

Application For Zoning Exception

Planning and Development Department Info

Application # E-25-31 Staff Sign-Off/Date ELA / 07/10/2025
Filing Date N/A Number of Signs to Post 2
Current Land Use Category CGC
Exception Sought AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION
Applicable Section of Ordinance Code SEC. 656.313 IV C 1
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association OPEN VOLUNTEER, MURRAY HILL PRESERVATION ASSN
Overlay NONE

Application Info

Tracking # 6352 Application Status FILED COMPLETE
Date Started 06/13/2025 Date Submitted 06/17/2025

General Information On Applicant

Last Name LEUTHOLD First Name MICHAEL Middle Name RILEY
Company Name JAX BEER GROUP LLC
Mailing Address 1543 SAN MARCO BLVD
City JACKSONVILLE State FL Zip Code 32207
Phone 9043862553 Fax 904 Email RILEY@BEER30SANMARCO.COM

General Information On Owner(s)

Last Name HUNTER III First Name DOUGLAS Middle Name
Company/Trust Name GOIN COASTAL PROPERTIES LLC
Mailing Address 96300 BAY VIEW DR
City FERNANDINA BEACH State FL Zip Code 32034
Phone 904 Fax 904 Email

Property Information

Previous Zoning Application Filed? ☒
If Yes, State Application No(s)
E-17-09
Map RE# Council District Planning District Current Zoning District(s)
Map 061501 0000 7 5 CCG-1
Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre) 0.03

Current Property Use

ON- PREMISES CONSUMPTION OF BEER AND WINE NOT IN CONJUNCTION WITH A RESTAURANT

Exception Sought

AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION

In Whose Name Will The Exception Be Granted

JAX BEER GROUP LLC

Location Of Property

General Location

MURRAY HILL

House #	Street Name, Type and Direction	Zip Code
1176	EDGEWOOD AVE W	32205

Between Streets

EDGEWOOD and MAYFLOWER

Utility Services Provider

☒ City Water/City Sewer ☐ Well/Septic ☐ City Water/Septic ☐ City Sewer/Well

Required Attachments

The following items must be attached to the application.

- ☒ Survey
- ☒ Site Plan
- ☐ Property Ownership Affidavit (Exhibit A)
- ☐ Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- ☒ Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- ☒ Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- ☐ Letter From DCFS, Department of Children and Family Services - day care uses only
- ☐ Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

(i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

JAX BEER GROUP LLC WILL BE CONSISTENT WITH THE CITY OF JACKSONVILLES COMPREHENSIVE PLAN BY ATTRACTING A LARGER AUDIENCE TO MURRAY HILLS FOOD,

BEVERAGE AND SERVICE INDUSTRY, THE PROPERTY IS CURRENTLY LOCATED IN THE COMMUNITY GENERAL COMMERCIAL FUNCTIONAL USE CATEGORY ALLOWING FOR COMMERCIAL USES INCLUDING RETAIL AND SERVICE ESTABLISHMENTS.

(ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.

JAX BEER GROUP LLC WILL BE COMPATIBLE WITH THE EXISTING NEIGHBORHOOD LAND USE AND GENERAL CHARACTER OF THE AREA. MURRAY HILL TOWN CENTER IS CURRENTLY THE LOCATION OF SEVERAL RESTAURANTS, BOUTIQUES AND BARS WITH FULL LIQUOR LICENSES FOR ON- PREMISE CONSUMPTION. JAX BEER GROUP LLC WILL BE TAKING OVER A PROPERTY PREVIOUSLY USED AS A CRAFT BEER AND WINE BAR AND THE GRANT FOR THIS EXCEPTION WOULD ALLOW JAX BEER GROUP TO CONTINUE TO SERVE BEER AND WINE TO PATRONS WITH A FOCUS ON BRINGING CRAFT VARIETIES TO THIS MARKET.

(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.

JAX BEER GROUP LLC WILL IMPLEMENT SUSTAINABLE PRACTICES IN ALL PACKAGING, BRANDING AND MATERIALS USED IN ORDER TO ENSURE THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

(iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.

MURRAY HILL TOWN CENTER HAS BEEN RECENTLY ENHANCED IMPROVING PEDESTRIAN WALKWAYS, TRAFFIC PATTERNS AND INCREASING STREET PARKING. JAX BEER GROUP LLC WILL NOT CREATE TRAFFIC INCONSISTENT WITH TRAFFIC GENERATED BY EXISTING TENANT IN THE TOWN CENTER AND NEARBY COMMERCIAL PROPERTIES. IN ADDITION, JAX BEER GROUP LLC WILL PROMOTE PATRONS TO TRAVEL VIA FOOT/ BICYCLE

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

JAX BEER GROUP LLC WILL BE A WELL REGULATED TAP ROOM AND PACKAGE STORE IN THE MURRAY HILL TOWN CENTER AND WILL NOT IMPEDE ON THE SUCCESS OF FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES OR THE GENERAL AREA.

(vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.

JAX BEER GROUP LLC IS SEEKING A GRANT FOR SERVING ONLY BEER AND WINE WHICH IS CONSISTENT WITH THE PRIOR USE OF THIS PROPERTY, THIS WILL NOT CREATE OBJECTIONABLE OR EXCESSIVE NOISE, LIGHTS, VIBRATIONS, FUMES, ODORS, DUST OF PHYSICAL ACTIVITIES INCONSISTENT WITH CURRENT USES IN THE SURROUNDING AREA.

(vii) Will not overburden existing public services and facilities.

JAX BEER GROUP LLC WILL HAVE MINIMAL EXTERIOR FOOTPRINT AND ACTIVITIES AND WILL NOT IMPOSE STRAIN ON EXISTING PUBLIC SERVICES OR FACILITIES

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.

JAX BEER GROUP LLC WILL NOT LESSEN THE ACCESSIBILITY OF ENTRY ONTO THE PROPERTY BY FIRE, POLICE, RESCUE OR ANY OTHER SERVICES.

(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

JAX BEER GROUP LLC WILL BE CONSISTENT WITH THE DEFINITION OF AN EXCEPTION AND THE STANDARDS AND CRITERIA OF THE ZONING CLASSIFICATION. IN ADDITION TO THE ZONING EXCEPTION, JAX BEER GROUP LLC IS ALSO SEEKING A WAIVER OF MINIMUM DISTANCE IN ORDER TO BE IN COMPLIANCE FOR OPERATING IN THE VICINITY OF ESTABLISHED CHURCHES/SCHOOLS.

Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

☒ Agreed to and submitted

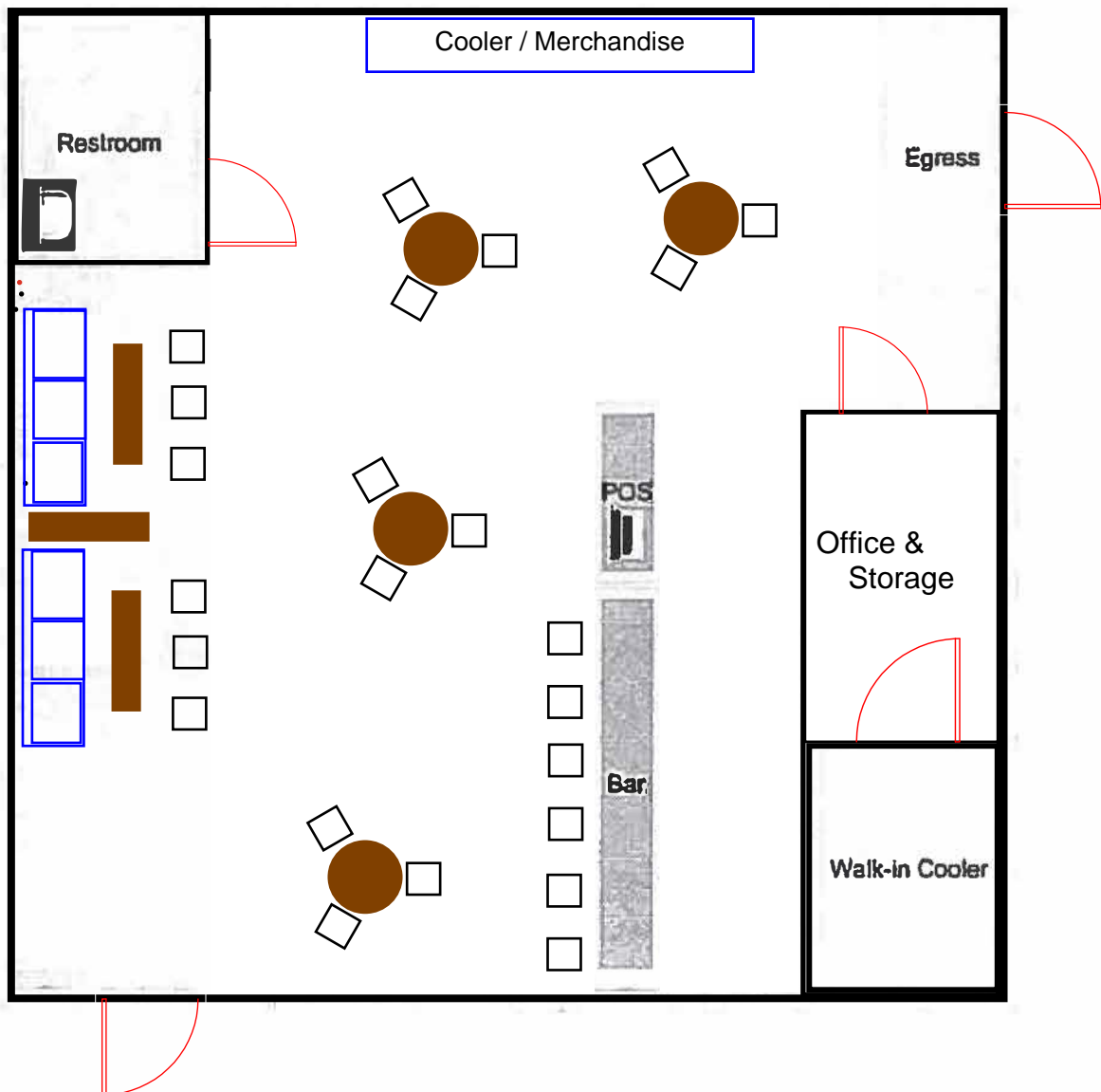
Filing Fee Information

1) Non-residential District Base Fee	\$1,173.00
2) Plus Notification Costs Per Addressee	
38 Notifications @ \$7.00/each:	\$266.00
3) Total Application Cost:	\$1,439.00

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

** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.

FLOOR PLAN



