

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance #      Staff Sign-Off/Date      CMC / 06/24/2025

Filing Date    N/A    Number of Signs to Post    3

Hearing Dates:

1st City Council      N/A    Planning Comission    N/A

Land Use & Zoning    N/A    2nd City Council      N/A

Neighborhood Association    OPEN VOLUNTEER

Neighborhood Action Plan/Corridor Study    N/A

Application Info

Tracking #      5974      Application Status      FILED COMPLETE

Date Started    11/19/2024      Date Submitted      11/19/2024

General Information On Applicant

Last Name      First Name      Middle Name

SIYOUM      SOLOMON

Company Name

Mailing Address

5859 LENOX AVE

City      State      Zip Code

JACKSONVILLE      FL      32254

Phone      Fax      Email

7707125792      904      SOLOMONSIYOUM@YAHOO.COM

General Information On Owner(s)

☐ Check to fill first Owner with Applicant Info

Last Name      First Name      Middle Name

SIYOUM      SOLOMON

Company/Trust Name

Mailing Address

5859 LENOX AVE

City      State      Zip Code

JACKSONVILLE      FL      32254

Phone      Fax      Email

7707125792      904      SOLOMONSIYOUM@YAHOO.COM

Property Information

Previous Zoning Application Filed For Site? ☐

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	011733 0000	9	4	CO	CCG-1

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

CGC

**Land Use Category Proposed?** ☐

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)**

### Justification For Rezoning Application

THERE IS HUGE DEMAND FOR GROUP HOME/ASSISTED LIVING FOR THE ELDERS

### Location Of Property

**General Location**

**House #**

**Street Name, Type and Direction**

**Zip Code**

**Between Streets**

and

### Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

**Exhibit 1** ☒ A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

**Exhibit A** ☐ Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B** ☐ Agent Authorization - Notarized letter(s) designating the agent.

### Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

☒ One copy of the Deeds to indicate proof of property ownership.

### Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

### Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☒ Agreed to and submitted

### Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**  
**0.76 Acres @ \$10.00 /acre:** \$10.00
- 3) Plus Notification Costs Per Addressee**  
**15 Notifications @ \$7.00 /each:** \$105.00
- 4) Total Rezoning Application Cost:** \$2,105.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

