



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, August 10, 2026

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

A. Regular Planning Commission Meeting held on May 26, 2026

OLD BUSINESS

NEW BUSINESS

A. **PC#** 05-26

ADDRESS: 100 N 3rd St

OWNER: Vystart Credit Union

APPLICANT: Warehouse888, LLC

AGENT: William Schaefer - Dominion Engineering Group

SUMMARY OF APPLICATION: **Conditional Use Application** requesting an Essential Public Service, for a privately owned cable landing station and data distribution facility, per section 34-721 requirements, for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(b)(24) of the Jacksonville Beach Land Development Code. **The property is located** at 100 3rd Street North, **RE#**1714009-0000, legally described as A part of lots 6, 7 and 8, Block 14, of the Atlantic Park replat of the *Pablo Beach North Subdivision*.

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is August 24, 2026 for training and a review of the Code of Ethics.

ADJOURNMENT

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Case Number; and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net; (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Minutes of Planning Commission Meeting
held Tuesday, May 26, 2026, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 6:00 P.M. by Vice-Chair Justin Henderson.

ROLL CALL:

Chairperson: Nicholas Andrews (absent)
Vice-Chairperson: Justin Henderson
Board Members: David Dahl Dean Hadock (absent) Matthew Filer
Alternates: John Leynes (absent) Lindsay Haga

Senior Planner Christian Popoli and Operation Support Specialist Monica McDaniel were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Filer, seconded by Mr. Dahl, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on March 23, 2026

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 03-26 Land Development Code Annual Updates; Ordinance No. 2026-8237

Owner: City of Jacksonville Beach
Applicant: Planning and Development Department
Agent: Planning and Development Staff
Location: 11 N 3rd Street
Jacksonville Beach, FL 32250

Staff Report:

Mr. Popoli summarized the following report for the record:

“After slightly more than one year from the adoption of the new Land Development Code (LDC), Planning and Development Department staff identified a number of areas where clarification was needed, definitions were missing or vague, and inconsistencies internally between one section of the code to another. Additionally, a number of scrivener’s errors were noted. It is the intent of the legislation to address these findings and provide corrections, clarifications, and additions as needed to provide consistency within the LDC and to ensure the code will be implemented in a consistent and equitable manner by the Planning and Development Department and other City staff as needed. The updates, include a number of different articles and divisions of the current LDC, including the following:

Article III

Article V, Division 1 & 5

Article VI, Division 2

Article VII, Division 1, 2, 3 & 4

It is the opinion of planning staff that these changes provide necessary corrections and clarifications, but do not add any undue additional burdens onto private properties or citizens, to ensure the continued and ongoing process of refining the Land Development Code, as intended from its adoption in 2025. The LDC is intended to be a living document that can be corrected, updated, and amended as needed to ensure it adapts with the changes in regulations, markets, and technologies over time. This should be considered the first step in this ongoing process.

At the April 13 Council Briefing, City Council reviewed and provided feedback on the proposed changes, corrections, and updates to the LDC as proposed by the Planning and Development Department staff. Based on the feedback received, staff has amended and updated the proposed changes to Chapter 34 of the City's Code of Ordinances, as outlined in the attached Ordinance No. 2026-8237."

Mr. Popoli highlighted two substantive changes of note and additional corrections.

Ex-Parte Communication: No Board member had ex-parte communication.

Public Hearing:

The following spoke regarding the changes:

- John Atkins, 1888 Foss Lane, Jacksonville Beach

Vice-Chair Henderson closed the public hearing.

Discussion: A discussion ensued about the townhome lot width, the proposed changes, and the process for making recommendations to City Council.

Motion: It was moved by Mr. Filer, seconded by Ms. Haga, to recommend approval of #PC 03-26 to the City Council.

Roll Call Vote: Ayes – Matthew Filer, Lindsay Haga, and Justin Henderson.
Nays – David Dahl

The motion was approved 3-1.

(B) PC# 04-26 Conditional Use Application

Owner: Costa Verde Shops, LLC
Marc Angelo
1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

Applicant: Southern Grounds Coffee Jax Beach LLC
12620 Beach Blvd.
Jacksonville, FL 32246

Agent: Marc Angelo
283 Ponte Vedra Blvd Ponte
Vedra Beach, FL 32082

Location: 2405 3rd Street North (2415 3rd Street South)

Conditional Use Approval for outdoor seating for a new tenant at a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34- 342(d)(20) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

“The subject site was granted a Conditional Use by the Planning Commission on September 9, 2024. At the time of the approval, it was conditioned by the Commission that the Conditional Use for outdoor restaurant seating be approved for one year only, from the date of the final Certificate of Occupancy. The certificate was issued by the Building Division on May 30th, 2025. It has been one year since the prior approval, and staff has brought the applicant back to the Planning Commission for review and approval of their continued use of outside seating.

Staff did not find any known code enforcement cases or actions related to this property and its use. Staff is unaware of any issues from the addition of more outside seating in this location, associated with Southern Grounds. This specific CU does not apply to other tenants in the shopping plaza, as those approvals are for each use separately, and this is only for the noted location in the attached site plan. The other area of outside seating located in the plaza can continue to be utilized regardless of this application.

Staff has provided a similar review to the previous request, as none of the site conditions or other elements have changed since the original approval.

The subject property is located on the east side of 3rd Street South, north of the intersection with 24th Avenue South. The applicant, Costa Verde Shops, LLC, represented by Marc Angelo, is seeking approval to continue the use of the outdoor seating area for the existing restaurant, Southern Grounds, within the Costa Verde Shops shopping center. The use is intended to continue in its current configuration, and not expand or change in size. Maria Mexican Restaurant currently has outside seating that occupies the open center courtyard of the structure.

Adjacent uses include a multifamily complex to the north and east, a commercial fuel sales and convenience store to the south, and a similar mixed commercial use shopping center to the west, across 3rd street, which includes a restaurant with outdoor seating. The proposed outdoor seating expansion is expected to be compatible with the surrounding commercial and multifamily residential uses and is designed to comply with all relevant regulations. The layout of the outdoor seating areas has been previously reviewed and approved by the Fire Marshal.

The use of outdoor seating adheres to the C-1 zoning standards and aligns with the similar internal uses of the shopping center and the surrounding commercial and multifamily uses. No additional parking is required, as the use is included in the shopping center, which has an established overall parking standard.

Based on the submitted application and the analysis provided in this report, the Planning and Development Department finds the application is consistent with the criteria located in Sec. 34-553 of the Land Development Code and recommends **approval of PC# 04-26, without a time limit or sunset, subject to the requirements of Sec. 34-555 for transferability.**"

Ex-Parte Communication: No Board member had ex-parte communication.

Applicant: Marc Angelo, 1283 Ponte Vedra Boulevard, Ponte Vedra Beach, was sworn in and provided additional background on the item.

Public Hearing:

The following spoke in opposition of the variance:

- Ande Bluett, 2435 3rd Street South, Jacksonville Beach

The following spoke in support of the variance:

- Beth Angelo, 1283 Ponte Vedra Boulevard, Ponte Vedra Beach
- David Angelo, 2999 1st Street South, Jacksonville Beach

The following did not speak in support or opposition but expressed concerns about parking:

- David Page, 222 25th Avenue South, Jacksonville Beach

The following submitted a speaker card in opposition:

- David Bluett, 2403 3rd Street South, Jacksonville Beach

Vice-Chair Henderson closed the public hearing.

Motion: It was moved by Ms. Haga, seconded by Mr. Dahl, to approve #PC 04-26.

Discussion: A discussion ensued regarding outdoor seating, the site plan, egress concerns, and conditional use.

Roll Call Vote: Ayes – Matthew Filer, David Dahl, Lindsay Haga, and Justin Henderson.

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

Mr. Popoli reported Planning Director Heather Ireland resigned in April. The next meeting is scheduled for June 08, 2026, but may be canceled due to a lack of business.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:00 P.M.

Submitted by: Monica McDaniel
Operation Support Specialist

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Christian Popoli Senior Planner Planning and Development Department
DATE:	07/24/2026
SUBJECT:	PC# 05-26 Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, August 10, 2026 Planning Commission Meeting.

PC# 05-26

Conditional Use Application

OWNER: Vystar Credit Union
P.O. Box 45085
Jacksonville, FL 32232

APPLICANT: Warehouse888, LLC
1325 Kildeer Court
Virginia Beach, VA 23451

AGENT: William Schaefer, P.E.
Dominion Engineering Group, Inc.
3003 Claire Lane, Suite 201
Jacksonville, FL 32223

LOCATION: 100 N 3rd Street
RE# 174009-0000

REQUEST: **Conditional Use Application** requesting an Essential Public Service, for a privately owned cable landing station and data distribution facility, per section 34-721 requirements, for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(b)(24) of the Jacksonville Beach Land Development Code

COMMENTS: The subject property is located in the Community Commercial Land Use Category, C-2 Community Commercial zoning district. The property is the site of a former Vystar Credit Union branch office. The site has been vacant for some time. The site consists of a single commercial structure, built as a bank office with drive-thru teller lanes. The property is roughly 37,500 square feet, roughly 86% of an acre. The property currently has road frontage on North 3rd Street, Pablo Avenue and North 4th Street, with an undeveloped alley along the north property line. The site is composed of 5 lots of record, in the Atlantic Park Replat of Pablo Beach North.



The site is located one block north of the intersection of North 3rd Street (Highway A1A) and Beach Boulevard. The site has existing water and sewer service, a small stormwater retention area, the drive-thru lanes, and the required LDC landscaping. The property currently has primary access on Pablo Avenue with a one-way, in-only driveway along North 3rd Street.

The proposed use is that of an Essential Public Service. This use category is defined as: *"the erection, construction, alteration, or maintenance of underground, surface or overhead utility installations of water, sewer, gas, telephone and electrical systems and the equipment and appurtenances such as substations and lift stations necessary for such systems to furnish an adequate level of service."*

Under Sec. 34-618(a)(33) an essential public service is a permitted use, but subject to the specific conditions outlined in Sec. 34-721 in the supplemental standards. **Sec. 34-721 states:**

"Essential public services may be permitted by conditional use in any zoning district where they are not otherwise permissible. Essential public services include duly organized fire/rescue units and are otherwise limited to certain installations of water, sewer, gas, telephone or electrical systems. This division shall not be deemed to permit the location in a zoning district of such major installations as electrical or gas generating plants, sewage treatment plants, water pumping or aeration facilities and other similar major installations, unless such facilities were constructed or actual physical construction was started prior to the adoption of the LDC. The following supplementary standards shall apply to such uses:

(a) This division shall not be deemed to permit the erection of structures for commercial activities such as sales of related merchandise or collection of bills in zoning districts from which such activities would otherwise be prohibited.

(b) Within the limits of their proposed function, the architecture and landscaping shall be harmonious with the surrounding neighborhood."

Although Essential Public Services are permitted in the C-2 Zoning District, the location and intensity of the use would otherwise fall into the Industrial I-1 zoning district and therefore is only acceptable by Conditional Use, through the review and approval of the Planning Commission.

The proposed use is that of a data distribution center facility. This use involves the connection of the site to a large data cable, which is connected to the landing site and facility for an undersea data cable, which would connect to the land through an underground structure located under the beach or adjacent land contiguous to the beach. The cable would then be routed underground, along roadways and easements, from the landing site to the subject site, where a new two-story structure would be constructed to house the facility and its equipment. It is worth noting that this is not a "data center" by definition, which is intended to be a large scale, incense clustering of computer servers for the sake of data cloud storage and cloud computing, but instead is a place where the large data cable and supplied data would be connected to smaller cables and substations to other

end users such as cell providers, commercial, and home internet uses, etc. There are currently two similar facilities located in Jacksonville Beach. One is located at 402 South 2nd Avenue, located on a parcel in the I-L zoning district on Industrial future land use, and the other is located at 325 North 17th Avenue. It is also located in the Commercial Limited future land use and the C-1 zoning district. The structure located at 325 N 17th Ave was built in 1967, while the one located at 402 S 2nd Ave was constructed in 2014.

The following Comprehensive Plan strategies support a more active commercial and mixed-use development of properties within the City, and show the City's desire to activate commercial corridors and provide a mix of uses in the Community Commercial future land use (FLU), including retail, and other commercial uses, as well as encouraging the incorporation of multifamily units in vertically integrated designs. C-2 zoning is the most intensive commercial zoning in the city, and is most appropriately used for community-based commercial uses and not inactivated infrastructure development along such a prominent pedestrian and bus corridor as 3rd Street and Beach Boulevard.

