

# Application For Zoning Exception

## Planning and Development Department Info

**Application #** E-24-30    **Staff Sign-Off/Date**    N/A / N/A  
**Filing Date**    04/29/2024    **Number of Signs to Post**    2  
**Current Land Use Category**    CGC  
**Exception Sought**    PROPERTY IS CURRENTLY ZONED CCG-1, HOWEVER, THERE ARE COMPANION APPLICATIONS FOR A SMALL SCALE LAND USE AMENDMENT (CGC TO RPI TRACKING # 5920) AND REZONING (CCG-1 TO RO TRACKING #5493).  
**Applicable Section of Ordinance Code**    N/A  
**Notice of Violation(s)**    N/A  
**Hearing Date**    N/A  
**Neighborhood Association**    TROUT RIVER JAX; RIVERVIEW NEIGHBORHOOD ASSOCIATION  
**Overlay**    N/A

## Application Info

**Tracking #**    5556    **Application Status**    FILED COMPLETE  
**Date Started**    04/15/2024    **Date Submitted**    04/15/2024

## General Information On Applicant

**Last Name**    MILLER    **First Name**    ZACH    **Middle Name**    WATON  
**Company Name**    LAW OFFICE OF ZACH MILLER  
**Mailing Address**    3203 OLD BARN COURT  
**City**    PONTEVEDRABEACH    **State**    FL    **Zip Code**    32082  
**Phone**    9046518958    **Fax**    904    **Email**    ZWMILLERLAW@GMAIL.COM

## General Information On Owner(s)

**Last Name**    EISEMAN    **First Name**    AD    **Middle Name**    W  
**Company/Trust Name**    HOOSE HOMES AND INVESTMENTS, LLC  
**Mailing Address**    7563 PHILIPS HWY SUITE 208  
**City**    JACKSONVILLE    **State**    FL    **Zip Code**    32256  
**Phone**    9046518958    **Fax**       **Email**    ZWMILLERLAW@GMAIL.COM

## Property Information

**Previous Zoning Application Filed?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 036203 0000	10	5	CCG-1

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

**Total Land Area (Nearest 1/100th of an Acre)** 0.19

**Current Property Use**

VACANT

**Exception Sought**

PROPERTY IS CURRENTLY ZONED CCG-1, HOWEVER, THERE ARE COMPANION APPLICATIONS FOR A SMALL SCALE LAND USE AMENDMENT (CGC TO RPI TRACKING # 5920) AND REZONING (CCG-1 TO RO TRACKING #5493).

**In Whose Name Will The Exception Be Granted**

APPLICANT. HOWEVER, IT IS REQUESTED THAT THE EXCEPTION RUN WITH THE LAND.

**Location Of Property**

**General Location**

CORNER OF FIRST AVENUE NEAR LEM TURNER ROAD

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
8905	1ST AVE	32208

**Between Streets**

FIRST AVENUE and LEM TURNER ROAD

**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.
- (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.

(iii) Will not have an environmental impact inconsistent with 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.

(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.

(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.

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

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

### 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) Residential District Base Fee** \$1,161.00

**2) Plus Notification Costs Per Addressee**  
**Notifications @ \$7.00/each:**

**3) Total Application Cost:**

**\* 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.**

**EXHIBIT A - Property Ownership Affidavit**

Date: April 15, 2024

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 8905 1<sup>st</sup> Avenue  
RE#: 036203 0000

To Whom it May Concern:

I, Adam Eiseman, as the manager of Hoose Homes and Investments, LLC, hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Special Exception submitted to the Jacksonville Planning and Development Department.

**If Owner is Individual:**

**If Owner is Corporate Entity:\***

**Print Corporate Name:**

Hoose Homes and Investments, LLC

By \_\_\_\_\_

By \_\_\_\_\_

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

Print Name: Adam Eiseman

Its: Manager

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of April, 2024 by Adam Eiseman as the Manager of Hoose Homes and Investments, LLC., who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
[Notary Seal]

Notary Public



Brittany Caroon  
Comm.: HH 153890  
My Commission Expires:  
July 14, 2025

Brittany Caroon  
Name typed, printed or stamped  
My Commission Expires: July 14, 2025

**EXHIBIT B**

**Agent Authorization Affidavit- Property Owner**

Date: April 15, 2024

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 8905 1<sup>st</sup> Avenue  
RE#: 036203 0000

To Whom it May Concern:

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 Zach Miller, Esq., to act as agent to file application(s) for application for special exception 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.

