housing for the elderly—One space for each two dwelling units.
- (7) Nurses' homes, convents and monasteries—One space for each four lodging units.
- (8) Fraternity and sorority houses—One space for each two residents.
- (9) Hotels and motels—One space for each sleeping room plus the spaces required for accessory uses such as restaurants and meeting rooms.
- (10) CCBD District—No off-street parking space is required when a dwelling unit is created within an existing nonresidential structure. One off-street parking space is required for each dwelling unit for new construction.

(b) Institutional uses:

- (1) Sanitariums, rest homes, nursing homes, convalescent homes and homes for the aged—One space for each four beds plus one space for each employee or resident manager.
- (2)

Community residential homes—One space for each employee or resident manager, plus one space for each four beds.

(3) Hospitals—One and one-half spaces for each bed.

(4) Churches and funeral homes—One space for each three seats in a sanctuary or chapel area, or one space per 35 square feet of gross floor area in the main auditorium, whichever is greater.

(5) Art galleries, libraries and museums—One space for each 500 square feet of gross floor area.

(6) Orphans' homes—One space for each employee plus one space for each six beds.

(c) *Schools, educational uses and care centers:*

(1) Kindergarten, elementary and junior high schools—Two spaces for each classroom, office room and kitchen.

(2) Senior high schools—Five spaces for each classroom, office room, kitchen, gymnasium and auditorium.

(3) Day care/care center—One and one-half spaces for each employee plus adequate provision for loading and unloading of persons.

(4) Dance, art and music studios—One space for each 300 square feet of gross floor area.

(5) Vocational, trade and business schools—One space for each 300 square feet of gross floor area.

(6) Colleges/universities—Four tenths of a space per commuter student plus five tenths of a space per resident student, plus 0.85 of a space per faculty or staff member; provided, however, that the Chief may adjust these requirements where warranted to reflect project mass transit utilization and existing or proposed availability of carpooling and/or vanpooling programs.

(d) *Assembly, recreational and similar uses:*

(1) Private clubs—One space for each four seats or one space for each 200 square feet of gross floor area, whichever is greater.

(2) Restaurants—One space for each four patron seats (including indoor and outdoor patron seating) plus one space for each two employees on a peak hour shift.

(3) Theaters—One space for each four seats.

(4) Bowling alleys—Three spaces for each alley, plus required parking for any other uses on the site.

(5) Stadiums and arenas—One space for each four seats.

(6) Community center, meeting rooms, recreational facilities—One space for each 200 square feet of gross floor area or one space for each three seats, whichever is greater.

(7) Billiard parlors—Three spaces for every two tables.

(8) Public, private and commercial parks, campgrounds and recreational areas—One space for each campsite or picnic area.

(9) Golf driving ranges—One space for each tee plus required parking for other ancillary uses on site.

(10)

Nightclubs—Nightclubs not located within the Downtown Overlay Area shall provide parking spaces based on the formula $(GFA * .0904) * F = PS$ where "GFA" is the square footage of Gross Floor Area of the structure(s) occupied by the Nightclub, where ".0904" is a constant number, where "PS" is the total number of parking spaces derived through and resulting from application of the formula rounded up to the nearest whole number, and where "F" is an occupancy factor based on the GFA as follows: 0 to 14,999 GFA - F = .25; 15,000 to 24,999 GFA - F = .2; 25,000 to 39,999 GFA - F = .13; 40,000 GFA and above - F = .12. Nightclubs located within the Downtown Overlay Area shall be treated as "restaurants" for purposes of determining the required number of parking spaces.

(11) Fitness centers—five parking spaces per 1,000 square feet gross or one space per 200 square feet gross.

(e) *Office and professional uses:*

- (1) Professional and business offices, including medical and dental offices or clinics—Three spaces for each 1,000 square feet of gross floor area.
There shall be a maximum of six spaces for each 1,000 square feet of gross floor area.
- (2) Research laboratories—One space for each two employees plus one space for each company vehicle plus two spaces for patron parking.
- (3) Radio or television broadcasting office or studio—One space for each 500 square feet of gross floor area.