Strategy FLU 1.2.6 – Where permitted by the future land use designation, the City shall encourage development of vertically mixed-use buildings that provide office, commercial, and retail uses on the ground floor to activate the pedestrian realm and foster a walkable built environment, and residential dwelling units on the second floor and above

Strategy FLU 1.2.14 – Encourage the maintenance, restoration and adaptive reuse of existing developed areas, including buildings, infrastructure and other assets, to reduce energy use and Vehicle Miles Traveled (VMTs).

Strategy FLU 1.3.5 – Future redevelopment activities shall be consistent with sound planning principles, such as the desired community character and the visions, intents, and strategies relating to the development of the land embodied in this element and the comprehensive plan.

Industrial future land use is noted for its appropriateness for intense industrial and government service uses. Specifically:

Industrial (IND)

- Industrial uses are generally the most likely to produce adverse physical and environmental impacts on adjacent residential areas such as noise, land, air and water pollution and transportation conflicts. For this reason, industrial land uses should be buffered by other less intense transitional land uses, such as office, warehouse or open space, etc., to protect residential and other sensitive land uses; i.e., schools, health care facilities, etc.
- These uses shall be located with convenient access to the transportation network which includes major highways. Site access to roads classified as arterial or higher on the Highway Functional Classification Map is preferred.

- The following uses are typical in the Industrial Land Use designation: Light industrial uses, warehousing, essential services, General Public Services, manufacturing, outdoor storage, and similar uses. Heavy metal fabrication, batch plants, chemical or petroleum manufacturing or refining, rubber or plastics manufacturing, or other use generating potentially harmful environmental or nuisance impacts shall be prohibited.

Sec. 34-553. - Standards applicable to all conditional uses.

(a) The conditional use is consistent with the visions, intents and strategies of the comprehensive plan, including standards for building and commercial intensities and densities, and intensities of use. No.

As noted above, the general intent of the Community Commercial land use, as well as the noted strategies for commercial corridor development, encourage the activation of properties along active pedestrian corridors, as well as encouraging active commercial, rental, office and other commercial uses, vertically integrated with multifamily development. Additionally, the Comprehensive Plan encourages the adaptive reuse of older structures and discourages the tear down and rebuilding of existing commercial areas. Finally, I-I zoning and Industrial future land use are intended to encourage more intense governmental services, such as this, where the intended use would have little impact on existing commercial property and the pedestrian environment.

(b) The conditional use is compatible with existing permissible uses in the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed. No.

As referenced above, the adjacent land uses include multifamily residential, commercial retail and office to the north, and across Pablo Avenue, a commercial fuel station and convenience store, several offices and the Beaches Museum's main structure. A stand-alone data utility building will be a void in the streetscape in regard to activation, and providing community commercial services. The large structure, although planned as aesthetically compatible with the surrounding commercial and institutional uses, would be a poor use of the property, and would be incongruous with the surrounding mix of uses, based on its lack of any activity, or relation to the pedestrian environment. It will create a dead lot in the middle of the most active commercial intersection, which is not in keeping with the surrounding uses.

(c) The design of the proposed conditional use minimizes adverse effects, including visual impact such as massing, of the proposed use on adjacent properties, and provides adequate screening and buffering. Yes.

The overall architectural design pulls inspiration from the surrounding properties, especially those across 3rd Street, including the former Wells Fargo Building, City Hall, and the two commercial structures south of City Hall. The overall design is in keeping with the design requirements for commercial structures, and is intended to blend into the built environment.

(d) The proposed conditional use will not have an adverse effect on the permitted uses of the zoning district where it is located. No.

The proposed use will create a hole in the commercial corridor, whereby the property will be devoid of any activity as it relates to commercial uses, pedestrian interaction, and promoting uses that benefit the community in a commercially zoned district. This will create a negative impact on the commercial corridor and, as it will be adjacent to several commercial, office and multifamily uses, it will have a negative impact on the continuity of the block and corridor along 3rd Street, and will remove one commercial property from actively serving the community for the needs of the residents.

(e) The proposed conditional use will not have a demonstrated adverse effect on the value of adjacent property. Unknown.

As there is no data in the record to support these criteria, staff cannot state if this will have a negative impact on values.

(f) There are adequate public facilities and services pursuant to article IX, adequate public facility standards. Yes.

To the best knowledge of the Planning Staff, there is adequate public facilities to support this use, though increases in electrical capacity and infrastructure may be required to support this use, which will be assessed to the developer and not funded by rates.

(g) There is adequate ingress and egress to the proposed conditional use. Yes.

The site has three driveways, an ingress-only off of 3rd Street, and two additional driveways that open onto Pablo Avenue.

(h) The proposed conditional use is consistent with the requirements of the LDC. No.

As noted in the citation below, the Commercial General C-2 zoning district is intended to serve the commercial and service needs of the residents. Although this will potentially provide data to the residents, it does not serve any commercial or service related need, and could be located elsewhere and still provide the public service of providing data to the community.

Purpose. The commercial general (C-2) zoning district is intended to implement the commercial land use district in the comprehensive plan. It is intended to apply to areas appropriate for general commercial use that will meet the retail and service needs of Jacksonville Beach residents. Areas that are designated for the C-2 zoning district should be immediately accessible to the city's major road network.

(i) The applicant has guaranteed the provision of open space and other improvements, as may be required, associated with the proposed conditional use. N/A

This is not a criteria applicable to commercial or governmental service uses.

(j) The proposed conditional use complies with all additional standards



imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirements of the LDC including specific conditional uses below. N/A

There are no additional specific conditions associated with this use.

Based on its proximity to both the 3rd Street and Beach Boulevard corridors, as well as its immediately adjacent to commercial, office and multifamily uses within the same block, the location proposed would best serve the community as a more activated and community-related use.

As noted in the review of the criteria above, and based on the competent substantial evidence presented in this report as well as all evidence in the public record associated with this Conditional Use Application, **the Planning and Development Department recommends Denial** of the proposed data cable landing station.

ATTACHMENTS:

1. Applicaiton
2. Applicant Presentation

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



CONDITIONAL USE APPLICATION

PC No. _____

AS/400# _____

HEARING DATE _____

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

APPLICANT INFORMATION

Land Owner's Name: Vystar Credit Union
Mailing Address: PO Box 45085
Jacksonville, FL 32232

Telephone: _____
Fax: _____
E-Mail: _____

Applicant Name: Warehouse888, LLC
Mailing Address: 1325 Kildeer Court
Virginia Beach, VA 23451

Telephone: _____
Fax: _____
E-Mail: bschaefer@dom-eng.com

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent Name: William Schaefer, PE., Dominion Engineering Group, Inc
Mailing Address: 3003 Claire Lane, Suite 201
Jacksonville, Florida 32223

Telephone: (904) 854-4500
Fax: _____
E-Mail: bschaefer@dom-eng.com

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

PROJECT DATA

Street address of property and/or Real Estate Number: 100 N 3rd Street, Jacksonville Beach, Florida 32250

Legal Description of property (attach copy of deed): See attached deed (Exhibit A)

Current Zoning Classification: C2 Commercial General Future Land Use Map Designation: Commercial

An 8 ½ x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: Sec. 34-618 and Sec. 34-721

Describe the proposed conditional use and the reason for the request: (See attached Exhibit B)

The conditional Use Application is to allow a cable landing station in addition to the existing uses allowed in C2 Commercial Zoning

Applicant Signature: 
GREG TWITT

Date: 7-17-26

Agent Authorization

Date: July 14, 2026

City of Jacksonville Beach
Planning and Development Department
11 North Third Street
Jacksonville Beach, Florida 32250

Re: Agent Authorization for the Conditional Use Application at 100N 3rd Street,
Jacksonville Beach, Florida (RE# 174009 0000)

Gentleman:

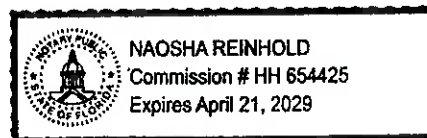
You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Dominion Engineering Group, Inc. to act as agent and Warehouse888, LLC to act as applicant for a Conditional Use application and hearings for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 14th day of July
(month), 2026 (year) by Traci Saunders, who is personally
known to me or has produced _____ as identification.


(Notary Signature)





Do Good. Bank Better.™

October 15, 2025

Dear Sir/Madam:

Please accept this notarized letter as authorization to allow Traci Saunders, Vice President, Asset Management, to sign as Owner or Owner's Representative for permitting, utilities applications, and purchasing requests on behalf of VyStar Credit Union.

Thank you and please feel free to contact me should you have questions or comments.

Sincerely,

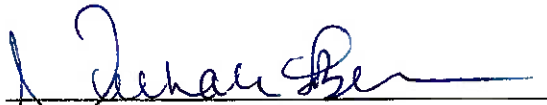


Lance Davies
Chief Legal Officer

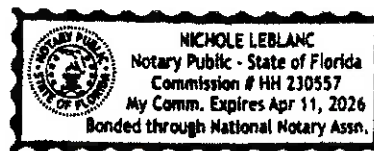
/lla

State of FLORIDA
County of DUVAL

Subscribed and sworn to (or affirmed) before me on this 15 day of October, 2025,
by **Lance Davies**, proved to me on the basis of satisfactory evidence to be the person(s) who
appeared before me.



Signature of Notary Public



(Seal)

Exhibit A

LEGAL DESCRIPTION

Lots 7, 8, 9, 10 and 11, Block 14, Atlantic Park, according to the plat thereof, as recorded in Plat Book 9, Page 15, of the Public Records of Duval County, Florida, together with those certain lands conveyed by W.M. Mason and Varina K. Mason, his wife, to Beach Lumber & Supply Company by deed recorded in Deed Book 1074, page 202 of the current Public Records of Duval County, Florida, more particularly described as follows; beginning at the intersection of the North line of Pablo Avenue and the West line of Third Street in the City of Jacksonville Beach; thence West along the North line of Pablo Avenue 200 feet, more or less to a point; thence in a Northeasterly direction by a curve of 4 degrees 30 minutes to the left, a distance of 240 feet, more or less, to the West line of Third Street; thence South along the West line 125 feet more or less, to the Point of Beginning; Being parts of Lots 6, 7, and 8, Block 14, Pablo North, City of Jacksonville Beach.