**Exhibit 1**  
**Legal Description**  
**November 19, 2024**

**PARCEL A:**

PART OF LOTS 1 AND 2, BLOCK E, LACKAWANNA, PLAT BOOK 4, PAGE 66, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

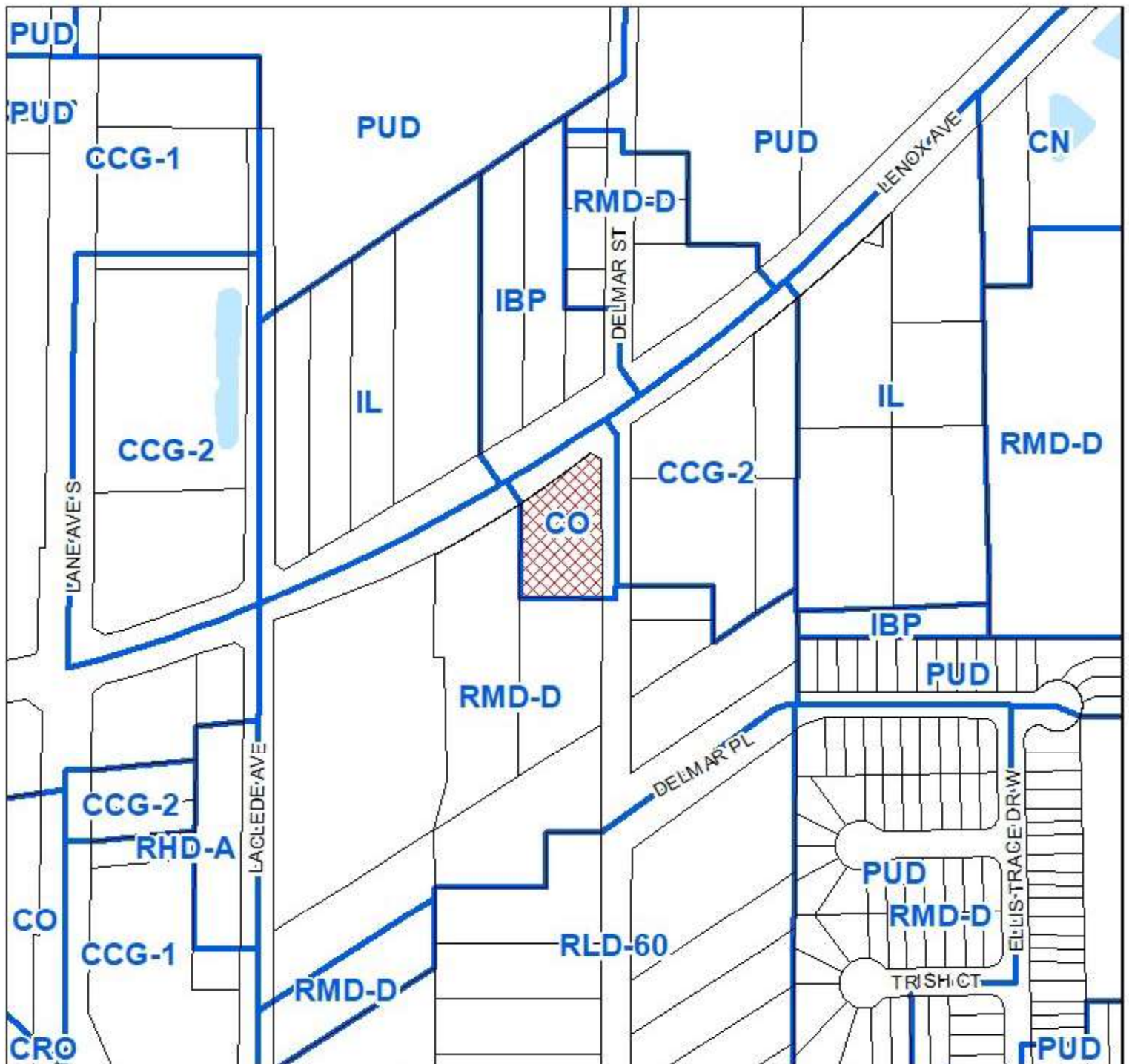
BEGINNING AT AN IRON ON THE WEST LINE OF DELMAR AVENUE, 324.78 FEET NORTH OF THE INTERSECTION OF THE LINE BETWEEN LOTS 1 AND 26, BLOCK E WITH THE WEST LINE OF SAID AVENUE; THENCE WEST, AT RIGHT ANGLES, TO DELMAR AVENUE, 150. FEET TO AN IRON; THENCE NORTH ALONG THE WEST LINE OF LOT 2, 81.8 FEET TO THE }:>RESENT SOUTH LINE OF LENOX AVENUE (NOW 80 FEET WIDE); THENCE NORTHEASTERLY ALONG LENOX AVENUE, 180 FEET TO THE WEST LINE OF DELMAR AVENUE; THENCE SOUTH ALONG THE WEST LINE OF DELMAR AVENUE 183 FEET TO THE BEGINNING.

**PARCEL B:**

PART OF LOTS 1 AND 2, BLOCK E, LACKAWANNA, PLAT BOOK 4, PAGE 66, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ON THE WEST LINE OF DELMAR AVENUE, 224.78 FEET NORTH OF THE INTERSECTION OF THE LINE BETWEEN LOTS 1 AND 26, BLOCK E WITH THEWESTLINE OF SAID AVENUE; THENCE WEST, AT RIGHT ANGLES, TO DELMAR AVENUE, 150 FEET TO AN IRON; THENCE NORTH ALONG THE WEST LINE OF LOT 2, 100 FEET TO AN IRON; THENCE EAST, 150 FEET TO THE WEST LINE OF DELMAR AVENUE; THENCE SOUTH ALONG SAID WEST LINE, 100 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE PROPERTY DESCRIBED IN THE DEED TO THE CITY OF JACKSONVILLE RECORDED IN OFFICIAL RECORDS BOOK 10579, PAGE 391, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