(DESCRIPTION OF RECORD - OFFICIAL RECORD BOOK 17441, PAGE 1468)
 LOTS 3 AND 4, BLOCK 46 OF HIGHWAY MILL, HEREIN, ACCORDING TO THE PLAT THEREOF AS
 RECORDED IN PLAT BOOK 4, PAGE 1468, BE OF THE PUBLIC RECORDS OF DAVIE COUNTY, FLORIDA
 CERTIFIED TO: ALICE MCGLOTHLIN

MAYFLOWER STREET

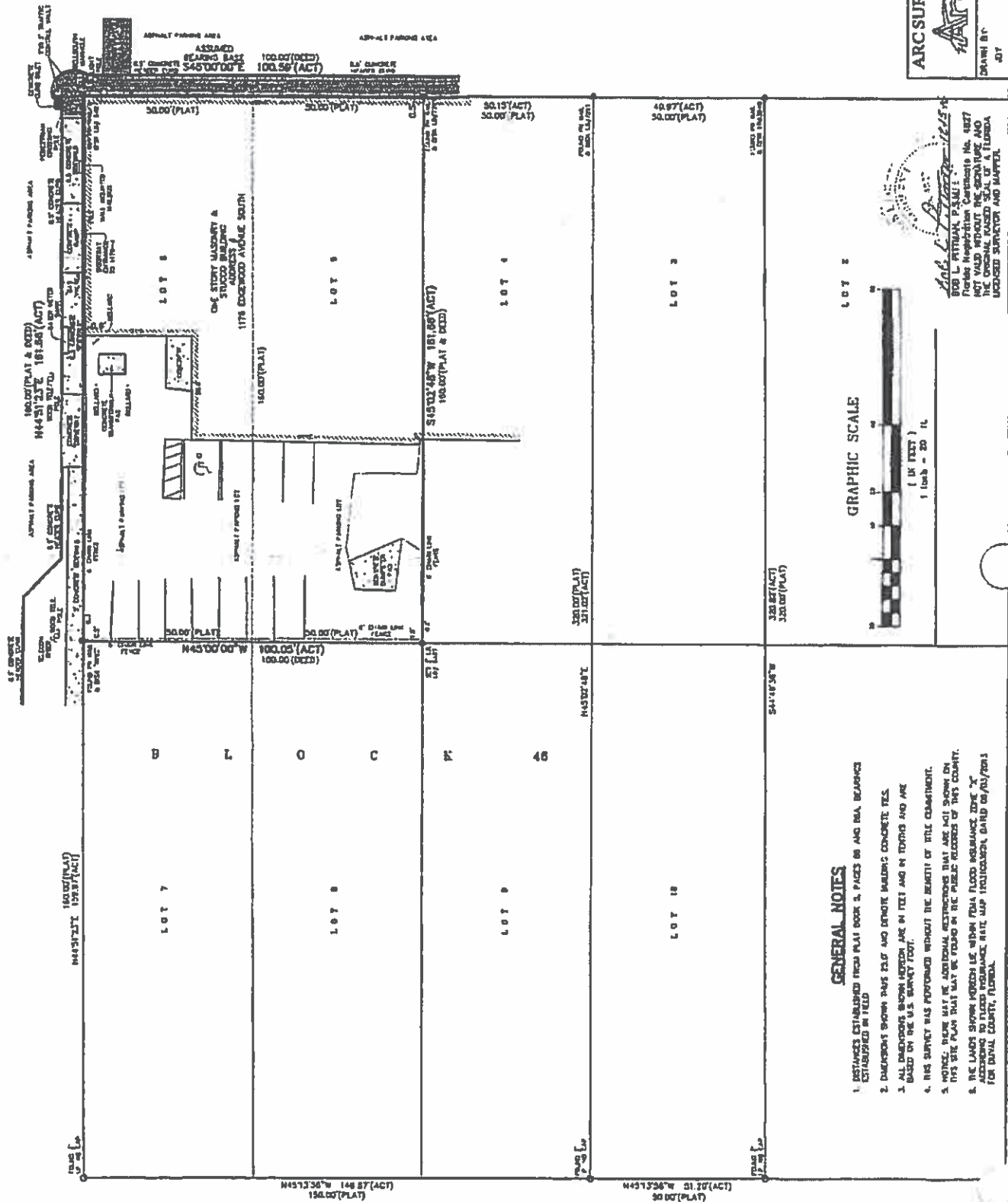
(60' RIGHT-OF-WAY) (FORMERLY 15th STREET PER PLAT)