(f) *Commercial uses:*

- (1) Business, commercial or personal service establishments (not otherwise listed)—Three spaces for each 1,000 square feet of gross floor area.
There shall be a maximum of six spaces for each 1,000 square feet of gross floor area.
- (2) Marinas—Two spaces per three boat slips plus one space per four dry boat storage spaces plus spaces for other uses a normally required, including restaurants.
- (3) Auto service station—Two spaces plus four spaces for each service bay.
- (4) Auto repair—One space per 200 square feet of gross floor area.
- (5) Bus, railroad or other transportation terminals—One space for each 400 square feet of non-storage floor area, plus one space for each two employees.

(g) *Industrial, wholesale, warehouse, storage and similar uses:* One space per 2,000 square feet of gross floor area. However, the parking ratios for the Off-Street Parking Overlay, under Section 656.361.16 shall be calculated based upon one space for each 5,000 square feet of gross floor area, or one per employee on the peak shift, whichever is greater.

(Ord. 91-59-148, § 1; Ord. 91-761-410, § 1; Ord. 96-930-558, § 1; Ord. 97-665-E, § 2; Ord. 2004-295-E, § 2; Ord. 2006-596-E, § 1; Ord. 2007-588-E, § 1; Ord. 2009-907-E, § 3; Ord. 2010-449-E, § 2; Ord. 2015-250-E, § 1; Ord. 2017-318-E, § 21)

03.

Survey

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT #10951179, DATED FEBRUARY 07, 2023 AT 5:00 PM.

SCHEDULE A DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF FARM TRACT 31, ALDERMAN REALTY CO.'S FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 99, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD (A 50 FOOT RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF BERT ROAD (A 50 FOOT RIGHT-OF-WAY); THENCE SOUTH 35°08'20" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY OF BERT ROAD, 158 FEET; THENCE NORTH 54°53' EAST, 140 FEET; THENCE NORTH 35°08'20" WEST, 158 FEET TO A POINT IN SAID SOUTHERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD; THENCE SOUTH 54°53' WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD, 140 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN TRACT OF LAND TAKEN BY THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, PURSUANT TO STIPULATED FINAL JUDGMENT AS TO PARCELS 150 & 150 IN CASE NO. 02-05179-CA IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR DUVAL COUNTY, FLORIDA, ENTERED SEPTEMBER 4, 2003 UNDER NO. 2004R-041, SET FORTH IN THAT CERTAIN ORDER OF TAKING RECORDED SEPTEMBER 11, 2002 IN OFFICIAL RECORDS BOOK 10659, PAGE 372, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 49, THE F. RICHARD GRANT, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD (A 60 FOOT RIGHT-OF-WAY) AS PRESENTLY ESTABLISHED WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BERT ROAD (A 50 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 55°11'35" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD, A DISTANCE OF 24.97 FEET TO A POINT OF CUSP OF A CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°55'56", FOR AN ARC LENGTH OF 39.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°13'37" WEST, 35.33 FEET TO A POINT OF TANGENCY, SITUATE ON THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF BERT ROAD; THENCE NORTH 34°44'20" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF BERT ROAD, A DISTANCE OF 24.97 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT FROM ALL OF THE ABOVE ANY PORTION LYING WITHIN ANY PUBLIC ROAD OR RIGHT-OF-WAY.

NOTES CORRESPONDING TO SCHEDULE B

— EASEMENT AS SET FORTH IN THAT CERTAIN ORDER OF TAKING RECORDED SEPTEMBER 11, 2002 IN OFFICIAL RECORDS BOOK 10659, PAGE 372, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, (AFFECTS, PLOTTED AND SHOWN)

LAND AREA

21,995 ± SQUARE FEET
0.505 ± ACRES

PARKING INFORMATION

REGULAR= 13
HANDICAP= 0
TOTAL= 13

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12031C03791, WHICH BEARS AN EFFECTIVE DATE OF 11/02/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS N 34°42'35" W PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, EAST ZONE NAD83-2011.
LATITUDE = 30°19'52.0430"
LONGITUDE = -81°38'09.4754"
CONVERGENCE ANGLE = N 00°17'45.3060" E