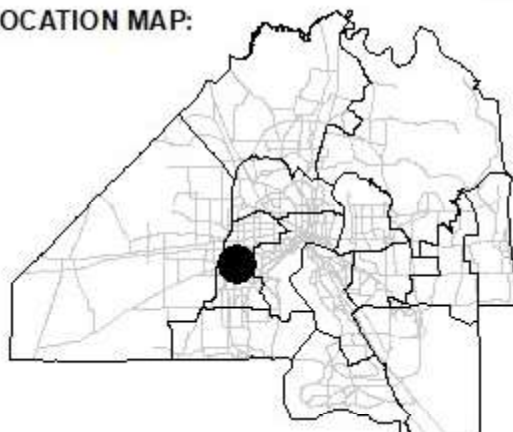


REQUEST SOUGHT:

**FROM:** CO

**TO:** CCG-2

LOCATION MAP:



0 100 200 400  
Feet

COUNCIL DISTRICT:

9

TRACKING NUMBER

T-2024-5974

**EXHIBIT 2**  
**PAGE 1 OF 1**



City of Jacksonville  
Planning & Development Department  
214 N. Hogan Street, Suite 300  
Jacksonville, Florida 32202

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT**  
**Corporation/Partnership/Trust/Other Entity**

Solomon Siyom (Blue Nile LLC)  
Owner Name

5868 Lenox Ave  
Address(es) for Subject Property

Real Estate Parcel Number(s) for Subject Property

Solomon Siyom  
Appointed or Authorized Agent(s)

change zoning from RC to PC91  
Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Solomon Siyom, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the owner of 5868 Lenox Ave, a Blue Nile LLC (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.\*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

*[Signature]*  
Signature of Affiant

Solomon Siyoum  
Printed/Typed Name of Affiant

\* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

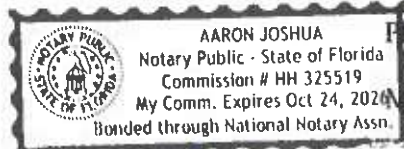
**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 18 day of June, 2025, by \_\_\_\_\_, as \_\_\_\_\_ for \_\_\_\_\_, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced \_\_\_\_\_.

*Aaron Joshua*  
Notary Public Signature

[NOTARY SEAL]



Aaron Joshua  
Printed/Typed Name – Notary Public

My commission expires: \_\_\_\_\_

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
BLUE NILE LLC

### Filing Information

**Document Number** L11000052140  
**FEI/EIN Number** 30-0682797  
**Date Filed** 05/03/2011  
**Effective Date** 05/03/2011  
**State** FL  
**Status** ACTIVE

### Principal Address

6010 Moncrief Rd  
JACKSONVILLE,, FL 32209

Changed: 04/30/2023

### Mailing Address

6010 Moncrief Rd  
JACKSONVILLE, FL 32209

Changed: 04/30/2023

### Registered Agent Name & Address

Siyoun, Solomon, President  
6010 Moncrief Rd  
JACKSONVILLE, FL 32209

Name Changed: 04/30/2019

Address Changed: 04/30/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title President

Siyoun, Solomon  
6010 Moncrief Rd  
JACKSONVILLE, FL 32209

Title Authorized Member



Maru, Mlete  
6010 Moncrief Rd  
JACKSONVILLE, FL 32209

Annual Reports

Report Year	Filed Date
2022	04/30/2022
2023	04/30/2023
2024	04/30/2024

Document Images

<a href="#">04/30/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/30/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/20/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/20/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/13/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/13/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/30/2013 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/19/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/27/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/03/2011 -- Florida Limited Liability</a>	View image in PDF format