Exhibit B

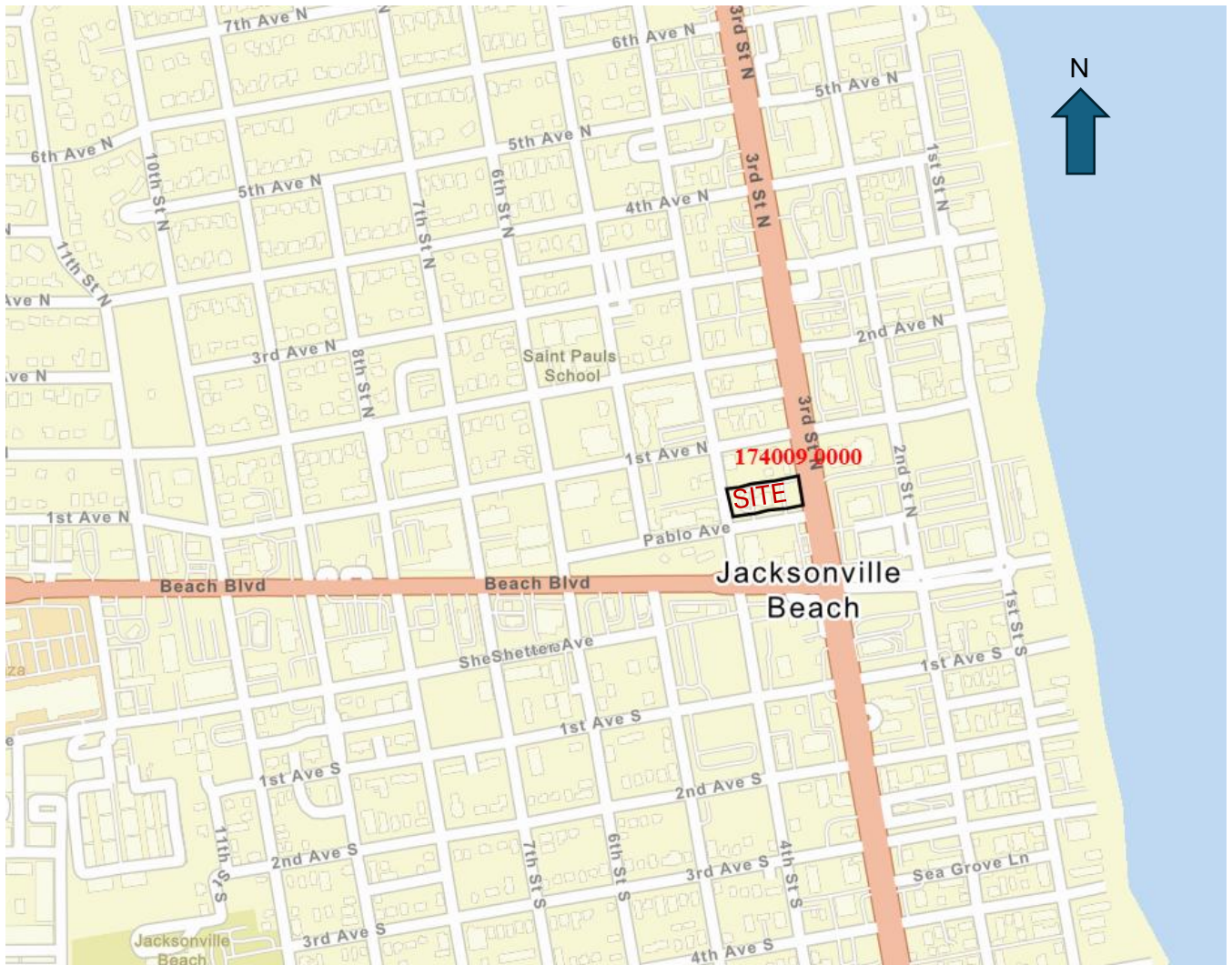
Describe the proposed conditional use and the reason for the request:

Under the C-2 commercial zoning district, Essential Public Services is a permitted use. The Acting Planning Director determined that the proposed project constitutes a Major Installation, per Sec. 34-721, and would be permissible with the approval of the Planning Commission, through a Conditional Use application.

Based upon the classification of this cable landing facility as a major installation, we are submitting this Conditional Use application that illustrates that this facility is nothing more than a telecommunications building that from the outside looks like a commercial office building. This conditional use application will not change any of the existing uses but will allow the proposed fiber optic cable landing station. This facility is not a data center, it does not process or store data. It provides a link from fiber optic cable signals into the local fiber optic network of cabling for internet connections.

This facility **is not** a Data center; **is not** an Industrial facility; **is not** a high power user; **is not** high water user; or a noisy facility. The reality is that this is a Telecommunications facility: there is no large-scale computing; there is minimal water use (similar to an office building); there is a low power demand (similar to a commercial building); and there is very limited daily activity with typically 5 to 10 employees.

LOCATION MAP



Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES

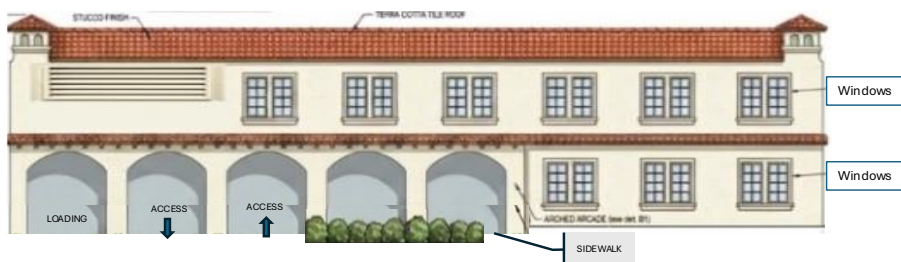
When considering an application for development permit for a conditional use, the planning commission shall consider whether and the extent to which: **The following in bold are the applicants responses to the standards for which this Conditional Use application will be evaluated upon.**

- (a) The conditional use is consistent with the goals, objectives and policies of the comprehensive plan, including standards for building and structural intensities and densities, and intensities of use;

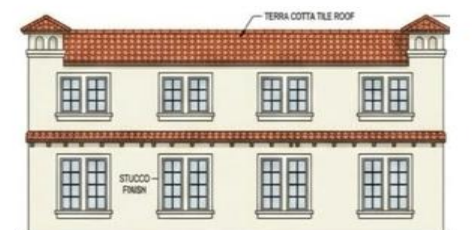
The proposed use is to receive a fiber optic cable from offshore and connect it into the internet at this Jacksonville location. Fiber optic is a clear fiber that conveys light pulses. There are no electric magnetic pulses. Unlike water and wastewater treatment plants, this facility does not use gaseous chlorine for disinfecting or bleach. There is no odor from fiber optic unlike water and wastewater facilities. This facility does not process or manage data.

- (b) The conditional use is consistent with the character of the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;

This facility is to the scale of a two story commercial building. The exterior theme is complementary of the city hall buildings with the Mediterranean themed appearance. With a front elevation facing 3rd Street having a maximum height of 34 feet and 91 feet wide. It is a building that has offices and parking under the roof. Below are proposed stucco exterior on CMU and a true terra cotta tile roof.



Side Elevation (south facing)



Front Elevation (east)

- (c) The design of the proposed conditional use minimizes adverse effects, including visual impact, of the proposed use on adjacent properties, and provides adequate screening and buffering;

The current Vystar building has exterior parking areas and drives. The proposed building does not have any exterior parking lots. The building encloses all the activities proposed for the property except the current stormwater treatment pond on the front side of the building will remain. There is currently three permitted access points to the property, one on 3rd street, and two on Pablo Avenue. The

revised plan will reduce the access points on only one on Pablo Avenue; keeping the same width, just moving it west. The removal of the eastern access drive allows for one additional parking space on Pablo Avenue.

(d) The proposed conditional use will have an adverse effect on the permitted uses of the zoning district where it is located;

The proposed building will have no effect on the permitted uses of the zoning district C2. The building will be a good neighbor to the surrounding businesses that are on all four sides of the property.

(e) The proposed conditional use will have an adverse effect on the value of adjacent property;

The proposed conditional use will have a positive effect on the value of the adjacent property as it brings a fresh new building with the timeless Mediterranean style that compliments the adjacent City properties and the height and scale of the building is representative of adjacent properties in the area. These properties include the City Hall, the Wells Fargo Building, St Paul's Catholic School and Church, and the Lee and Cates Building just north of the site. The building will be constructed with quality material that will last the test of time with CMS walls with three-part stucco and real terra cotta tile roof tile. There is no proposed outside storage of unsightly equipment or work trucks. The employee parking area is under the roof and only open to one side to allow ambient light. The access to the employee parking area is through nicely designed arches that complement the architectural style of the area. The office area in the building will be on the ground and in the easterly 1/3 of the building footprint.

(f) There are adequate public facilities and services pursuant to Article X, Adequate Public Facility Standards;

In general public facilities are considered activities like City Hall which is across 3rd street, public works building, parks and recreations facilities owned by Jacksonville Beach, all which blend nicely into the community. This facility is in no way comparable to a wastewater treatment facility or a water treatment facility. It has the shape and look of a two-story office building, because that is what it is intended to be.

(g) The proposed conditional use will require signs or exterior lighting, which will cause glare or adversely impact area traffic safety;

In this conditional use application, the five (5) existing 30' high pole mounted parking and area light will be removed. The building will not need outside parking lot lighting that many other uses would require. All parking lighting will be from the roof of the covered parking area, avoiding the glare and bleed over that could adversely impact area traffic. The building may have traditional uplighting that

highlights the beautiful building exterior and landscaping. The up lighting will be on a residential scale and soothing to the eyes. There is street lighting with a light pole in the northeast corner of the parcel that lights 3rd Street.

(h) There is adequate ingress and egress to the proposed conditional use, and it is designed so as to minimize traffic congestion on the city's roads;

The heaviest traveled road in the area is 3rd Street. This Conditional Use removes the access drive on 3rd Street providing safer vehicular and pedestrian movement in the south bound lane of 3rd Street (SR A1A). We believe if that was the only access to be removed that it would significantly improve the congestion and travel on 3rd Street. The proposed site plan also removes an additional two-way access drive on Pablo Avenue close to 3rd Street. The building will only require one point of access in and out of the covered employee parking area.

Please recognize this intended use will not be a bank or retail store generating hundreds of vehicular activity each and every day the bank or store is open. The proposed parking area will be for the 5 to 10 employees. In fact, ITE shows that the number of daily trips for a bank building of similar size (2640 sf) and 5 drive through lanes to be 2,465 daily trips. As with all banks, the PM peak hour is the highest hour of use and calculates to 365 peak PM hour trips. See below ITE Calculations for the existing bank. The trips generated for the proposed Conditional Use is 10 to 20 trips a day; reducing the number of calculated trips by at least 2445 trips a day.

Description/ITE Code	Units	Expected Units	Expected Daily Trips	PM Peak Trips - Total	PM In	PM Out
Walk-In Bank 911	TSF Gross	2.6	409	110	55	55
Drive-In Bank 912	Drive-In Lanes	5.0	2,056	255	128	128
			2,465	365	183	183

(i) The proposed conditional use is consistent with the requirements of the LDC;
The proposed conditional use will follow the land development code for the design of all site characteristics governed by the land development code. This will include at a minimum setbacks, parking spaces, lighting, landscaping, stormwater management, site utilities, garbage, and site access. We do not request any variances from the LDC.

(j) The applicant has the financial and technical capacity to complete the conditional use as proposed, and has made adequate legal provision to guarantee the provision of open space and other improvements associated with the proposed conditional use;

The applicant of the conditional use has significant resources and funds to design, build and maintain the proposed building outlined in the conditional use application. With regards to open space the project has maintained a good portion

of the green spaces for the project. The previous green spaces were 14,446 sf and with the proposed conditional use the green spaces increase to 15,704 sf. The impervious area dropped from 61% to 58% impervious, a 1258 sf reduction.

(k) The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirements of the LDC.

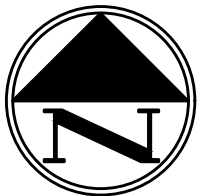
The proposed use is listed as a communications building dealing with low energy light pulses. The facility does not directly represent the category it is placed in.

Calculations Using the Most Used Trip Generation Rates from the 7th Edition ITE Trip Generation Report

Description/ITE Code	Units	Expected Units	Expected Daily Trips	PM Peak Trips - Total	PM In	PM Out
Truck Terminal 030	Acres					
General Light Industrial 110	TSF Gross					
Mini Warehouse 151	TSF Gross					
Single Family Homes 210	DU					
Apartments 220	DU					
Mobile Home Park 240	DU					
Assisted Living 254	DU					
All Suites Hotel 311	Rooms					
Motel 320	Rooms					
Marina 420	Berths					
Health/Fitness Club 493	TSF Gross					
Church 560	TSF Gross					
Daycare Center 565	TSF Gross					
General Office 710 (Equation)	TSF Gross					
General Office 710 (Rate)	TSF Gross					
Medical Dental Office 720	TSF Gross					
Building Materials/Lumber 812	TSF Gross					
Hardware/Paint Store 816	TSF Gross					
Nursery (Garden Center) 817	TSF Gross				Not Available	Not Available
Shopping Center 820 (Equation)	TSF Gross					
Shopping Center 820 (Rate)	TSF Gross					
Quality Restaurant 931	TSF Gross					
High Turnover/Sit Down Rest. 932	TSF Gross					
Fast Food w/o Drive Thru 933	TSF Gross					
Fast Food with Drive Thru 934	TSF Gross					
Drive Thru Only 935	TSF Gross		Not Available			
Service Station 944	Fuel Position					
Serv.Station w/ Conven.Mkt 945	Fuel Position					
Tire Store 848	Service Bays		Not Available			
Supermarket 850	TSF Gross					
Convenience Mkt (Open 24 hrs) 851	TSF Gross					
Convenience Mkt (Open 16 Hrs) 852	TSF Gross		Not Available			
Convenience Mkt w/ Gas Pumps 853	TSF Gross					
Discount Club 861	TSF Gross					
Pharmacy/Drugstore w/ Drive-thru 881	TSF Gross					
Furniture Store 890	TSF Gross					
Walk-In Bank 911	TSF Gross	2.6	409	110	55	55
Drive-In Bank 912	Drive-In Lanes	5.0	2,056	255	128	128
		2,465	365	183	183	

Lunch Hour Traffic		
Total	In	Out
0	0	0
0	0	0
0	0	0

>>>>>> No calculations but studies show Lunch Peak 146-364 two way trips



SITE BOUNDARY
PROPOSED PAVEMENT
PROPOSED CONCRETE
POND TOP OF BANK

1ST STORY - 7,190 SF OFFICE
2ND STORY - 20,020 SF STORAGE
15 PARKING SPACES PROVIDED
1 HANDICAP PARKING SPACE PROVIDED

PLANNERS AND ENGINEERS
3003 CLAIRE LANE, SUITE 201, JACKSONVILLE, FLORIDA 32223
TEL: 904-854-4500 REGISTRY NUMBER: 26821
www.dom-eng.com

PRELIMINARY SITE PLAN

REVIEWS	
PLOT DATE:	
DRAWN BY: JMM	
DESIGNED BY: JMM	
CHECKED BY: WES	
SCALE:	AS NOTED
JOB NO.: XXXX.XXX	
© LATEST DATE HEREON SHEET NO.	