**If Owner is Individual:**

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


**If Owner is Corporate Entity:\***

**Print Corporate Name:**  
Hoose Homes and Investments, LLC  
By \_\_\_\_\_  
Print Name: Adam Eiseman  
Its: Manager

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of April, 2024 by Adam Eiseman as the Manager of Hoose Homes and Investments, LLC., who is personally known to me or who has produced \_\_\_\_\_ as identification

  
[Notary Seal]

Notary Public



Brittany Caroon  
Comm.: HH 153890  
My Commission Expires:  
July 14, 2025

Brittany Caroon  
Name typed, printed or stamped  
My Commission Expires: July 14, 2025

**2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L06000002898

**Entity Name:** HOOSE HOMES AND INVESTMENTS, LLC

**Current Principal Place of Business:**

7563 PHILIPS HWY  
SUITE 208  
JACKSONVILLE, FL 32256

**FILED**  
**Apr 12, 2023**  
**Secretary of State**  
**3107670516CC**

**Current Mailing Address:**

7563 PHILIPS HWY  
SUITE 208  
JACKSONVILLE, FL 32256 US

**FEI Number:** 68-0620654

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

MCKILLOP LAW FIRM  
7563 PHILIPS HWY  
SUITE 500  
JACKSONVILLE, FL 32256 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** IAN MCKILLOP

04/12/2023

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title: MANAGER  
Name: RIGEL, ADAM  
Address: 7563 PHILIPS HWY  
SUITE 208  
City-State-Zip: JACKSONVILLE FL 32256

Title: MANAGER  
Name: EISEMAN, ADAM  
Address: 7563 PHILIPS HWY  
208  
City-State-Zip: JACKSONVILLE FL 32256

Title: MANAGER  
Name: SIFAKIS, ALEXANDER  
Address: 7563 PHILIPS HWY  
208  
City-State-Zip: JACKSONVILLE FL 32256

Title: MANAGER  
Name: COHEN, GREGORY  
Address: 7563 PHILIPS HWY  
208  
City-State-Zip: JACKSONVILLE FL 32256

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** ADAM EISEMAN

**MGR**

04/12/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date

Prepared under the direction of and return to:

Ian McKillop  
McKillop Law Firm, PL  
7563 Philips Highway  
Building 500  
Jacksonville, FL 32256  
File Number: 19-0105  
Consideration: \$18,000.00

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**WARRANTY DEED**

This Warranty Deed made this 31st day of January, 2019 between **BCEL 7, LLC, a Florida Limited Liability Company**, whose post office address is 7563 Philips Highway, Suite 208, Jacksonville, FL 32256 (whether singular or plural, "Grantor"), and **Hoose Homes and Investments, LLC, a Florida Limited Liability Company**, whose post office address is 7563 Philips Highway, Suite 208, Jacksonville, FL 32256 (whether singular or plural, "Grantee"):

(Whenever 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, trusts, and trustees)

WITNESSETH, that said Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval, FL, (the "Property"):

**Lot 13 and the South 1/2 of Lot 14, Block 97, Riverview Replat of Armstrong's Subdivision of Jonathan Watson, according to the map or plat thereof as recorded in Plat Book 4, Page 38, Public Records of Duval County, Florida.**

RE#: 036203-0000  
Address: 8905 1st Avenue, Jacksonville, FL 32208

Together with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise 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 for 2019 and subsequent years and covenants, restrictions, easement and reservations of record, if any, without the intention of creating or reimposing same.