**Prepared By and Return To:**

J. Riley Williams, PLC  
2141 Park Street  
Jacksonville, FL 32204

Order No.: 23-1682-10

Property Appraiser's Parcel I.D. (folio) Number:  
011733-0000

**WARRANTY DEED**

THIS WARRANTY DEED dated November 30, 2023, by Claudia French Barnes, f/k/a Claudia Ann Barnes, a married woman conveying property that is neither her primary residence nor her constitutional homestead,, whose post office address is 4229 Marquette Avenue, Jacksonville, Florida 32210 (the "Grantor"), to Blue Nile, LLC, a Florida Limited Liability Company, whose post office address is 7331 Buckskin Trail North, Jacksonville, Florida, 32277 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Duval, State of Florida, viz:

**PARCEL A:**

PART OF LOTS 1 AND 2, BLOCK E, LACKAWANNA, PLAT BOOK 4, PAGE 66, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ON THE WEST LINE OF DELMAR AVENUE, 324.78 FEET NORTH OF THE INTERSECTION OF THE LINE BETWEEN LOTS 1 AND 26, BLOCK E WITH THE WEST LINE OF SAID AVENUE; THENCE WEST, AT RIGHT ANGLES, TO DELMAR AVENUE, 150 FEET TO AN IRON; THENCE NORTH ALONG THE WEST LINE OF LOT 2, 81.8 FEET TO THE PRESENT SOUTH LINE OF LENOX AVENUE (NOW 80 FEET WIDE); THENCE NORTHEASTERLY ALONG LENOX AVENUE, 180 FEET TO THE WEST LINE OF DELMAR AVENUE; THENCE SOUTH ALONG THE WEST LINE OF DELMAR AVENUE 183 FEET TO THE BEGINNING.

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LESS AND EXCEPT THAT PORTION OF THE ABOVE PROPERTY DESCRIBED IN THE DEED TO THE CITY OF JACKSONVILLE RECORDED IN OFFICIAL RECORDS BOOK 10579, PAGE 391, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]  
Witness Signature

Kebby Klamma  
Printed Name of First Witness

[Signature]  
Witness Signature

Michelle Durant  
Printed Name of Second Witness

Claudia French Barnes  
Claudia French Barnes, f/k/a Claudia Ann Barnes

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or \_\_\_\_\_ Online Notarization this 29th day of NOVEMBER, 2023 by Claudia French Barnes, f/k/a Claudia Ann Barnes who provided FL. D.C. as identification.

[Signature]

Notary Public

Print Name: \_\_\_\_\_

My Commission Expires:





June 24, 2025

JEA  
225 N Pearl St.  
Jacksonville, FL 32202

To Whom It May Concern

Our records reflect that the following individual has applied for service with JEA.

Customer Name: SIYOUM, SOLOMON T  
Account Number: 1071358228  
Customer Address: 5868 LENOX AVE, JACKSONVILLE, FL, 32205  
Type of Service(s): Electric and Water  
Start Date: 12/6/23  
Confirmation # 1071358228

We appreciate your business and count on you as one of our valued customers. If you have any questions or need further assistance, please call one of our Customer Advisors at (904) 665-6000 or (800) 683-5542. Advisors are available Monday through Friday between 7:00 a.m. and 6:00 p.m.

Sincerely,

JEANETTE

Customer Advisor

**Jim Overton**  
**Duval County**

Date/Time: 06/24/2025 11:08AM  
 Drawer: P01  
 Clerk: GJA  
 Transaction: 7543432

**Duval County, City Of Jacksonville**  
**Jim Overton , Tax Collector**

231 E. Forsyth Street  
 Jacksonville, FL 32202

**General Collection Receipt**

Item Paid  
 CR Processing: \$2,105.00  
 CR778751  
 Solomon Siyoum  
 5839 Lenox Avenue  
 Total: \$2,105.00