SP1

07/15/2026

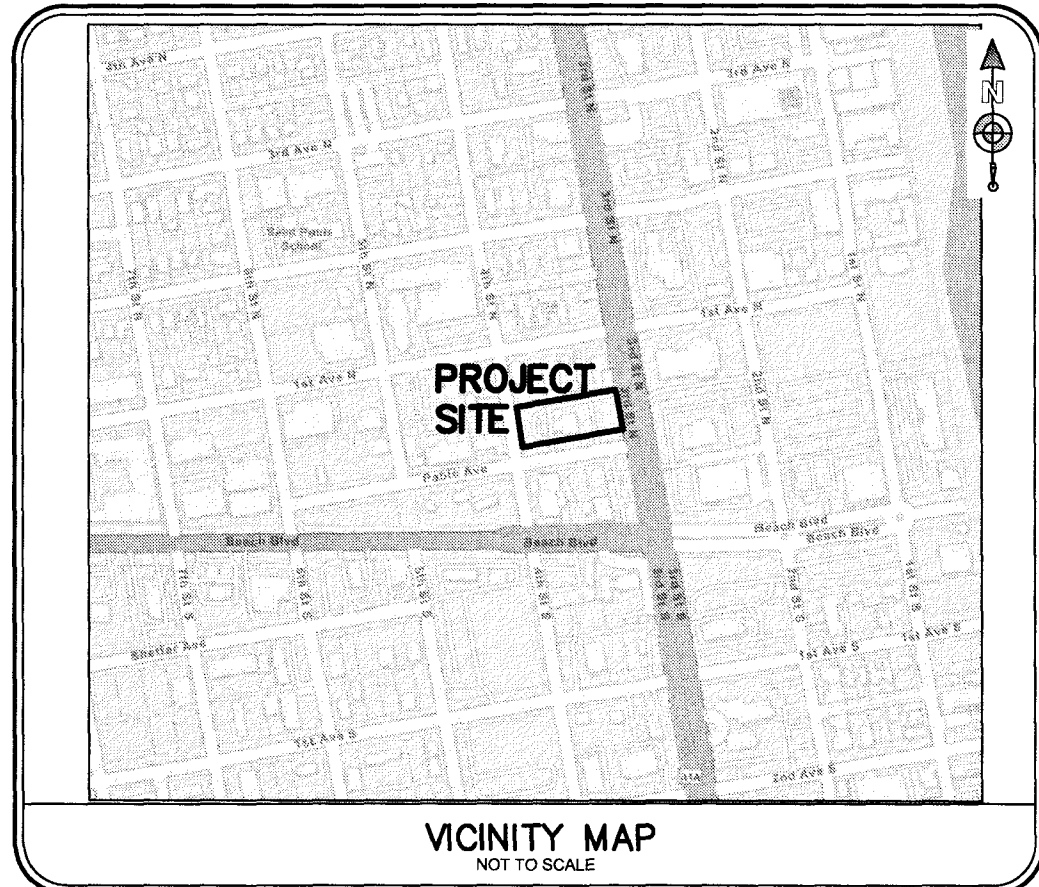
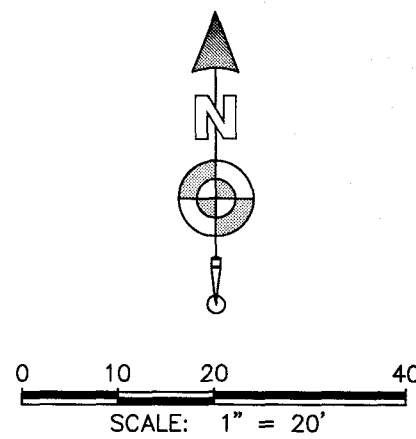
ALTA/NSPS LAND TITLE SURVEY

RECORD LEGAL DESCRIPTION

LOTS 7, 8, 9, 10 AND 11, BLOCK 14, ATLANTIC PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THOSE CERTAIN LANDS CONVEYED BY W.M. MASON AND VARINA K. MASON, HIS WIFE, TO BEACH LUMBER & SUPPLY COMPANY BY DEED RECORDED IN DEED BOOK 1074, PAGE 202 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF PABLO AVENUE AND THE WEST LINE OF THIRD STREET IN THE CITY OF JACKSONVILLE BEACH; THENCE WEST ALONG THE NORTH LINE OF PABLO AVENUE 200 FEET, MORE OR LESS TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION BY A CURVE OF 4 DEGREES 30 MINUTES TO THE LEFT, A DISTANCE OF 240 FEET, MORE OR LESS, TO THE WEST LINE OF THIRD STREET; THENCE SOUTH ALONG THE WEST LINE 125 FEET MORE OR LESS, TO THE POINT OF BEGINNING; BEING PARTS OF LOTS 6, 7, AND 8, BLOCK 14, PABLO NORTH, CITY OF JACKSONVILLE BEACH.

CONTAINING 0.86 ACRES (37,500 SQUARE FEET), MORE OR LESS.



GENERAL SURVEY NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA. THE LANDS SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
2. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTHERLY LINE OF THE ABOVE DESCRIBED PROPERTY, BEING NORTH 80°08'22" EAST, AS PER STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) FLORIDA EAST ZONE (0901).
3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 12744153, WITH AN EFFECTIVE DATE OF APRIL 20, 2026 AT 8:00 AM., AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
4. THE PROPERTY HAS DIRECT ACCESS TO PABLO AVENUE AND 3RD STREET NORTH, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. (TABLE A ITEM #1) ALL MAJOR CORNERS OF THE SUBJECT PROPERTY HAVE BEEN FOUND, SET, OR WITNESSED AND ARE SHOWN ON THE SURVEY. ALL CORNERS ARE AT GROUND LEVEL OR WITHIN 0.5 FEET OF GRADE, UNLESS OTHERWISE NOTED.
6. (TABLE A ITEM #2) THE ADDRESS FOR THE PROPERTY SHOWN HEREON IS: 100 3RD STREET NORTH, JACKSONVILLE BEACH, FLORIDA, 32250, ACCORDING TO THE DUVAL COUNTY PROPERTY APPRAISERS WEBSITE.
7. (TABLE A ITEM #3) THE DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION FLOOD ZONE "AE" (EL 9) & "X" (SHADED) (AREA OF 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE), BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD MAP NO. 1203100417J, WITH A REVISED DATE OF NOVEMBER 2, 2018, FOR DUVAL COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
8. (TABLE A ITEM #4) THE GROSS LAND AREA OF THE SURVEYED PROPERTY IS 0.86 ACRES ±.
9. (TABLE A ITEM #5) BENCHMARK USED IS A SET MAG NAIL & DISK, #B3672 HAVING AN ELEVATION OF 8.06', AND WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R121 EQUIPMENT AND RUNNING TRIMBLE VRN SOFTWARE IN N.A.V.D. 1988 DATUM.
10. (TABLE A ITEM #7(A)) THE EXTERIOR DIMENSIONS OF ALL BUILDINGS ARE MEASURED AT GROUND LEVEL, AND ARE SHOWN ON THE SURVEY.
11. (TABLE A ITEM #7(B)) THE SQUARE FOOTAGE OF BUILDINGS ARE SHOWN ON THE SURVEY, AND HAVE A TOTAL OF 2,650 Sq.ft., BASED ON FIELD MEASUREMENTS.
12. (TABLE A ITEM #8) ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY WERE FIELD LOCATED AT THE TIME OF THE SURVEY AND ARE SHOWN HEREON.
13. (TABLE A ITEM #9) THERE ARE A TOTAL OF 22 MARKED PARKING SPACES ON THE SUBJECT PROPERTY (20 REGULAR AND 2 HANDICAPPED).
14. (TABLE A ITEM #10) THERE ARE NO DIVISIONS OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
15. (TABLE A ITEM #13) ADJOINING OWNERS, RE#s, AND ADDRESSES SHOWN HEREON ARE PER THE DUVAL COUNTY PROPERTY APPRAISERS WEBSITE TAKEN AT THE TIME OF THIS SURVEY.
16. (TABLE A ITEM #16) THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SYMBOL LEGEND	ABBREVIATION LEGEND
FIRE HYDRANT	BFP BACK-FLOW PREVENTER
LIGHT POLE	(CALC) CALCULATED
GAS VALVE	(FIELD) FIELD MEASUREMENT
WATER VALVE	W WOOD FENCE
CLEAN OUT	CLF CHAIN LINK FENCE
UTILITY POLE	CONC. CONCRETE
GUY ANCHOR	R/W RIGHT-OF-WAY
BOLLARD	PB PLAT BOOK
WATER METER	ORB OFFICIAL RECORDS BOOK
GAS RISER	PG PAGE
CABLE RISER	MCP MITERED END SECTION
ELECTRIC BOX	CONC. CORRUGATED METAL PIPE
SIGN	PVC POLYVINYL CHLORIDE PIPE
TRANSFORMER	RCP REINFORCED CONCRETE PIPE
MANHOLE	EL ELEVATION
	FFE FINISHED FLOOR ELEVATION
	INV INVERT ELEVATION
	PC POINT OF CURVATURE
	PT POINT OF TANGENCY OF CURVE
	PCF POINT OF COMPOUND CURVE
	PRC POINT OF REVERSE CURVE

TREE LEGEND:



12"PA = PALM



12"SYC = SYCAMORE



12"CM = GRAPE MYRTLE



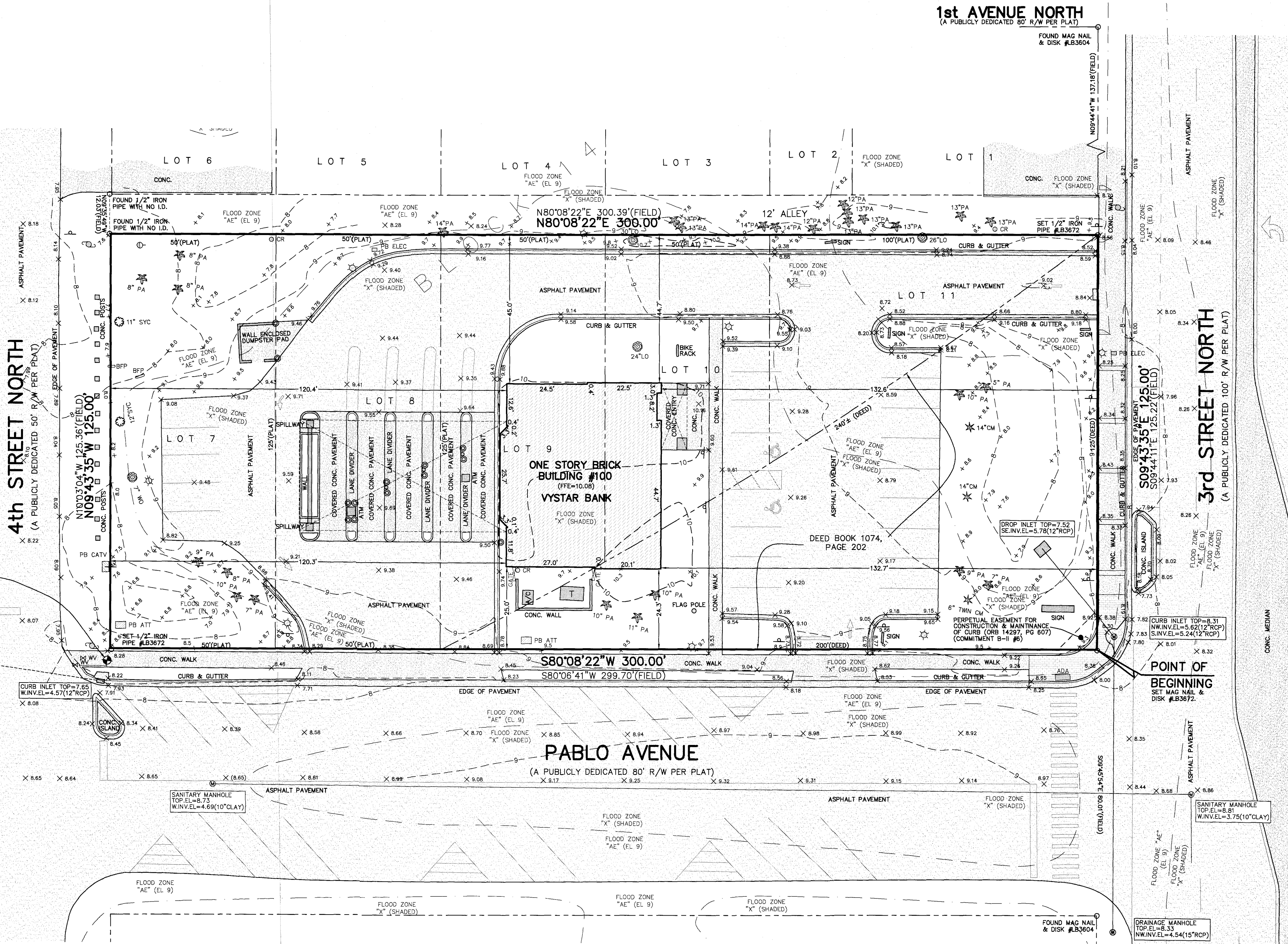
12"LO = LIVE OAK



12"WO = WATER OAK

TREE INFORMATION SHOWN
HEREON ARE NOT PROVIDED
FROM A LICENSED ARBORIST.

TREE DIAMETER SHOWN
HEREON ARE MEASURED AT
AVERAGE CHEST HEIGHT.



SCHEDULE B-II EXCEPTIONS:

THE ABOVE CAPTIONED LANDS ARE SUBJECT TO THE FOLLOWING MATTERS, WHICH ARE SET FORTH IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 12744153, EFFECTIVE DATE APRIL 20, 2026, 8:00 AM.

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM. NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:
 - A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
 - B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER.
 - C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY MATTER.
 - D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. NOT A SURVEY MATTER.
4. INTENTIONALLY DELETED.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. NOT A SURVEY MATTER.
6. PERPETUAL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 14297, PAGE 607. AFFECTS THE PROPERTY AND IS SHOWN HEREON.
7. ASSIGNMENT OF DEVELOPMENT RIGHTS AS RECORDED IN OFFICIAL RECORDS BOOK 14639, PAGE 1923. DESCRIBED PROPERTY IS SUBJECT TO THE ASSIGNMENT.
8. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS, AS TENANTS ONLY. NOT A SURVEY MATTER.

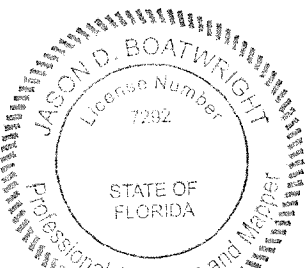
SURVEYOR'S CERTIFICATE:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
WAREHOUSE888, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
VYSTAR CREDIT UNION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 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, 5, 7(A), 7(B), 8, 9, 10, 13, AND 16 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JUNE 19, 2026.

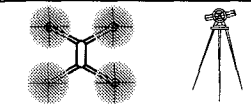
DATE OF PLAT OR MAP: JUNE 24, 2026.



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2026-0874
DRAWN BY: WWZ
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550



DATE: JUNE 19, 2026
SHEET 1 OF 1

GLOBALINX

JAX Beach - Cable Landing Station (CLS)

Global Telecommunications Infrastructure

AT&T / SOUTHERN BELL

1824 N 3RD ST (Telecommunications)

AMERICAN TOWER

325 17TH AVE N

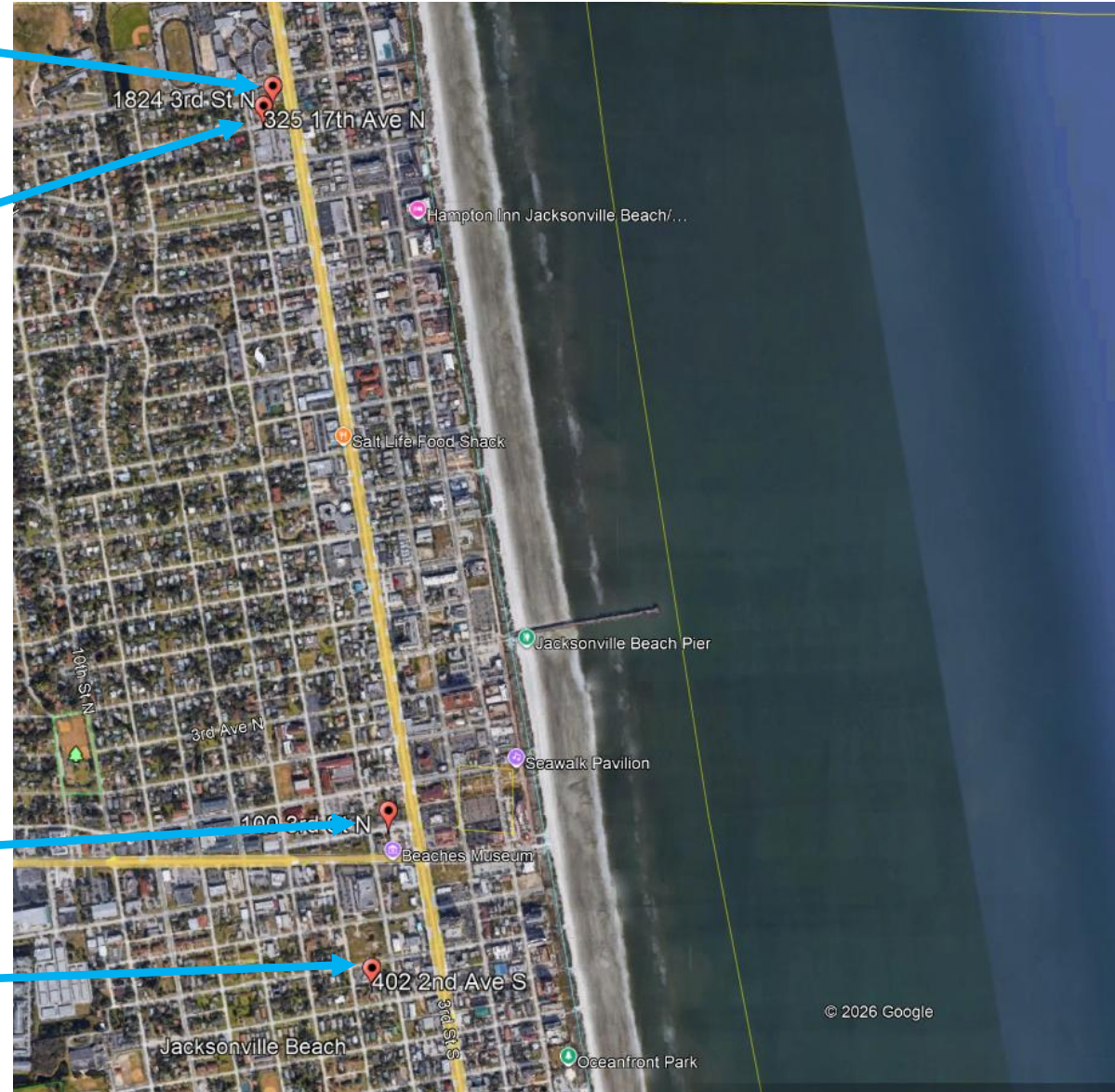
Telecommunications (Former CLS)

CONDITIONAL USE

100 3rd St. N (CLS)

TELXIUS

402 2nd Ave S (CLS)

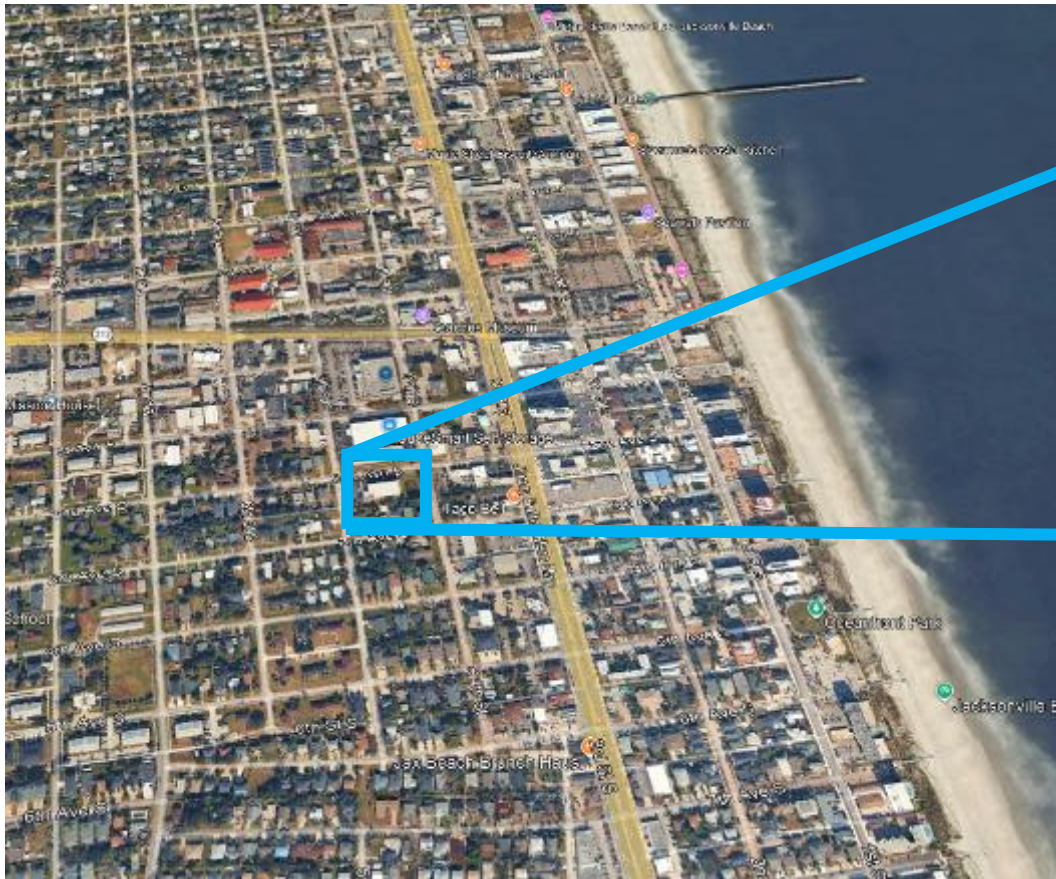


Quick comparison

<u>Property Address</u>	<u>Lot Size</u>	<u>Structure Size</u>	<u>Zoning</u>	<u>Current/Typical Use</u>
TELXIUS 402 2nd Ave S, Jacksonville Beach	0.84 acres	17,226 SF	Jl-1	Commercial / industrial- commercial use (CLS)
AT&T 1824 N 3rd St, Jacksonville Beach	0.84 acres	29,419 SF (LoopNet) / 26,856 SF (County record reported by Compass)	JC-1	Commercial corridor property (currently transportation/commercial use)
Conditional Use 100 3 rd Street N, Jacksonville Beach	0.82 acres	27,210 SF	JC-2	Existing Vystar Bank (empty) Proposed Office and CLS

TELXIUS CLS

402 2nd Ave S Jacksonville Beach, FL



TELXIUS CLS

402 2nd Ave S Jacksonville Beach, FL

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type
1	4000	LIGHT INDUSTRIAL	JI-1	300.00	125.00	Common	37,462.00	Square Footage