This Property is not the constitutional homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness Signature: [Signature]  
Witness Name: Alicia Robinson

Witness Signature: [Signature]  
Witness Name: Darline Moore

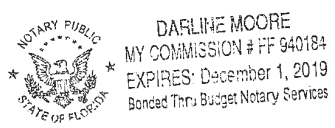
**BCEL 7, LLC, a Florida Limited Liability Company**  
**By: JWB Real Estate Capital, LLC, a Florida limited liability company, its Manager**  
**By: JWB Real Estate Companies, LLC, a Florida limited liability company, its Manager**

By: [Signature]  
**Adam Rigel, Manager**

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31st day of January, 2019, by Adam Rigel, the Manger of JWB Real Estate Companies, LLC, as Manager of JWB Real Estate Capital, LLC, as Manager of BCEL 7, LLC, who is personally known to me or who produced the identification set forth below.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally known: \_\_\_\_\_  
OR Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_





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

## Detail by Entity Name

Florida Limited Liability Company  
HOOSE HOMES AND INVESTMENTS, LLC

### Filing Information

**Document Number** L06000002898  
**FEI/EIN Number** 68-0620654  
**Date Filed** 01/09/2006  
**State** FL  
**Status** ACTIVE

### Principal Address

7563 Philips Hwy  
Suite 208  
JACKSONVILLE, FL 32256

Changed: 03/23/2018

### Mailing Address

7563 Philips Hwy  
Suite 208  
JACKSONVILLE, FL 32256

Changed: 03/23/2018

### Registered Agent Name & Address

McKillop Law Firm  
7563 Philips Hwy  
Suite 500  
Jacksonville, FL 32256

Name Changed: 04/02/2013

Address Changed: 03/23/2018

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Rigel, Adam  
7563 Philips Hwy  
Suite 208

JACKSONVILLE, FL 32256

Title Manager

Eiseman, Adam  
7563 Philips Hwy  
208  
Jacksonville, FL 32256

Title Manager

Sifakis, Alexander  
7563 Philips Hwy  
208  
Jacksonville, FL 32256

Title Manager

Cohen, Gregory  
7563 Philips Hwy  
208  
Jacksonville, FL 32256

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	04/04/2022
2023	04/12/2023
2024	02/15/2024

**Document Images**

<a href="#">02/15/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/12/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/21/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/28/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

[01/09/2006 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

# LEGEND

- ⊙ = SITE BENCHMARK
  - ⊙ = SET 1/2" IRON ROD LB#6139
  - ⊙ = SOUND CEMENT PIPE WITH NO IDENTIFICATION
  - ⊙ = BLACK CEMENT PIPE WITH IDENTIFICATION
  - ⊙ = WITH NO IDENTIFICATION
  - ⊙ = POWER METER
  - ⊙ = WATER METER
  - ⊙ = CATCH BASIN
  - ⊙ = CHAIN LINK FENCE
  - ⊙ = WOOD FENCE
  - ⊙ = EXISTING ELEVATION
  - (10.0) = PROPOSED ELEVATION
  - 10.0 = EXISTING GROUND ELEVATIONS
  - ⊕ = EXISTING DRAINAGE FLOW
  - ⊙ = EXISTING TREE
  - ⊗ = TREE TO BE REMOVED
- = BUILDING RESTRICTION LINE (SETBACK) LINE
  - = RIGHT-OF-WAY LINE
  - = EDGE-OF-PAVEMENT
  - = LICENSED SURVEY BUSINESS
  - = REFERENCE BEARING LINE
  - = PLAT CURVE BEARING LINE
  - = FIELD MEASURED VALUE
  - = DEED CALL
  - = RECORD VALUE
  - = COORDINATE
  - = DOMINANT
  - = JACKSONVILLE ELECTRIC AUTHORITY
  - = JACKSONVILLE ELECTRIC AUTHORITY - ELECTRIC
  - = JEA ELECTRICAL EASEMENT
  - = PROPOSED CONCRETE
  - = EXISTING CONCRETE
  - = COVERED OR ENCLOSED

## SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the title or Boundary, to the Surveyor, has been furnished by client and/or his/her agents. The Surveyor has recorded AFTER Plat Resection) or other instruments that could affect this Survey.
- Measurements hereon are in accordance with U.S. Standard Feet, data acquired with Theodolite and Steel Tapes, or with Technologically Superior Equipment utilizing Electronic Distance Measuring Equipment.
- MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "MERC" AND "TLMC", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) NETWORK. THE COORDINATES WERE OBTAINED FROM THE GPS PERMANENT REFERENCE NETWORK (PRN). COORDINATES WERE OBTAINED FROM THE GPS NETWORK WITH A REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPSG 2100.0000).
- Contiguous lots lie in same block, unit, phase, section etc. unless noted.
- Type of Survey: BOUNDARY SURVEY - SHOWING BOUNDARY TOPD AND TREE.
- Surveyor's Note: This Survey is not intended to locate any subsurface/underground objects, features and improvements to the environment. Survey reflects above-ground features and improvements only.
- No Flood Zone Determination has been made or requested for this property during the course of this Survey.
- This Survey is not intended to Locate any subsurface/underground objects, features and improvements to the environment. Survey reflects above-ground features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- Surveyor's Note: This Survey is not intended to locate any subsurface/underground objects, features and improvements to the environment. Survey reflects above-ground features and improvements only.
- 7 Above. See Note Above Signature Block.
- Construct NOT Permitted on Iron Markers as Described Only. Wooden Stakes/Wire Markers are NOT Permitted on Iron Markers as Described Only.
- All Above-ground Evidences of Utilities lie Within their respective easements unless noted.
- Existing Utility Lines, Dimensions and their ties to adjacent property or other lines are copied from provided plans.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- Foundation plan, the proposed residence shown hereon are from the provided foundation plan.
- See house plan 2209-L for additional details.
- Plot hereon contains no angles or bearings for comparison to field measured bearings.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE "AE-0.2% annual flood" according to flood insurance rate map panel: #2203100333L-effective 02/11/2020.

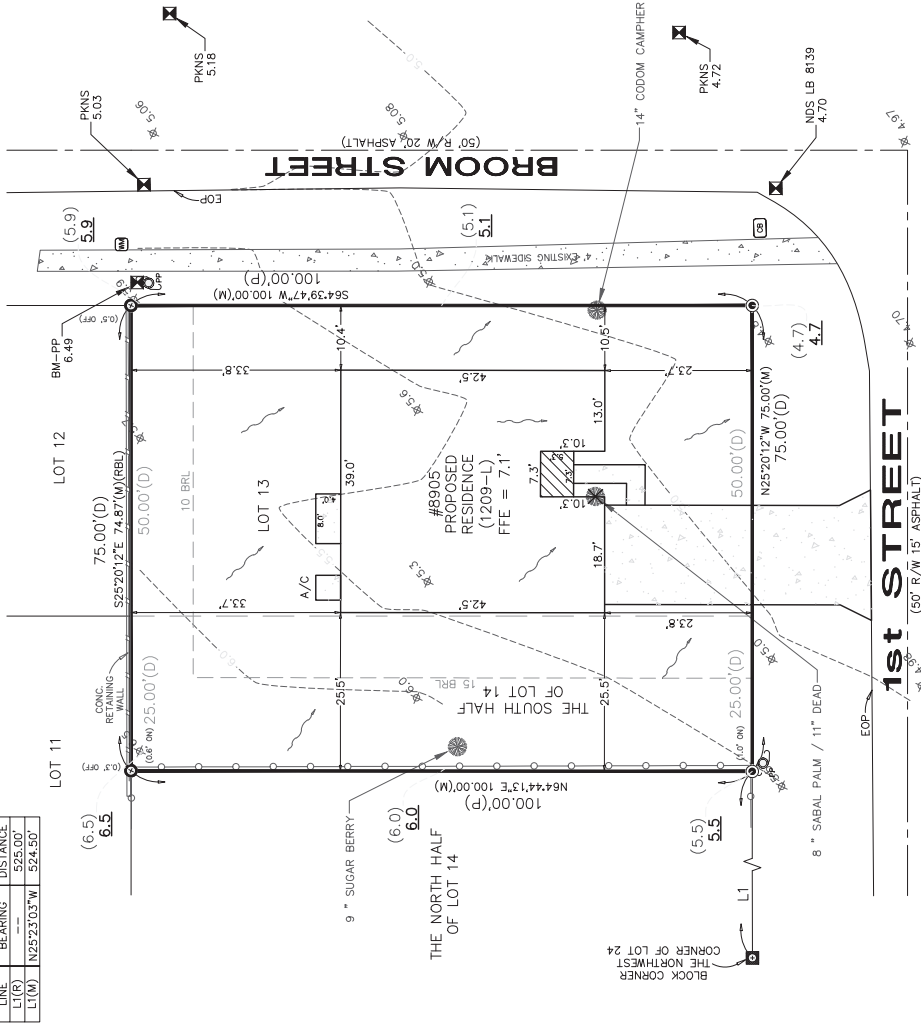
**ZONING INFORMATION**  
 CCC-1 FROM PROPERTY APPRAISER'S WEBSITE  
 FRONT NONE  
 REAR NONE  
 SIDE THE LOT IS ADJACENT TO A RESIDENTIAL DISTRICT, A MINIMUM SETBACK OF 15' SHALL BE PROVIDED