EDGEWOOD AVENUE SOUTH

(100' RIGHT-OF-WAY)

TALBOT AVENUE

(60' RIGHT-OF-WAY) (FORMERLY TALBOTT STREET PER PLAT)



GENERAL NOTES

1. DISTANCES ESTABLISHED FROM PLAT BOOK 2, PAGES 88 AND 89A, BEARING ESTABLISHED IN FIELD.
2. DIMENSIONS SHOWN THIS PLAT AND DEPICTED BUILDINGS CONCRETE TIES.
3. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE CURATEMENT.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT. THE PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THE LANDS SHOWN HEREON ARE WITHIN FEMA FLOOD INSURANCE ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP H180100000A, DATED 06/03/2013 FOR DAVIE COUNTY, FLORIDA.

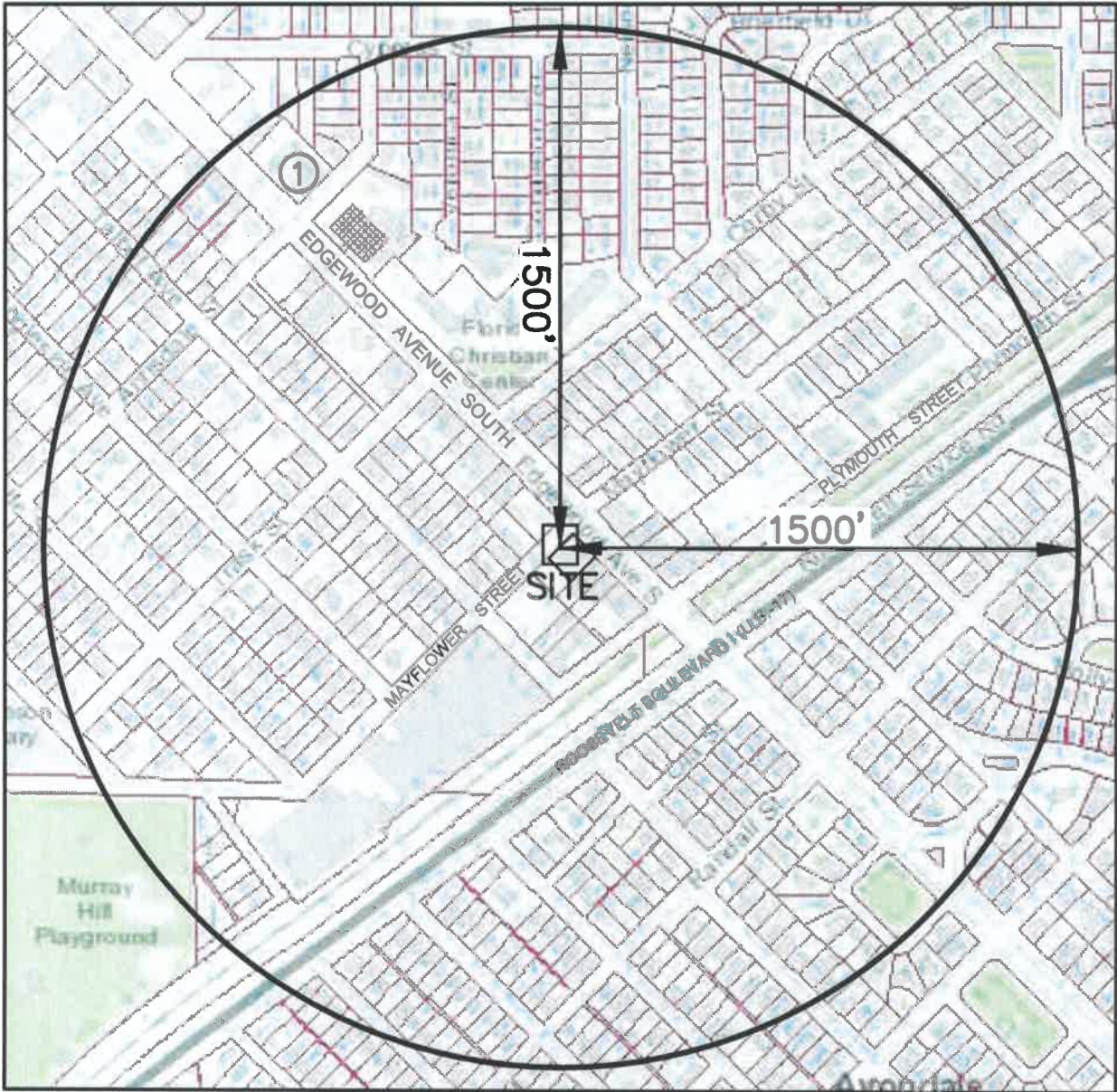
GRAPHIC SCALE



ARCSURVEYING & MAPPING, INC.
 3202 SAN JUAN AVENUE
 JACKSONVILLE, FLORIDA 32210
 PHONE: 904/984-8377
 LICENSED BUSINESS NO. 6487
 JOB #
 DRAWN BY: DATE: 12-16-17
 JOB #
 TLD BOOK & PAGE: 47-100
 19129

MAP OF

PART OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 26 EAST, MORE PARTICULARLY
LOTS 5 AND 6, BLOCK 46, MURRAY HILL HEIGHTS, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 86 AND 86A OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



VICINITY MAP
SCALE: 1" = 500'

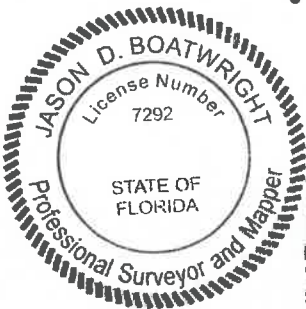
NOTES:


- 1. THIS IS A MAP ONLY.
- 2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE IS/ARE ONE (1).

SUBJECT SITE:
1176-4 EDGEWOOD AVENUE SOUTH
JACKSONVILLE, FL 32205
R.E. #'s: 061501-0000 & 061500-0000

- ① EDGEWOOD AVENUE CHURCH
1041 EDGEWOOD AVENUE SOUTH
JACKSONVILLE, FL 32205 - 1,265'±

CERTIFIED TO:
• JAX Beer Group, LLC.,
d/b/a The Fridge




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."

DATE: JUNE 30, 2025	FILE: 2025-0799
SHEET 1 OF 1	DRAWN BY: ADT
	SCALE: 1" = 500'





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

Douglas Hunter III

Owner Name

1176 Edgewood Avenue South, Jacksonville Florida 32205

Address(es) for Subject Property

061501-0000

Real Estate Parcel Number(s) for Subject Property

JAX Beer Group LLC/ Michael Leuthold

Appointed or Authorized Agent(s)

Zoning Exception and Waiver

Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared _____,
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 1176 Edgewood Ave South, a Goin
Coastal Properties (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.

Doug Hunter
Signature of Affiant

Doug Hunter

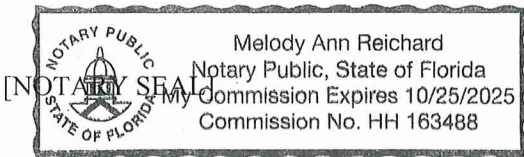
Printed/Typed Name of Affiant

* 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 13th day of June, 2025, by Doug Hunter,
as owner for 1176 Edgewood Ave/Gain Coastal, who is ☐ personally
known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____.