Building 1 Site Address
402 S 2ND AVE Unit
Jacksonville Beach FL 32250-

Building Type	9101 - COMPUTER/TELECOM DATA CENTER
Year Built	2014
Building Value	\$2,896,040.00

Element	Code
Stories	2.000
Baths	8.000
Rooms / Units	22.000
Avg Story Height	17.000

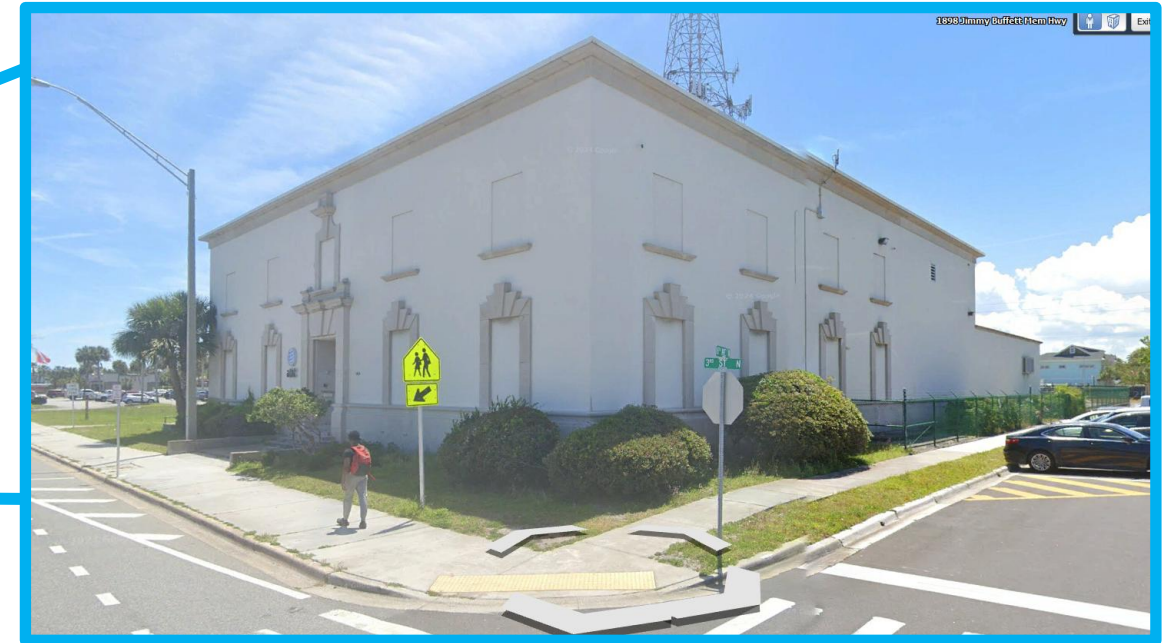
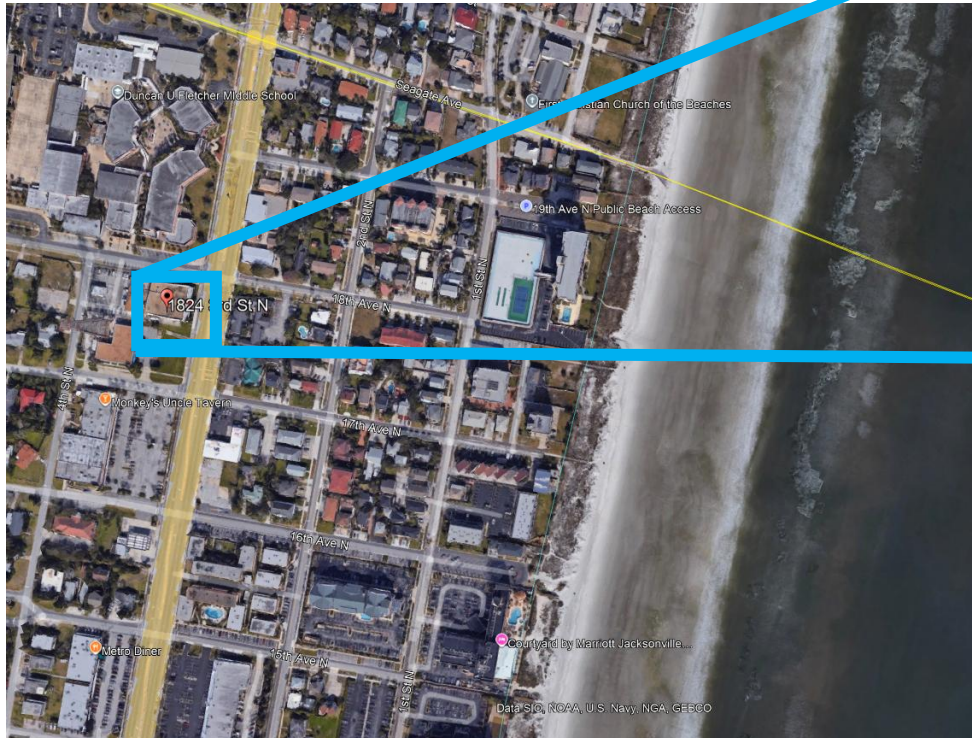
Official Record Book/Page
16241-01453

Tile #
9433

[Property Appraiser - Property Details](#)

AT&T / SOUTHERN BELL TEL & TEL CO Data

1824 N 3RD ST, Jacksonville Beach, FL



AT&T / SOUTHERN BELL TEL & TEL CO Data

1824 N 3RD ST, Jacksonville Beach, FL

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type
1	9100	UTILITY	JC-1	0.00	0.00	Common	37,500.00	Square Footage

Building 1 Site Address
1824 N 3RD ST Unit
Jacksonville Beach FL 32250-

Building Type	9101 - COMPUTER/TELECOM DATA CENTER
Year Built	1941
Building Value	\$1,030,871.00

Element	Code
Stories	2.000
Baths	17.000
Rooms / Units	21.000
Avg Story Height	14.000

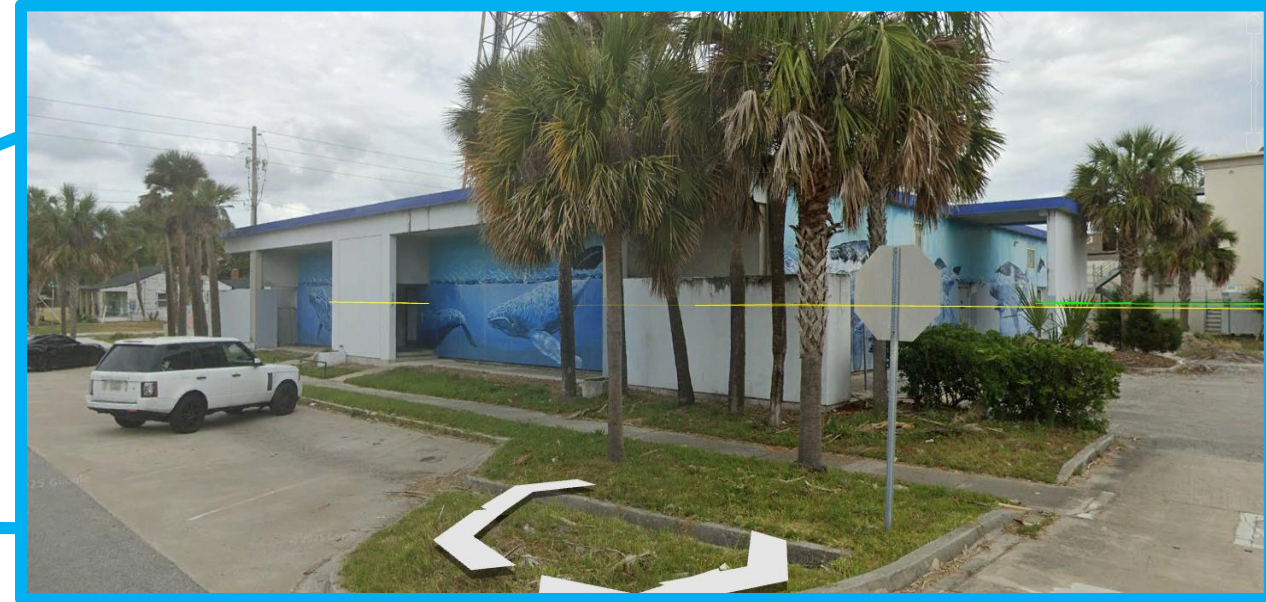
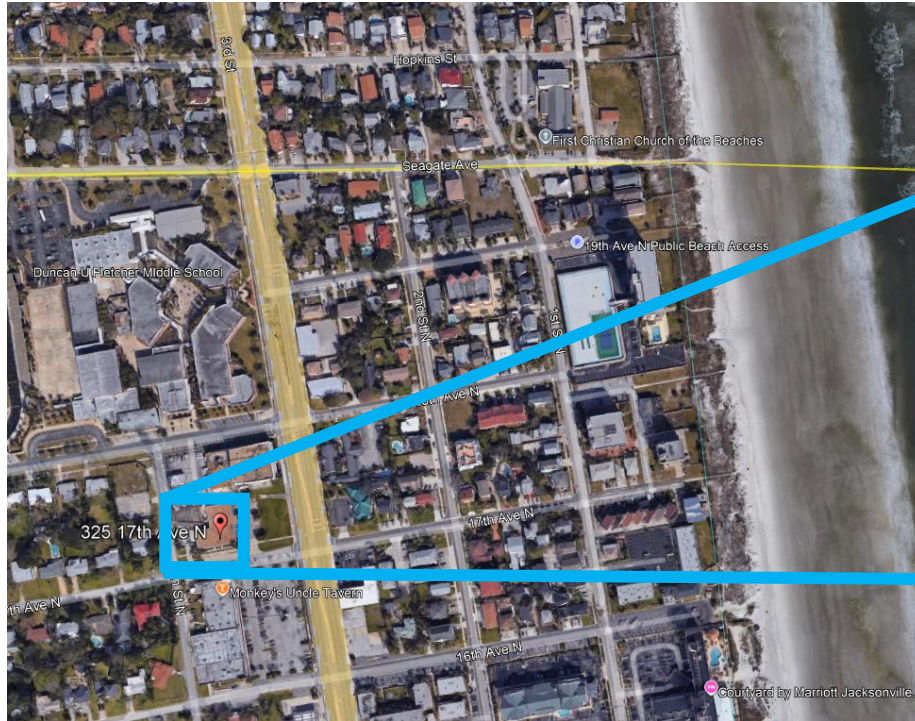
Official Record Book/Page
9428

Tile #

[Property Appraiser - Property Details](#)

AMERICAN TOWER MANAGEMENT INC

325 17TH AVE N Jacksonville Beach, FL



Former Cable Landing Station

AMERICAN TOWER MANAGEMENT INC

325 17TH AVE N Jacksonville Beach, FL

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type
1	1000	COMMERCIAL	JC-1	0.00	0.00	Common	29,900.00	Square Footage
2	9103	TOWER SITE	JC-1	0.00	0.00	Common	7,600.00	Square Footage

Building 1 Site Address
325 N 17TH AVE Unit
Jacksonville Beach FL 32250-

Building Type	1702 - OFFICE INDUST
Year Built	1967

Element	Code
Baths	0.000
Stories	1.000
Rooms / Units	13.000
Avg Story Height	15.000
Restrooms	2.000

