

Application For Administrative Deviation

Planning and Development Department Info

Application # 2025-0455 (AD-25-36) **Staff Sign-Off/Date** BMH / 06/12/2025
Filing Date 06/24/2025 **Number of Signs to Post** 3
Current Land Use Category CGC
Deviation Sought REDUCE MINIMUM NUMBER OF OFF-STREET PARKING SPACES FROM 65 TO 33.
Applicable Section of Ordinance Code 656.604 (D) (2)
Notice of Violation(s) N/A
Hearing Date 07/22/2025-City Council; 08/05/2025-LUZ
Neighborhood Association CAROLINE RIDGE HOA, COMMUNITIES OF EAST ARLINGTON, GREATER ARLINGTON CIVIC COUNCIL
Overlay NONE

Application Info

Tracking # 6317 **Application Status** PENDING
Date Started 05/29/2025 **Date Submitted** 06/06/2025 05/29/2025

General Information On Applicant

Last Name HERZBERG **First Name** MICHAEL **Middle Name**
Company Name
Mailing Address 12483 ALADDIN ROAD
City JACKSONVILLE **State** FL **Zip Code** 32223
Phone 9047318806 **Fax** 9047311109 **Email** MHERZBERG@SLEIMAN.COM

General Information On Owner(s)

Last Name LLC **First Name** MEGALAND **Middle Name** 2
Company/Trust Name MEGALAND 2, LLC
Mailing Address 13898 BELLA RIVA LANE
City JACKSONVILLE **State** FL **Zip Code** 32225
Phone 9046736336 **Fax** **Email** MHERZBERG@SLEIMAN.COM

Property Information

Previous Zoning Application Filed? ☒
If Yes, State Application No(s) 5804

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	112982 0045	2	2	CCG-1

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

Total Land Area (Nearest 1/100th of an Acre) 1.11

In Whose Name Will The Deviation Be Granted

PEPES HACIENDA

Is transferability requested? ☒ Yes ☐ No

If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location

NORTH SIDE OF MERRILL ROAD, AT BUSINESS DRIVE

House # 9239 **Street Name, Type and Direction** MERRILL RD **Zip Code** 32225

Between Streets

WOMPI DRIVE and FORT CAROLINE ROAD

Utility Services Provider

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

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

- ☐ Reduce required minimum lot area from to square feet.
- ☐ Increase maximum lot coverage from % to %.
- ☐ Increase maximum height of structure from to feet.
- ☐ Reduce required yard(s)
- ☒ Reduce minimum number of off-street parking spaces from 65 to 33 .
- ☐ Increase the maximum number of off-street parking spaces from to .
- ☐ Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of **15** feet to feet.
- ☐ Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of **25** feet to feet.
- ☐ Decrease minimum number of loading spaces from required to loading spaces.
- Reduce the dumpster setback from the required **5** feet along:
- ☐ North to feet;
- ☐ East to feet;
- ☐ South to feet;
- ☐ West to feet.
- ☐ Decrease the minimum number of bicycle parking spaces from required to spaces.
- ☐ Reduce the minimum width of drive from feet required to feet.
- ☐ Reduce vehicle use area interior landscape from square feet to square feet.
- ☐ Increase the distance from the vehicle use area to the nearest tree from **55** feet maximum to feet.
- ☐ Reduce the number of terminal island trees from terminal islands required to terminal islands.

- ☐ Reduce the landscape buffer between vehicle use area along
Enter Street Name from **10** feet per linear feet of
frontage and **5** feet minimum width required to feet per linear feet of frontage and
feet minimum width.
- ☐ Reduce the number of shrubs along Enter Street Name from
required to shrubs.
- ☐ Reduce the number of trees along Enter Street Name from
required to trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from **5** feet minimum width required along:

- ☐ North boundary to feet;
- ☐ East boundary to feet;
- ☐ South boundary to feet;
- ☐ West boundary to feet.

Reduce the number of trees along:

- ☐ North property boundary from required to trees;
- ☐ East property boundary from required to trees;
- ☐ South property boundary from required to trees;
- ☐ West property boundary from required to trees.

- ☐ Increase the maximum width of the driveway access from Enter Street Name
from ☒ 24 ☐ 36 ☐ 48 feet required to feet.

- ☐ Decrease the minimum width of the driveway access from Enter Street Name
from ☒ 24 ☐ 36 ☐ 48 feet required to feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required along:

- ☐ North to feet;
- ☐ East to feet;
- ☐ South to feet;
- ☐ West to feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required along:

- ☐ North to feet;
- ☐ East to feet;
- ☐ South to feet;
- ☐ West to feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

- ☐ North property boundary to feet wide;
- ☐ East property boundary to feet wide;
- ☐ South property boundary to feet wide;
- ☐ West property boundary to feet wide.

Reduce the uncomplimentary land use buffer trees along:

- ☐ North property boundary from required to trees;
- ☐ East property boundary from required to trees;
- ☐ South property boundary from required to trees;
- ☐ West property boundary from required to trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

- ☐ North property boundary to feet tall and %;
- ☐ East property boundary to feet tall and %;
- ☐ South property boundary to feet tall and %;
- ☐ West property boundary to feet tall and %.