Melody Ann Reichard
Notary Public Signature

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

Recording - \$18.50
De stamps - \$.70

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Kristopher D. Robinson, Esquire ← R+R
3955 Riverside Avenue, Suite 350
Jacksonville, Florida 32205
(904) 483-3857

Notice to Clerk: This deed is made in connection with the transfer of unencumbered property from its sole owners (collectively, "Owners") to an entity solely owned by Owners in the same percentages as their respective percentage interests in the Property prior to the transfer into the such entity, and evidences the transfer of Grantor's percentage interest in the Property to such entity, absent an exchange of value, pursuant to Florida Statute. Accordingly and pursuant to Florida Statute § 201.0201(3) and Florida Administrative Code § 12B-4.014(2)(b), the parties are paying minimal documentary stamp tax upon this deed based upon the recited nominal consideration of \$10.00.

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED made the 9th day of January, A.D. 2016 by DOUGLAS R. HUNTER, III and DEBRA J. HUNTER, husband and wife, hereinafter called the grantor, whose post office address is 96295 Oyster Bay Drive, Fernandina Beach, Florida 32034, to GOIN COASTAL PROPERTIES, LLC, a Florida Limited Liability Company, whose post office address is 96295 Oyster Bay Drive, Fernandina Beach, Florida 32034, hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties in 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, the property appraiser's identification numbers of which are 061501-0000 and 061500-0000, viz:

Lots 5 and 6, Block 46 of MURRAY HILL HEIGHTS, according to the Plat thereof as recorded in Plat Book 5, Page(s) 86, of the Public Records of Duval County, Florida.

This Corrective Warranty Deed is being recorded for the purpose of correcting that certain Quit Claim Deed recorded in Official Records Book 17236, at Page 382, of the Public Records of Duval County, Florida; thereby making same a Warranty Deed.

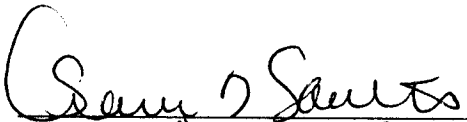
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

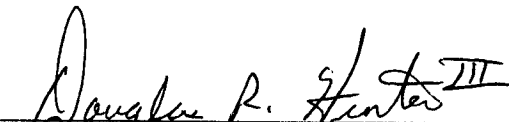
TO HAVE AND TO HOLD, the same in fee simple forever.

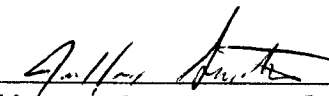
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, covenants and restrictions of record and ad valorem taxes accruing subsequent to December 31, 2014.

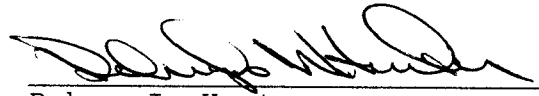
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print: Shannon T. Sauls

 (SEAL)
Douglas R. Hunter, III


Print: JEFFREY SAULS

 (SEAL)
Debra J. Hunter

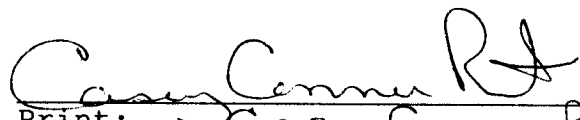
Witnesses as to Both Parties

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of January, 2016, by DOUGLAS R. HUNTER III and DEBRA J. HUNTER, husband and wife, both of whom are personally known to me or who have produced _____ and _____ as personal identification.