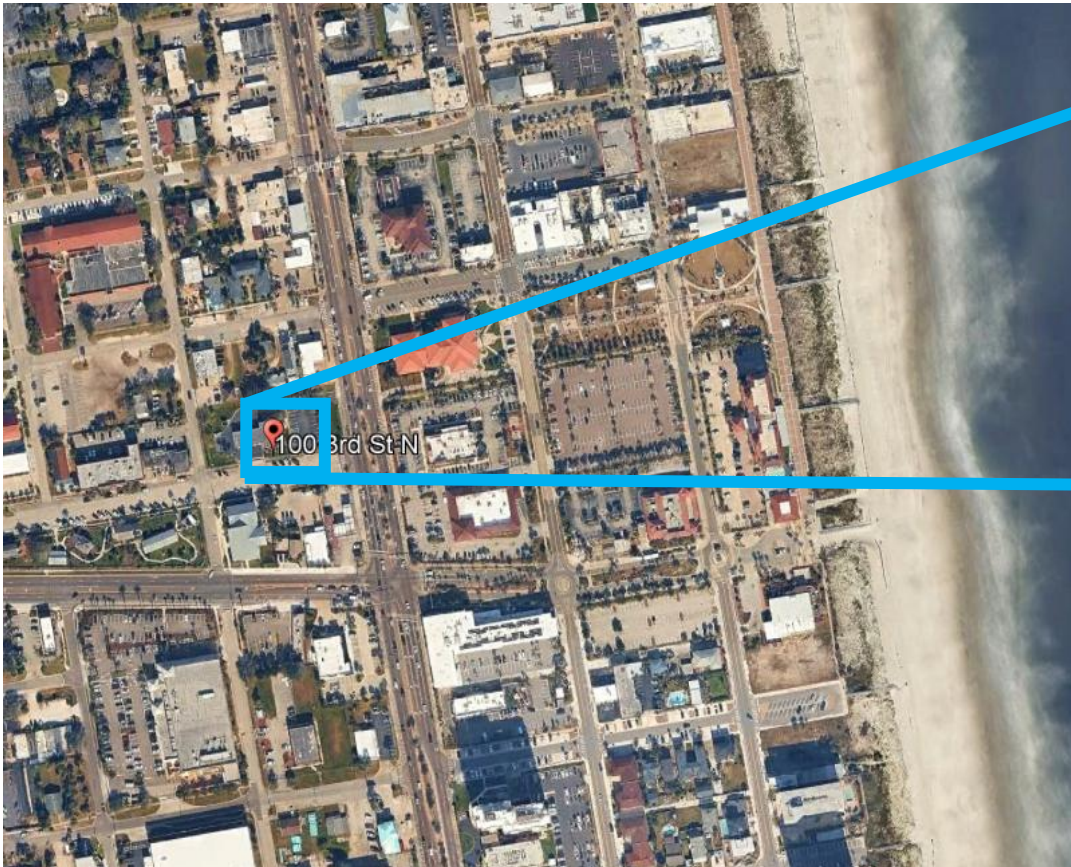
Official Record Book/Page
09604-00546

Tile #
9428

[Property Appraiser - Property Details](#)

Proposed Telecommunications Building

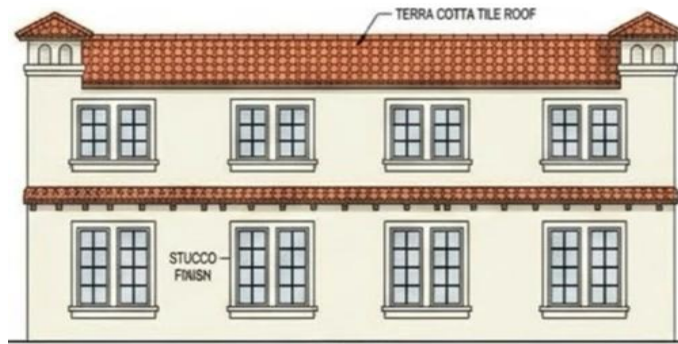
100 N 3rd Street, Jacksonville Beach, FL 32250



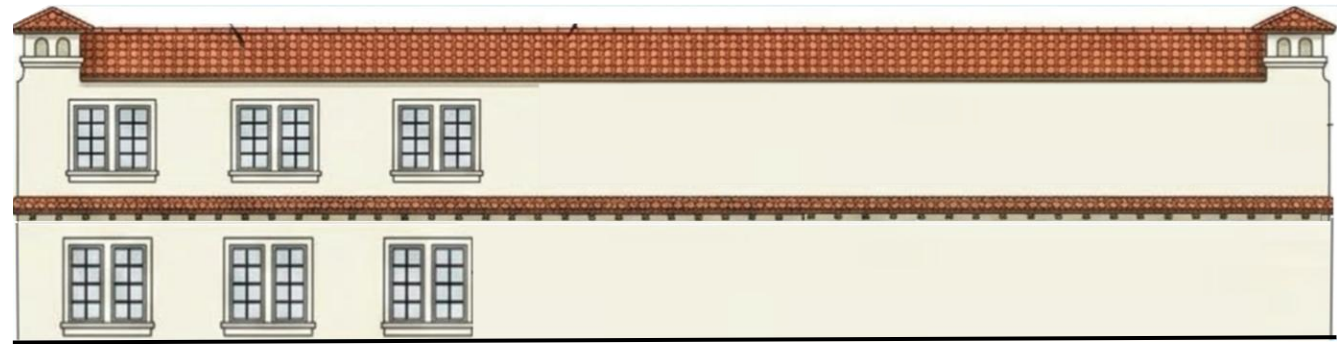
Front Elevation (east)

VIEW FROM 3RD STREET

Schematic Elevations for Telecommunications Building 100 N 3rd Street, Jacksonville Beach, FL 32250



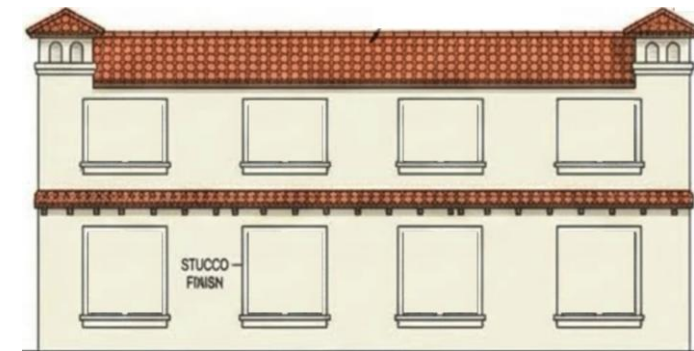
Front Elevation (east facing)



Side Elevation (north facing)



Side Elevation (south facing)



Rear Elevation (west facing)

WHAT IS A CABLE LANDING STATION (CLS)?

A CLS is a **telecommunications gateway**:

- Subsea cable comes ashore
- Routed underground to the facility
- Terminates in telecommunications equipment
- Connects into land-based networks
- It **transmits data — it does not process or store data**

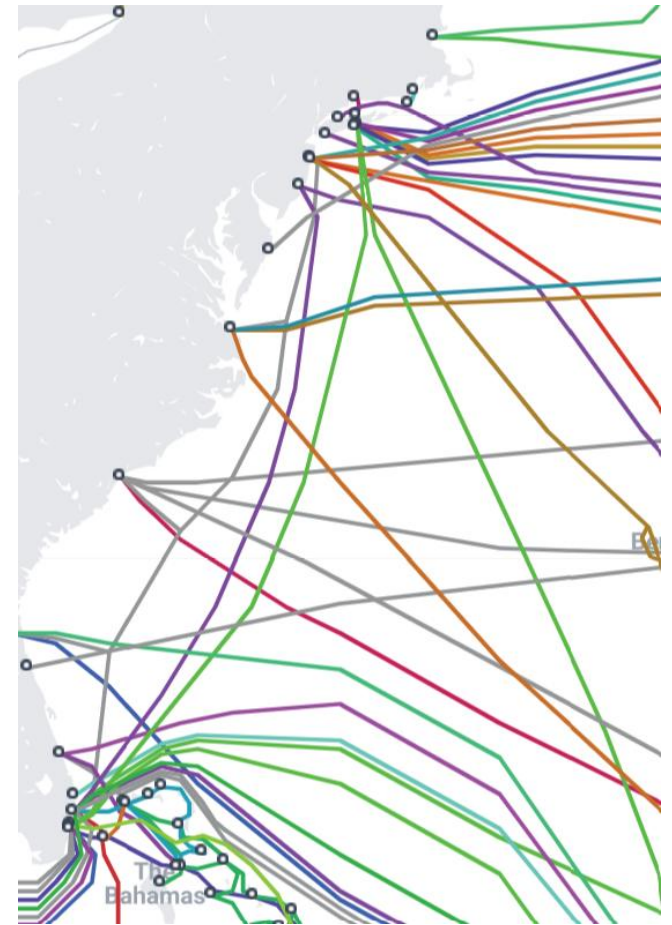
It is a **telecommunications utility hub** that enables multiple networks to connect and exchange traffic

A PROVEN INDUSTRY (Not New)

- Subsea communications began in the **1800s**
- The first transatlantic cable was completed in **1858**
- Today, **over 95% of global internet traffic** travels via subsea cables
- This is **essential infrastructure that has evolved over generations**
- This project continues a **long-established, proven model**

Subsea cable systems have:

- Operated globally for decades
- Coexisted with:
 - Coastal communities
 - Tourism
 - Fisheries
- Designed to be:
 - Low-profile
 - Low-impact



WHO USES A CABLE LANDING STATION?

A CLS is shared telecommunications infrastructure used by multiple network providers

- International cable operators land systems at the facility
- Terrestrial carriers connect into the CLS to access those systems
- Regional and national providers interconnect at this location

Examples of connecting networks include:



The CLS acts as a neutral interconnection point for communications networks

WHY THIS INFRASTRUCTURE MATTERS

- Supports global communications and internet reliability
- Enables Statewide and international connectivity into the U.S.
- Provides redundancy and resilience for global internet traffic
- Part of the infrastructure that underpins:
 - Business
 - Emergency communications
 - Everyday internet use

Not AI infrastructure

Not hyperscale development (not AI factory)

This is communications infrastructure — not speculative development

COMMON QUESTIONS & MISCONCEPTIONS

- Is this a data center? → No, this facility:
 - Does **not host cloud computing**
 - Does **not contain hyperscale server halls**
 - Does **not operate like a traditional data center**
 - It is a **telecommunications infrastructure site**
 - It is **not an industrial facility**
- Will it use large amounts of water? → No, this facility:
 - Does **not have cooling towers**
 - There is **no industrial water demand**
 - Water used only for restrooms, basic facility needs, and landscaping maintenance
 - Comparable to a small office building**
 - Standard **1"- 2" water supply** connection
- Will it increase traffic? → No, after construction, staffing of approximately **5 persons**
- Will it be noisy? → No, within County **residential** noise limits, **night time noise limits (55dB)** have been applied to the design 24/7. That is **quieter than a normal conversation**.

FACILITY, JOBS & ECONOMIC IMPACT

Safety & Security

- Standard telecommunications security:
 - Controlled access
 - Monitoring systems
- Similar facilities operate safely nationwide
- Low public visibility and access
- No public access to facility
- Designed to meet all local, state and federal regulations
- No hazardous industrial processes
- No large lattice tower

Jobs & Economic Impact

- Construction phase:
 - Local contractors and trades
- Operations phase:
 - Small number of technical roles- High paying jobs
- Long-term benefit:
 - Infrastructure investment, low municipal burden, City tax revenue
 - Connectivity improvements (Improves access to multiple network providers and services)

COMMON MISCONCEPTIONS ABOUT CLS'

What people hear:

- “Data center”
- “Industrial facility”
- “High power / water use”
- “Noise”

Reality:

- Telecommunications facility
- No large-scale computing
- Minimal water use
- Low power demand
- Very limited daily activity

What This Is NOT

- Not an AI campus
- Not a hyperscale data center
- Not a high-density computing facility

WHAT NOISE WILL THE CLS MAKE?

Noise

- Designed to meet local noise regulations
- Quiet cooling systems
- Backup generators:
 - Used only during **testing or emergencies**
 - Short, controlled testing periods
 - Generators are not in continuous operation
- Equipment selected for low-noise operation
- Designed to comply with local noise ordinances
- Generator testing:
 - Short duration
 - Scheduled during daytime (weekday – 5 minutes per month)
- Supported by third party Noise Impact Assessment

WHAT IS BEING POWERED AT THE CLS?

- The facility powers **telecommunications equipment**, not large-scale computing
- Power is used for:
 - Network equipment that transmits data
 - Standard building systems (cooling, lighting, etc.)
- Power demand is **stable and predictable**
- There are **no large spikes or industrial processes**
- The project does not require **upgrades to the local power network**

Backup systems are in place to ensure continuous operation during outages

WHY IS FUEL STORED ONSITE?

Purpose of Onsite Diesel Fuel

- Fuel is stored **only for backup generators**
- Commercial scale backup generators
- These generators are used:
 - During **power outages**
 - To ensure **continuous operation of critical communications** infrastructure
- Ensures **reliable communications**, including emergency services, internet connectivity

How Often Are Generators Used?