LOT	LOT AREA TABLE, FT <sup>2</sup>
PROPOSED BUILDING	7,493.5
AC PAD	1,620.8
DRIVEWAY/SW TO R/W	16.0
TOTAL IMPERVIOUS AREA:	457.2
	2,094.0 (27.9%)



GRAPHIC SCALE  
 0 20 30  
 ( IN FEET )  
 1 inch = 20 ft.

LINE IDENTIFICATION TABLE	BEARING	DISTANCE
L1(R)	---	525.00'
L1(W)	N25°23'03"W	524.50'



## LEGAL DESCRIPTION

**LOT 13 AND THE SOUTH 1/2 OF LOT 14, BLOCK 97, RIVERVIEW REPLAT OF ARMSTRONG'S SUBDIVISION OF JONATHAN WATSON, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 38, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

**PLOT PLAN SHOWING BOUNDARY SURVEY AND TOPOGRAPHIC AND TREE**

ADDRESS OF PROPERTY SHOWN HEREON:  
 FOR: **JWB CONSTRUCTION GROUP, LLC**  
 AT: 8905 1ST STREET  
 JACKSONVILLE, FL 32208

Drawn By: EV  
 Field Survey Date: 02/13/2024  
 FB/P/G: 38-120  
 Scale: 1" = 20 Feet  
 Drawing File: 021224.9  
 Plot Date: 03/11/24