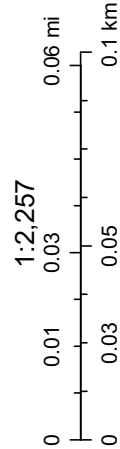
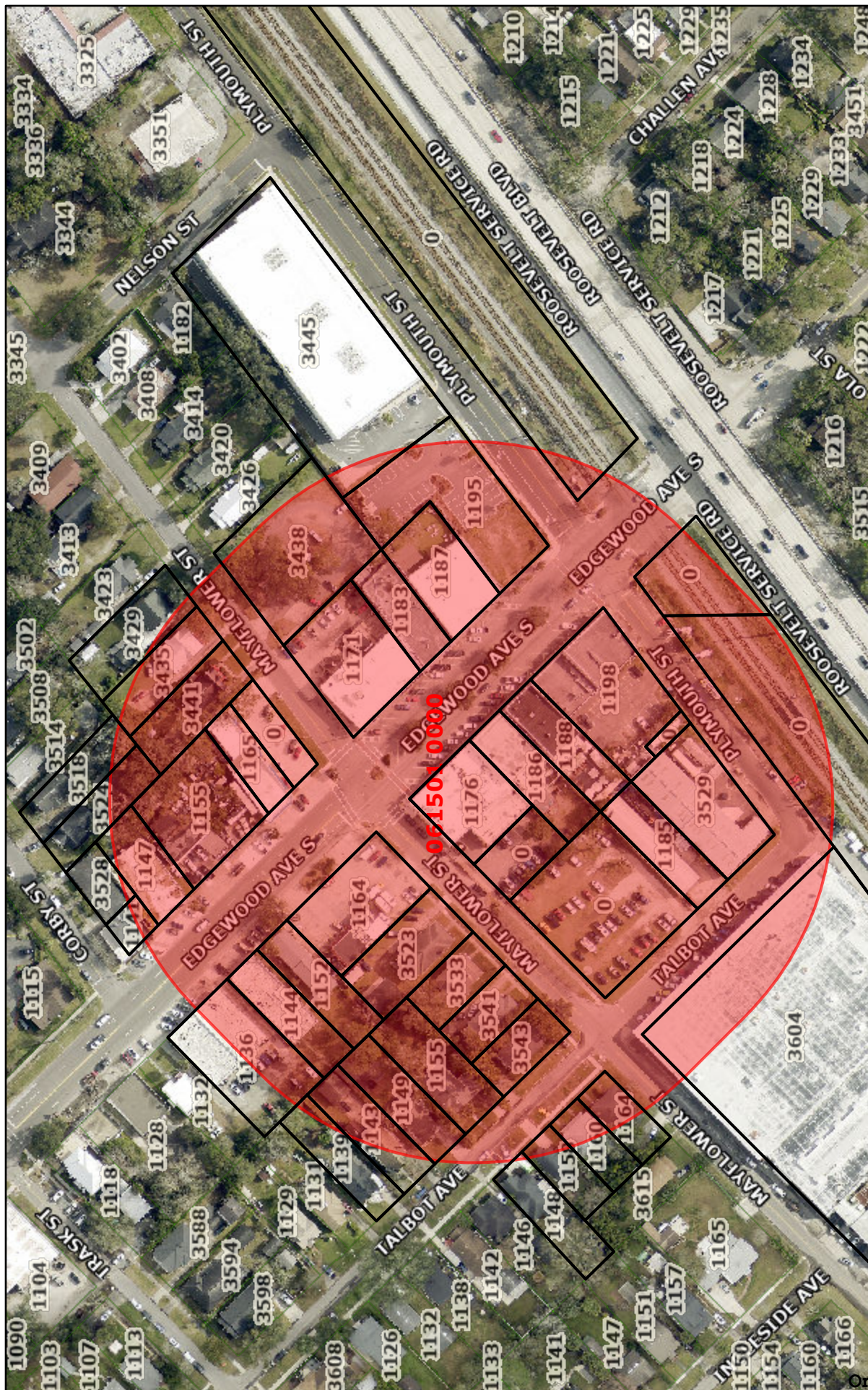
NOTARY PUBLIC:




Print: Casey Conner Peters
State of Florida at Large (Seal)
My Commission Expires: June 18, 2017