- Under normal conditions:
 - Generators are **not running continuously**
 - Only **tested briefly** (e.g. ~5 minutes per month)
- During an outage generators run **temporarily until power is restored**

Safety

- Engineered, regulated storage
- Meets all environmental requirements
- Standard for critical infrastructure (hospitals, emergency services)

WHAT DOES THIS LOOK LIKE IN PRACTICE?

- **Power usage:** comparable to a commercial facility
- **Water use:** similar to an office building
- **Staffing:** typically, 5 personnel onsite
- **Traffic:** occasional maintenance visits

What You Will Actually See

- Low-profile building design
- Landscaped to blend with surroundings
- No large external equipment yards
- No visible offshore infrastructure
- Smaller and quieter than other approved uses such as hotels
- Significantly less traffic impacts
- No continuous industrial activity
- Backup systems operate only when required

WHY THIS LOCATION?

- Subsea cables must land at **specific coastal points**
- The facility must be **close to the landing point (under ~2 miles)**
- Location minimizes:
 - Environmental impact
 - Construction complexity
- Site selection based on:
 - Engineering requirements
 - Zoning compatibility
 - Infrastructure access
- Moving inland:
 - Increases environmental disruption
 - Increases construction complexity
 - Reduces system reliability

This is **driven by necessity, not preference**

SITE ACCESS

There is adequate ingress and egress to the proposed conditional use, and it is designed so as to minimize traffic congestion on the city's roads;

The heaviest traveled road in the area is 3rd Street. This Conditional Use removes the access drive on 3rd Street providing safer vehicular and pedestrian movement in the south bound lane of 3rd Street (SR A1A). We believe if that was the only access to be removed that it would significantly improve the congestion and travel on 3rd Street. The proposed site plan also removes an additional two-way access drive on Pablo Avenue close to 3rd Street. The building will only require one point of access in and out of the covered employee parking area. Please recognize this intended use will not be a bank or retail store generating hundreds of vehicular activity each and every day the bank or store is open. The parking area will be for the 5 to 10 employees. In fact, ITE shows that the number of daily trips for a bank building of similar size (2640 sf) and 5 drive in lanes to be 2,465 daily trips and with all banks, the PM peak hour is the highest hour of use and calculates to 365 peak hour trips. See below ITE Calculations for the existing bank.

Description/ITE Code	Units	Expected Units	Expected Daily Trips	PM Peak Trips - Total	PM In	PM Out
Walk-In Bank 911	TSF Gross	2.6	409	110	55	55
Drive-In Bank 912	Drive-In Lanes	5.0	2,056	255	128	128
			2,465	365	183	183



EXISTING SITE



Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES

When considering an application for development permit for a conditional use, the planning commission shall consider whether and the extent to which: **The following in bold are the applicants responses to the standards for which this Conditional Use application will be evaluated upon.**

- (a) The conditional use is consistent with the goals, objectives and policies of the comprehensive plan, including standards for building and structural intensities and densities, and intensities of use;

The proposed use is to receive a fiber optic cable from offshore and connect it into the internet at this Jacksonville location. Fiber optic is a clear fiber that conveys light pulses. There are no electric magnetic pulses. Unlike water and wastewater treatment plants, this facility does not use gaseous chlorine for disinfecting or bleach. There is no odor from fiber optic unlike water and wastewater facilities. This facility does not process or manage date.

- (b) The conditional use is consistent with the character of the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;

This facility is to the scale of a two story commercial building. The exterior theme is complementary of the city hall buildings with the Mediterranean themed appearance. With a front elevation facing 3rd Street having a maximum height of 34 feet and 91 feet wide. It is a building that has offices and parking under the roof. Below are proposed stucco exterior on CMU and a true terra cotta tile roof.



Side Elevation (south facing)



Front Elevation (east)

- (c) The design of the proposed conditional use minimizes adverse effects, including visual impact, of the proposed use on adjacent properties, and provides adequate screening and buffering;

The current Vystar building has exterior parking areas and drives. The proposed building does not have any exterior parking lots. The building encloses all the activities proposed for the property except the current stormwater treatment pond on the front side of the building will remain. There is currently three permitted access points to the property, one on 3rd street, and two on Pablo Avenue. The

revised plan will reduce the access points on only one on Pablo Avenue; keeping the same width, just moving it west. The removal of the eastern access drive allows for one additional parking space on Pablo Avenue.

- (d) The proposed conditional use will have an adverse effect on the permitted uses of the zoning district where it is located;

The proposed building will have no effect on the permitted uses of the zoning district C2. The building will be a good neighbor to the surrounding businesses that are on all four sides of the property.

- (e) The proposed conditional use will have an adverse effect on the value of adjacent property;

The proposed conditional use will have a positive effect on the value of the adjacent property as it brings a fresh new building with the timeless Mediterranean style that compliments the adjacent City properties and the height and scale of the building is representative of adjacent properties in the area. These properties include the City Hall, the Wells Fargo Building, St Paul's Catholic School and Church, and the Lee and Cates Building just north of the site. The building will be constructed with quality material that will last the test of time with CMS walls with three-part stucco and real terra cotta tile roof tile. There is no proposed outside storage of unsightly equipment or work trucks. The employee parking area is under the roof and only open to one side to allow ambient light. The access to the employee parking area is through nicely designed arches that complement the architectural style of the area. The office area in the building will be on the ground and in the easterly 1/3 of the building footprint.

- (f) There are adequate public facilities and services pursuant to Article X, Adequate Public Facility Standards;

In general public facilities are considered activities like City Hall which is across 3rd street, public works building, parks and recreations facilities owned by Jacksonville Beach, all which blend nicely into the community. This facility is in no way comparable to a wastewater treatment facility or a water treatment facility. It has the shape and look of a two-story office building, because that is what it is intended to be.

- (g) The proposed conditional use will require signs or exterior lighting, which will cause glare or adversely impact area traffic safety;

In this conditional use application, the five (5) existing 30' high pole mounted parking and area light will be removed. The building will not need outside parking lot lighting that many other uses would require. All parking lighting will be from the roof of the covered parking area, avoiding the glare and bleed over that could adversely impact area traffic. The building may have traditional uplighting that

highlights the beautiful building exterior and landscaping. The up lighting will be on a residential scale and soothing to the eyes. There is street lighting with a light pole in the northeast corner of the parcel that lights 3rd Street.

(h) There is adequate ingress and egress to the proposed conditional use, and it is designed so as to minimize traffic congestion on the city's roads;

The heaviest traveled road in the area is 3rd Street. This Conditional Use removes the access drive on 3rd Street providing safer vehicular and pedestrian movement in the south bound lane of 3rd Street (SR A1A). We believe if that was the only access to be removed that it would significantly improve the congestion and travel on 3rd Street. The proposed site plan also removes an additional two-way access drive on Pablo Avenue close to 3rd Street. The building will only require one point of access in and out of the covered employee parking area.

Please recognize this intended use will not be a bank or retail store generating hundreds of vehicular activity each and every day the bank or store is open. The proposed parking area will be for the 5 to 10 employees. In fact, ITE shows that the number of daily trips for a bank building of similar size (2640 sf) and 5 drive through lanes to be 2,465 daily trips. As with all banks, the PM peak hour is the highest hour of use and calculates to 365 peak PM hour trips. See below ITE Calculations for the existing bank. The trips generated for the proposed Conditional Use is 10 to 20 trips a day; reducing the number of calculated trips by at least 2445 trips a day.

Description/ITE Code	Units	Expected	Expected	PM Peak Trips - Total	PM In	PM Out
		Units	Daily Trips			
Walk-In Bank 911	TSF Gross	2.6	409	110	55	55
Drive-In Bank 912	Drive-In Lanes	5.0	2,056	255	128	128
			2,465	365	183	183

(i) The proposed conditional use is consistent with the requirements of the LDC;
The proposed conditional use will follow the land development code for the design of all site characteristics governed by the land development code. This will include at a minimum setbacks, parking spaces, lighting, landscaping, stormwater management, site utilities, garbage, and site access. We do not request any variances from the LDC.

(j) The applicant has the financial and technical capacity to complete the conditional use as proposed, and has made adequate legal provision to guarantee the provision of open space and other improvements associated with the proposed conditional use;

The applicant of the conditional use has significant resources and funds to design, build and maintain the proposed building outlined in the conditional use application. With regards to open space the project has maintained a good portion

of the green spaces for the project. The previous green spaces were 14,446 sf and with the proposed conditional use the green spaces increase to 15,704 sf. The impervious area dropped from 61% to 58% impervious, a 1258 sf reduction.

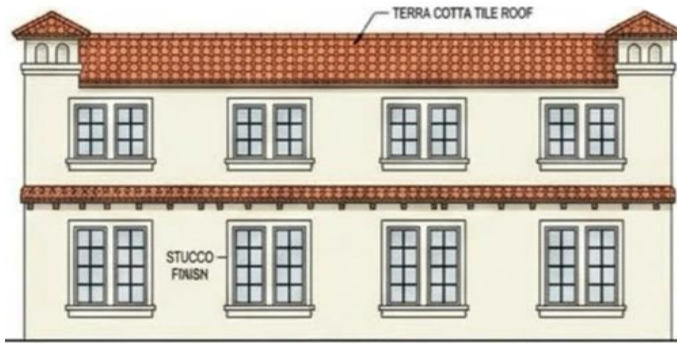
(k) The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirements of the LDC.

The proposed use is listed as a communications building dealing with low energy light pulses. The facility does not directly represent the category it is placed in.

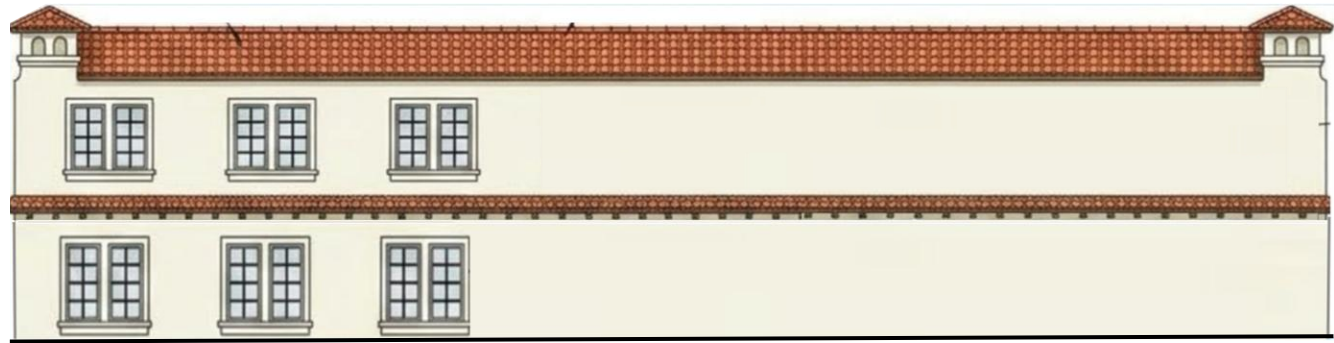
Conditional Use Approval

- Consistent with the character of the Community.
- Minimizes adverse effects, including visual.
- No adverse effect on the permitted uses of the zoning District.
- No adverse effect on the values of the adjacent properties.
- There are adequate Public Facilities – utilities, electric, and storm.
- No required lighted signs or exterior lighting impacting traffic.
- Adequate ingress and egress – removed two access points and significant lower traffic.
- Increased open space and reduced impervious areas.
- Complies with Comp Plan and LDC – no variances.

Schematic Elevations for Telecommunications Building 100 3rd Street N, Jacksonville Beach, FL



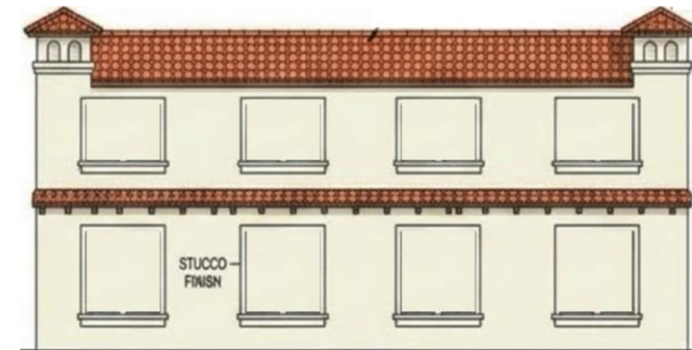
Front Elevation (east facing)



Side Elevation (north facing)



Side Elevation (south facing)



Rear Elevation (west facing)