Additional Information/Certifications:  
 XXXXX

**IME CIVIL & SURVEYING, LLC**  
 1870 COUNTY ROAD 214  
 ST AUGUSTINE, FLORIDA 32084

WWW.IMECIVIL.COM  
 904-429-7764

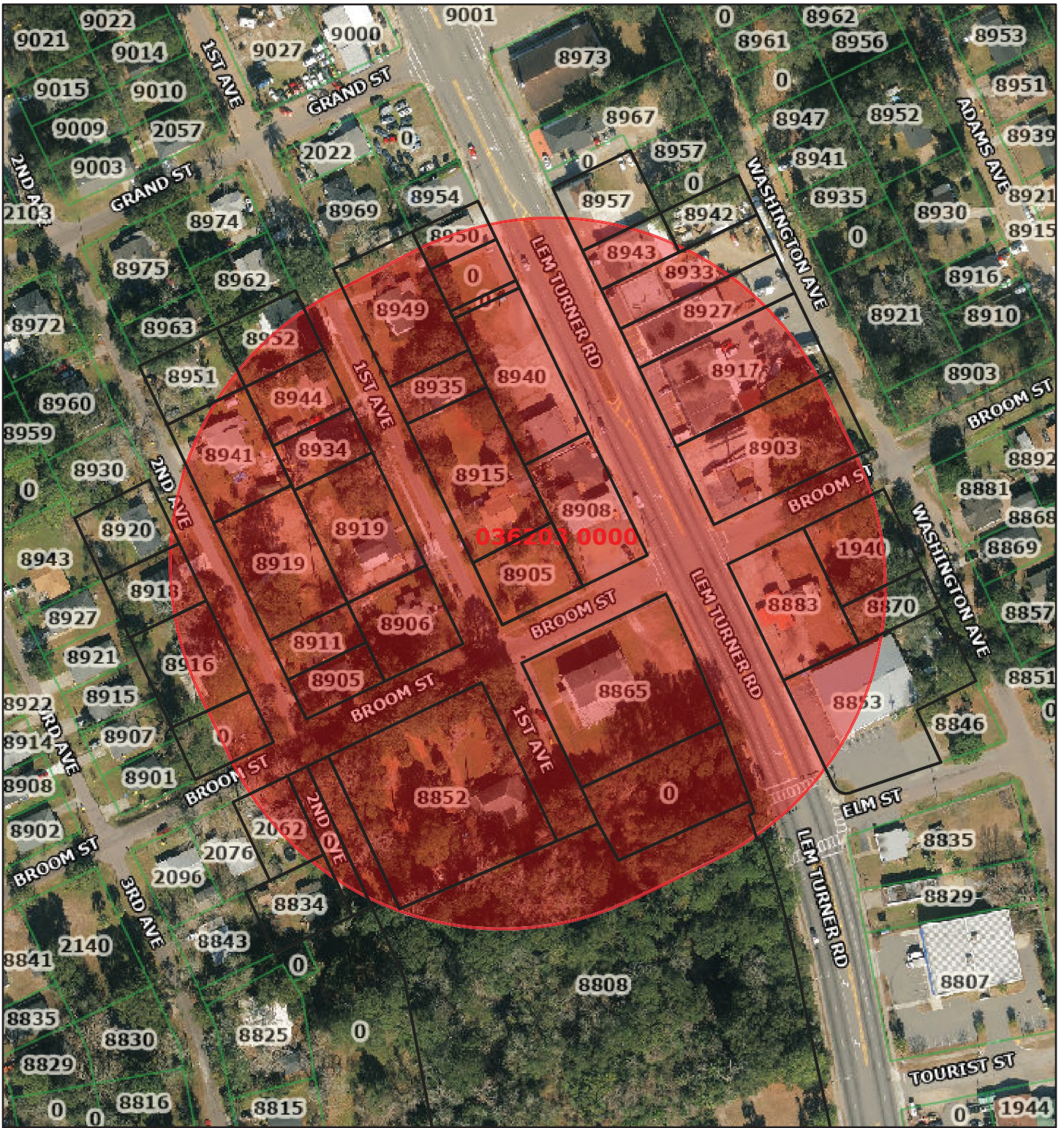
Licensed Survey Business #8139  
 Certificate of Authorization #32025

Do not copy or reproduce without permission.

Signature Date Brandon D. Shupert, PSM #7009  
 surveying@imecivil.com



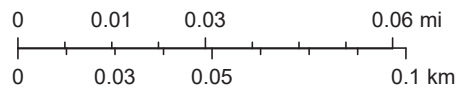
# Land Development Review



April 16, 2024

 Parcels

1:2,257





RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
037376 0000	8853 LEM TURNER LLC		C/O CAROL BLUMEYER	PO BOX 2047		PONTE VEDRA BEACH	FL	32004
036798 0000	ALLY ANTHONY		2 HEMPSTEAD AVE			MALVERNE	NY	11565
036791 0000	AYERS NOAH DOUGLAS		8951 2ND AVE			JACKSONVILLE	FL	32208
036202 0000	BATTEN DWAYNE		9509 RIDGE BLVD			JACKSONVILLE	FL	32208-1241
036193 0005	BCEL 5C LLC		7563 PHILIPS HWY STE 208			JACKSONVILLE	FL	32256
036393 0000	BROWN ESTELLE ESTATE		C/O HARRIET E GREEN	4501 KEN KNIGHT DR N		JACKSONVILLE	FL	32209-1215
037374 0000	CANELOS WILLIAM J		PO BOX 37427			JACKSONVILLE	FL	32236-7427
036204 0000	CARABALLO NANCY GRISELLE RAMOS ET AL		8915 1ST AVE			JACKSONVILLE	FL	32208
036787 0000	CPR PROPERTIES LLC		P O BOX 568276			ORLANDO	FL	32856
037271 0000	DJSSV LLC		7880 MOUNT RAINIER DR			JACKSONVILLE	FL	32256
036776 0000	DUCASSE MIGUEL ANGEL JR		441 S 10TH AVE			MOUNT VERNON	NY	10550
037269 0000	DURRANT JULIET ET AL		8937 LEM TURNER RD			JACKSONVILLE	FL	32208
037377 0000	EASTERN OIL CO NO 108		ATTN SHIRLEY CARTER	205 S HOOVER ST STE 400		TAMPA	FL	33609-3591
036778 0005	FELICIANO NOEL J		8916 2ND AVE			JACKSONVILLE	FL	32208
036778 0010	FLF LEGACY INVESTMENT GROUP LLC		5000 US HWY STE 18-417			FLEMING ISLAND	FL	32003
036203 0000	HOOSE HOMES INVESTMENTS LLC		7563 PHILIPS HWY SUITE 208			JACKSONVILLE	FL	32256
037268 0000	JOHNSON ROLAND		6390 PINWOOD HILLS DR			JACKSONVILLE	FL	32218
036199 0005	KENNARD INVESTMENT V LC		PO BOX 17156			JACKSONVILLE	FL	32245-7156
036777 0000	MCPHERSON TINA		8918 2ND AVE			JACKSONVILLE	FL	32208
036795 0000	MICKEYS SEAFOOD LLC		6544 ATLANTIC BLVD			JACKSONVILLE	FL	32211
036400 0000	NICHOLS CHARLES A JR		137 TROUT RIVER TE			JACKSONVILLE	FL	32208-4156
036382 0000	NORTHBOUND CHURCH OF CHRIST INC		8808 LEM TURNER RD			JACKSONVILLE	FL	32208
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W			JACKSONVILLE	FL	32209
036799 0000	OCCULTO SALBALTORE R		8949 1ST AVE			JACKSONVILLE	FL	32208-2232
036788 0005	OREILLY DENEKE L		1721 SUNSET VISTA COVE			LEANDER	TX	78641
036790 0000	PASCHAL JOSEPHINE V		8941 2ND AVE			JACKSONVILLE	FL	32208-2240
037270 0005	REFRESH MINISTRIES INTERNATIONAL INC		11871 CHERRY BARK DR W			JACKSONVILLE	FL	32218
036402 0000	RIVERVIEW LODGE NO 306 F & A M		220 OCEAN ST			JACKSONVILLE	FL	32202
	RIVERVIEW NEIGHBORHOOD ASSOCIATION	DORTHEA TOMKINS	9170 4TH AVE.			JACKSONVILLE	FL	32208
036399 0000	RNAA LLC		9931 BLAKEFORD MILL RD			JACKSONVILLE	FL	32256
036796 0010	SAFAR ANTON N		6949 LA LOMA DR			JACKSONVILLE	FL	32217
036195 0000	SMITH KRISSINDA		8905 2ND AVE			JACKSONVILLE	FL	32208
037272 0200	T L COLE INVESTMENT PROPERTIES LLC		8957 LEM TURNER RD			JACKSONVILLE	FL	32208
036788 0000	TORELLI KAREN		P O BOX 2528			JACKSONVILLE	FL	32203
	TROUT RIVER JAX	GLENN WEISS	3404 TROUT RIVER BLVD			JACKSONVILLE	FL	32208
036398 0000	UDDYBACK ANT*JUAN		8834 2ND AVE			JACKSONVILLE	FL	32208
036195 0010	WALKER KETERIA		8911 2ND AVE			JACKSONVILLE	FL	32208
036191 0000	WASHINGTON LAKEISHA		8952 1ST AVE N			JACKSONVILLE	FL	32208