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
061505 0000	3529 PLYMOUTH STREET LLC		6016 BLANDING BLVD			JACKSONVILLE	FL	32244-2810
061506 0000	AKEL AKEL J LIFE ESTATE		5848 SWAMP FOX RD			JACKSONVILLE	FL	32210
062939 0000	AMERICAN COOLAIR CORPORATION		PO BOX 2300			JACKSONVILLE	FL	32203-2300
061482 0010	ANDERS NAOMI T TRUST		1621 PINEGROVE AVE			JACKSONVILLE	FL	32205
061530 0010	AXELROD LUCAS J		1148 TALBOT AVE			JACKSONVILLE	FL	32205
061517 0000	BARRY ANN LOIS LIFE ESTATE		3533 MAYFLOWER ST			JACKSONVILLE	FL	32205
061504 0010	BMC JAX LLC		1185 TALBOT AVE			JACKSONVILLE	FL	32205
061507 0000	BOSH CECILE J		2579 PARRISH CEMETERY RD			JACKSONVILLE	FL	32221-2050
062997 0100	C S X TRANSPORTATION INC		500 WATER ST STE 800			JACKSONVILLE	FL	32202
061481 0000	CHANTHA PORNCHEI THAM ET AL		3518 CORBY ST			JACKSONVILLE	FL	32205-
061527 0000	CHARLTON ROBERT ROY		1160 TALBOT AVE			JACKSONVILLE	FL	32205-5313
061468 0000	CHUNG GUN H		7221 CRESCENT OAKS CT			JACKSONVILLE	FL	32277-9719
061472 0000	COSTLEY ALAN G		3435 MAYFLOWER ST			JACKSONVILLE	FL	32205-5905
061526 0000	DOUGLAS L PULLEN REVOCABLE TRUST		1433 WINDSOR PL			JACKSONVILLE	FL	32205
061496 0000	DUVAL ROYAL INVESTMENTS INC		1 SLEIMAN PKWY STE 240			JACKSONVILLE	FL	32216-8046
061491 0000	EDGEWOOD PROPERTY GROUP LLC		2650 RUSSELLE ST STE 2			JACKSONVILLE	FL	32204
061489 0000	EDGEWOOD PROPERTY GROUP LLC		2650 RUSSELLE ST STE 3			JACKSONVILLE	FL	32204
061488 0020	EDGEWOOD STORAGE LLC		10175 FORTUNE PKWY STE 1005			JACKSONVILLE	FL	32256
061513 0000	GLISSON MELISSA		1139 TALBOT AVE			JACKSONVILLE	FL	32205
061499 0100	GOFF FAMILY TRUST		1186 EDGEWOOD AVE S			JACKSONVILLE	FL	32205
061500 0000	GOIN COASTAL PROPERTIES LLC		96300 BAY VIEW DR			FERNANDINA BEACH	FL	32034
061519 0000	GUTHRIE TRUST		118 OLEANDER ST			NEPTUNE BEACH	FL	32266
061514 0000	HOWLAND MADELINE F		1155 TALBOT AVE			JACKSONVILLE	FL	32205
061469 0000	JERWEN HOLDINGS LLC		1165 EDGEWOOD AVE S			JACKSONVILLE	FL	32205
061471 0000	KELLY WILLIAM J		3441 MAYFLOWER ST			JACKSONVILLE	FL	32205-5905
061490 0000	LEADGEN INC		PO BOX 41641			JACKSONVILLE	FL	32203-1641
061473 0000	LEONG KEVIN		3429 MAYFLOWER ST			JACKSONVILLE	FL	32205-5905
061497 0000	MASSENGALE ALETHA HINKLE		217 S DAKOTA ST			HELENA	MT	59601-5115
061510 0000	MURRAY HILL PARTNERS LLC		3520 RIVERSIDE AVE			JACKSONVILLE	FL	32205-8424
061520 0000	MURRAY HILL PARTNERS LLC		1144 EDGEWOOD AV			JACKSONVILLE	FL	32205
061516 0000	NAPOLES VIVIAN M		1149 TALBOT AVE			JACKSONVILLE	FL	32205
061480 0000	ONEAL MICHAEL J		1528 N MARKET ST			JACKSONVILLE	FL	32206
061482 0000	PAYTON ROGERS REAL ESTATE LLC		C/O PAYTON ROGERS HOMES	2944 POST ST		JACKSONVILLE	FL	32205
061528 0000	RS RENTAL I LLC		199 LAFAYETTE ST	7TH FLOOR		NEW YORK	NY	10012
061515 0000	SANTIS MARIO JR		1143 TALBOT AVE			JACKSONVILLE	FL	32205
061483 0000	SAYAF PROPERTIES LLC		1147 EDGEWOOD AV #5			JACKSONVILLE	FL	32205-0810
061518 0000	WHITE HAROLD A		1315 TIMBER LN			JACKSONVILLE	FL	32211-6259
061488 0005	ZAMBITO JAX LLC		8650-12 S OLD KINGS RD			JACKSONVILLE	FL	32217
MURRAY HILL PRESERVATION ASSN		GREG BEERE	4630 DELTA AVE			JACKSONVILLE	FL	32205
NORTHWEST		VICTOR COLEMAN	2118 18TH ST W			JACKSONVILLE	FL	32209
OPEN VOLUNTEER		RANDALL JACKSON	5807 GILCHRIST OAKS CT			JACKSONVILLE	FL	32219
SOUTHWEST		CHRISTINA PURDY	6008 LAKE COVE AV			JACKSONVILLE	FL	32222

Land Development Review



June 18, 2025
1:2,257
0 0.01 0.03 0.05 0.06 mi
0 0.03 0.05 0.1 km
Parcels

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR780268
User: Abney, Erin - PDCU

Date: 7/9/2025
Email: EAbney@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Michael Leuthold (Jax Beer Group LLC)
Address: 1543 San Marco Blvd Jacksonville, FL 32207
Description: Zoning Exception APP (Z-6352) and Waiver of Liquor Distance APP (Z-6356)

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2530.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2530.00

Control Number: 7593003 | Paid Date: 7/10/2025

Total Due: \$2,530.00

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

Account No: CR780268
REZONING/VARIANCE/EXCEPTION

Date: 7/9/2025

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Total Due: \$2,530.00