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF ALTA SURVEY

UTILITY INFORMATION

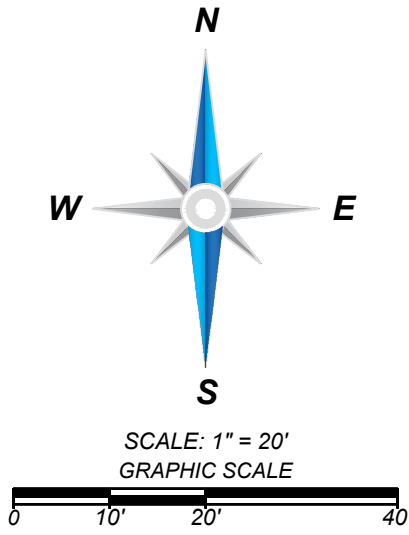
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

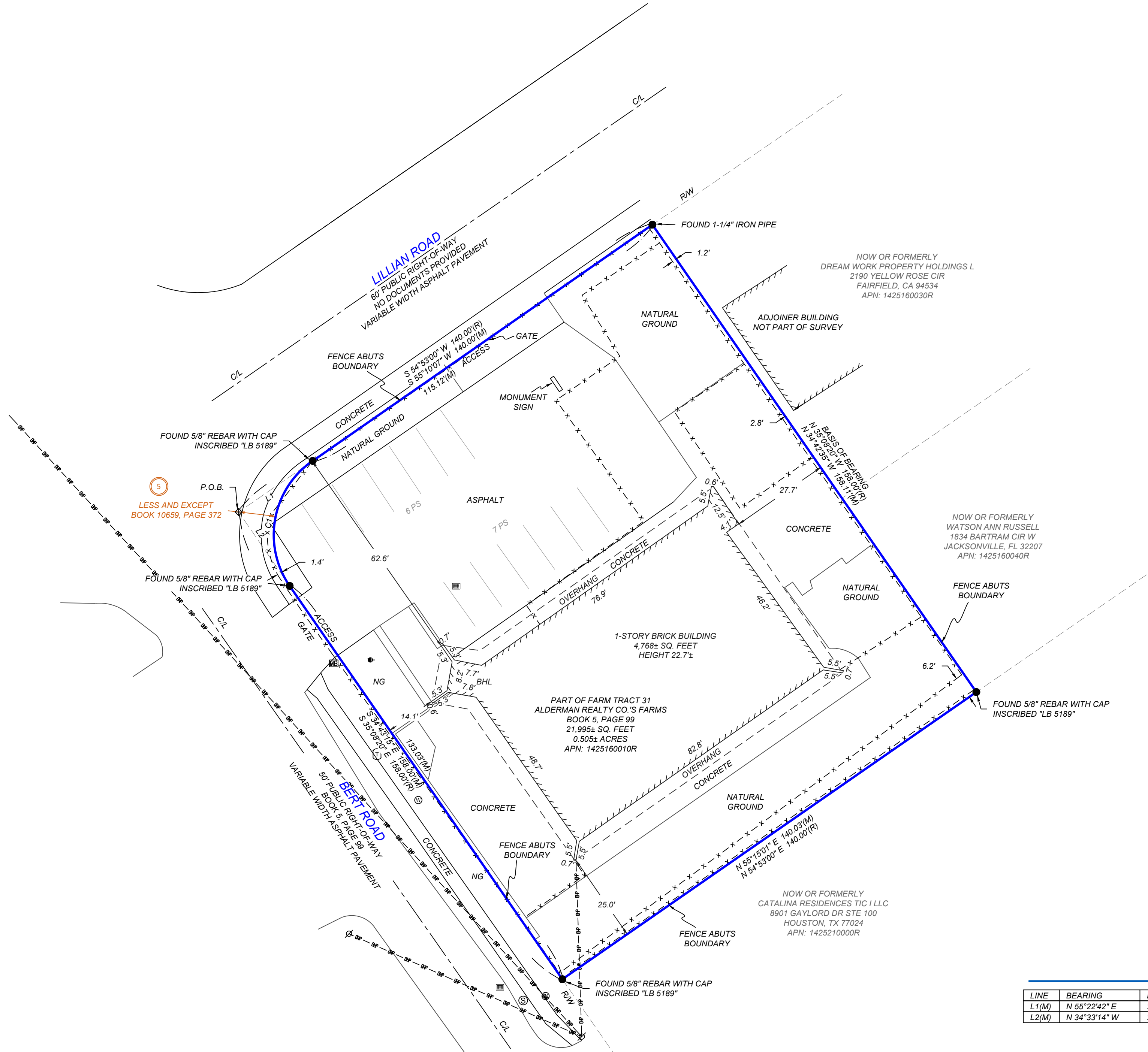
ITEM	REQUIRED	OBSERVED	NOTES:
PERMITTED USE		EDUCATION	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO DUVAL COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT AREA		21,995± SQ. FT.	
MIN. LOT WIDTH		115.12'	
MAX. BLDG COVERAGE		4,768± SQ. FT.	
MIN. SETBACKS FRONT		62.6'	
MIN. SETBACKS SIDE		14.1'	
MIN. SETBACKS REAR		25.0'	
MAX. BUILDING HEIGHT		22.7'±	
PARKING REGULAR		13	
PARKING HANDICAP		0	
PARKING TOTAL		13	

PARKING INFORMATION:



ALTA/NSPS LAND TITLE SURVEY

6902 LILLIAN ROAD
JACKSONVILLE, FLORIDA 32211
DUVAL COUNTY



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	N 55°22'42" E	24.97'	L1(R)	N 55°11'35" E	24.97'
L2(M)	N 34°33'14" W	24.97'	L2(R)	N 34°44'21" W	24.97'

CURVE TABLE

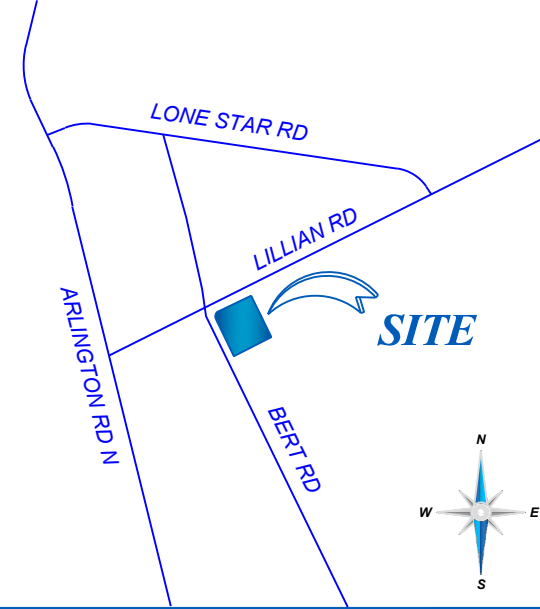
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	25.00'	39.14'	35.26'	N 10°18'06" E	89°41'31"
C1(R)	25.00'	39.24'	35.33'	S 10°13'37" W	89°55'56"

GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS FEBRUARY 14, 2023.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF LILLIAN ROAD AND BERT ROAD, WHICH ABUTS THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO LILLIAN ROAD AND BERT ROAD, BOTH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-11 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY. SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM DUVAL COUNTY PROPERTY APPRAISER.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.

VICINITY MAP

NOT TO SCALE



LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
⊕	COMPUTED POINT
⊗	SANITARY MANHOLE
⊘	POWER POLE
⊙	MAIL BOX
⊖	TELEPHONE PEDESTAL
⊕	WATER METER
⊖	DRAIN GRATE
⊕	GUY POLE
R/W	RIGHT OF WAY
NG	NATURAL GROUND
C/L	CENTERLINE
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
BHL	BUILDING HEIGHT LOCATION
P.O.B.	POINT OF BEGINNING
---	BOUNDARY LINE
- - - -	EASEMENT LINE
- - - -	RIGHT-OF-WAY LINE
- - - -	CENTERLINE
- x - x - x -	FENCE LINE
- - - - - - - -	OVERHEAD POWER LINE

SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/14/2023.

DATE OF PLAT OR MAP: 02/17/2023

PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS9913
STATE OF FLORIDA
FLORIDA C.O.A. LB 8173

BLEW
& ASSOCIATES, P.A.

Surveying
Engineering
Mapping

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SURVEYOR JOB NUMBER:
23-0864

SURVEY DRAWN BY:
CT - 02/16/2023

SURVEY REVIEWED BY:
AJ

SHEET:
1 OF 1