Date: 6/24/2025  
 Email: CCorrigan@coj.net

Receipt: 395-26-00509704

Solomon Siyoum  
 5839 Lenox Avenue  
 on: Application for Conventional Rezoning Z-5974

Total Tendered \$2,105.00  
 PIN Debit: \$2,105.00  
 Visa CC#XXXX-6284  
 Confirmation number:  
 33401740051  
 AID: A0000000980840  
 FDS: emv  
 Application Label: US  
 DEBIT  
 PIN Statement: 1  
 Auth Code: 095878  
 Balance: \$0.00  
 Convenience Fee: \$2.50  
 Total Charged: \$2,107.50

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	0000000	2105.00	0.00
00000000	00000	0000000	0.00	2105.00

aid By: SIYOUN, SOLOMON

**Total Due: \$2,105.00**

**Jim Overton , Tax Collector**  
**General Collections Receipt**  
**City of Jacksonville, Duval County**

Account No: CR778751  
**REZONING/VARIANCE/EXCEPTION**

Date: 6/24/2025

Name: Solomon Siyoum  
 Address: 5839 Lenox Avenue  
 Description: Application for Conventional Rezoning Z-5974

**Total Due: \$2,105.00**

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE
011736 0000	MIRABELLA DEVELOPMENT INC		5930 LENOX AVE			JACKSONVILLE	FL
011735 0500	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL
011733 0000	BLUE NILE LLC		7331 BUCKSKIN TRL N			JACKSONVILLE	FL
011716 0000	SOUTHERN IMPRESSION HOMES LLC		10151 DEERWOOD PARK BLVD BLDG 400 STE 300			JACKSONVILLE	FL
011715 0000	B & S INVESTMENT PROPERTIES LLC		2400 ORMSBY CIR W			JACKSONVILLE	FL
011714 0010	MCALPIN FRED III		207 WOODLINE CT			MULLICA HILL	NJ
011714 0005	LAXMI JAX LLC		411 WALNUT ST			GREEN COVE SPRINGS	FL
011712 0000	BRYAN WALTER H JR FAMILY TRUST		P O BOX 6772			JACKSONVILLE	FL
011704 0000	TRUST FOR CHILDREN		PO BOX 49158			JACKSONVILLE BEACH	FL
011703 0000	LYNCH ROGER J LIFE ESTATE		5743 CEDAR OAKS DR			JACKSONVILLE	FL
011701 0000	A GALLEY PROPERTIES LLC		542 EDGEWOOD AVE S			JACKSONVILLE	FL
011700 0000	MALIH JASON ET AL		1347 CASSAT AVE			JACKSONVILLE	FL
011698 0000	PROGRESS RESIDENTIAL BORROWER 20 LLC		P O BOX 4090			SCOTTSDALE	AZ
011697 0000	SALING TODD		7019 TYNAN AVE			JACKSONVILLE	FL
011695 0000	CHITHRIKI BABU		14909 VENOSA CIR			JACKSONVILLE	FL
	OPEN VOLUNTEER	RANDALL JACKSON	5807 GILCHRIST OAKS CT			JACKSONVILLE	FL
	SOUTHWEST	CHRISTINA PURDY	6008 LAKE COVE AV			JACKSONVILLE	FL
	THE POTTER'S HOUSE CHRISTIAN FELLOWSHIP,	NARLENE MCCLAUGHLIN	5732 NORMANDY BLVD			JACKSONVILLE	FL

MAIL\_ZIP  
32205  
32202  
32277  
32256  
32210  
08062  
32243  
32236  
32240  
32210  
32205-5333  
32205  
85261  
32211  
32258  
32219  
32222  
32205



Parcels

The figure consists of two vertical scale bars. The top bar is labeled '0' at the bottom and has tick marks corresponding to 0.01, 0.03, and 0.06 miles. The bottom bar is also labeled '0' at the bottom and has tick marks corresponding to 0.03, 0.05, and 0.1 kilometers.

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Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom,