



A NEW DAY

City of Jacksonville, Florida

Donna Deegan, Mayor

Development Services Division
Ed Ball Building
214 N. Hogan Street, 2nd Floor
Jacksonville, Florida 32202

February 21, 2024

Edgewood Commercial LLC

RE: Zoning information for certain real estate property located at 2851 Edgewood Ave N in Jacksonville, Duval County, Florida, Real Estate # 084003 0000

To Whom It May Concern:

Thank you for inquiring with the City of Jacksonville, Zoning Section. The above referenced property is zoned Commercial Community General -2 (CCG-2) regulations pursuant to Chapter 656.313(V) of the Jacksonville Zoning Code.

The current use of this property is listed as Shopping Ctr/Nbhd , which is permissible. The land use is CGC. Permitted uses are listed in the district summary attached. This is not a PUD, overlay or historic. The surrounding properties to the north is CCG-2, east is CCG-2/CCG-1, south is CCG-1, west is RLD-60. To the best of my knowledge there are no variance, special permits, exceptions, or ordinance conditions on this property. There are also no zoning violations on this property at this time. If you are interested in obtaining a site plan or CO, please 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.

Additional zoning requirements can be obtained on www.municode.com, Chapter 656 part 3.

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

Sincerely,

Robin Mullaly

Robin Mullaly, Zoning Supervisor