



ONE CITY. ONE
JACKSONVILLE.

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

August 17, 2021

Ariel Yisraelian
84 W 21st Street
Riviera Beach, FL 33404

RE: Zoning information for certain real estate property located at 5301 Norwood Ave in Jacksonville, Duval County, Florida (Real Estate # 030038 0000)

To Whom It May Concern:

Thank you for inquiring with the City of Jacksonville, Zoning Section. The referenced property is zoned Commercial Community General -1 (CCG-1), regulations are pursuant to Section 656.313 of the Jacksonville Zoning Code. A zoning district summary sheet is attached for reference.

The current use is listed as Shopping Ctr/Nbhd, which is a permissible use for this property. There are no applications filed on this property. To the best of my knowledge, there are no active/open zoning violations. This is not a PUD or overlay. Property to the north is IL, east is PBF-1 and west is PUD and the south is CCG-1. There are no special permits or applications filed at this current time. If you desire a site plan or CO please feel free to contact 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.

Further information can be found at the City's web site at <http://maps.coj.net/jaxgis/> or www.coj.net and www.municode.com, Chapter 656.

Certificate of Occupancies and copies of site plan are obtained from the Building department; they can be reached at 904-630-1100 (option 4) and 904-255-8387.

If we can be of further assistance, please do not hesitate to let us know.

Sincerely,

Robin Mullaly

Robin Mullaly, Zoning Supervisor