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
- ☐ Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only
- ☐ Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

THIS ISSUE IS COMMON TO MANY RETAIL SITES IN THE AREA. FURTHERMORE, THE ZONING CODE RECOGNIZES THAT EXCESSIVE PARKING IS BOTH UNWARRANTED AND UNDESIREABLE. THIS IS EVIDENT BY THE CITY'S IMPOSITION OF PARKING MAXIMUMS, PERMITTING NOT MORE THAN 20% OF THE PARKING MINIMUM TO BE BUILT ON THE PROPERTY. SIMILARLY, THIS OWNER HAS ENGAGED A TRAFFIC ENGINEER TO REVIEW THE PARKING DEMAND FOR THE FACILITY. THE ANALYSIS INDICATED THAT CONSIDERABLY FEWER AVERAGE TRIPS FOR THE LIQUOR STORE AND A SIGNIFICANT DIFFERENCE IN THE NUMBER OF VEHICLES THAT PARK, VERSUS THOSE THAT UTILIZE DRIVE-THRU (24% VS 76%). IN FACT, THE STUDY INCLUDED 4 SIMILAR STORES WITH DRIVE-THRU, INDICATING LESS PARKING DEMAND THAN THOSE PRESCRIBED BY THE CODE. THUS, EVEN IF SIMILAR REQUESTS FOR RELIEF WERE FILED, THE DATA SUPPORTS THE POSITION THAT LESS PARKING IS NEEDED FOR THESE USES THAN IS REQUIRED BY CODE.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

THE DIFFICULTY IN THIS INSTANCE IS PRACTICALITY. THERE IS NO REASON TO MANDATE HIGHER PARKING RATIOS, THAN WHAT IS NEEDED FOR THE USE. AGAIN, THE LOCAL ORDINANCE SEEKS TO AVOID LARGE, UNDERUTILIZED PARKING LOTS. FURTHERMORE, THE PROPERTY IS A PART OF A MASTER PLANNED DEVELOPMENT, WHICH OFFERS ADDITIONAL PARKING, DIRECTLY ACROSS FROM THIS PROPERTY, LOCATED ON A PRIVATE ROAD WITHIN THE DEVELOPMENT. THIS PARCEL HAS THE RIGHT TO UTILIZE THAT ROADWAY AND THE ON-STREET PARKING THAT IS A PART THEREOF.

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

THE REQUEST IS NOT BASED EXCLUSIVELY UPON A REDUCITON OF COSTS ASSOCAITED WITH DEVELOPMENT OF THE PROPERTY. ADDITIONALLY, IT IS WITHIN THE INTEREST OF THE PUBLIC TO AVOID LARGE, UNDERUTILIZED, PARKING AREAS WHICH ACT TO ADD TO THE MICROCLIMATE. BY USING LOCAL DATA, AS FOUND IN THE TRAFFIC STUDY PERFORMED FOR THIS PROPERTY, IT IS CLEAR THAT THE PARKING STANDARD IMPOSED FOR THE COMBINATION OF USES WOULD BE EXCESSIVE.

3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;

THE DEVIATION WILL NOT SUBSTANTIALLY DIMINISH PROPERTY VALUES, NOR ALTER THE CHARACTER OF THE PROPERTIES ALONG MERRILL ROAD, WHICH INCLUDE LARGE PARKING LOTS. THE SUBJECT PARCEL HAS 34 PARKING SPACES FOR THE INTENDED USES, WHICH CONSIDERING THAT TWO OF THE USES ARE COMBINED, BEING A GROCER AND A RESTAURANT, AND THE OTHER PRIMARILY UTILIZES A DRIVE-THRU, ASSURES THAT NO INJURY WOULD OCCUR TO ANY OTHER PROPERTY OWNER.

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

THE DEVIATION WOULD NOT CREATE ANY EFFECTS WHICH WOULD CONFLICT WITH THESE ISSUES.

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

NO LANDSCAPE REDUCTIONS ARE REQUESTED.

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

YES, THE ZONING CODE IS NOT INFLEXIBLE. THE INTENT OF THE REGULATION IS TO MANDATE THE MINIMUM NECESSARY REGULATION, TO ASSURE THAT THE DEVELOPMENT IS SAFE AND FUNCITONS PROPERLY. CONSIDERING THE EVIDENCE SUBMITTED (TRAFFIC ANALYSIS) AS WELL AS THE AVAILABILITY AND RIGHT TO USE OFF-STREET PARKING ALONG THE PRIVATE ROADWAY, THE REQUEST IS IN HARMONY WITH THE INTENT OF THE ZONING CODE.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

N/A

(ii) The length of time the violation has existed without receiving a citation; and

N/A

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

N/A

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	\$952.00
2) Plus Notification Costs Per Addressee	
84 Notifications @ \$7.00/each:	\$588.00
3) Total Application Cost:	\$1,540.00

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

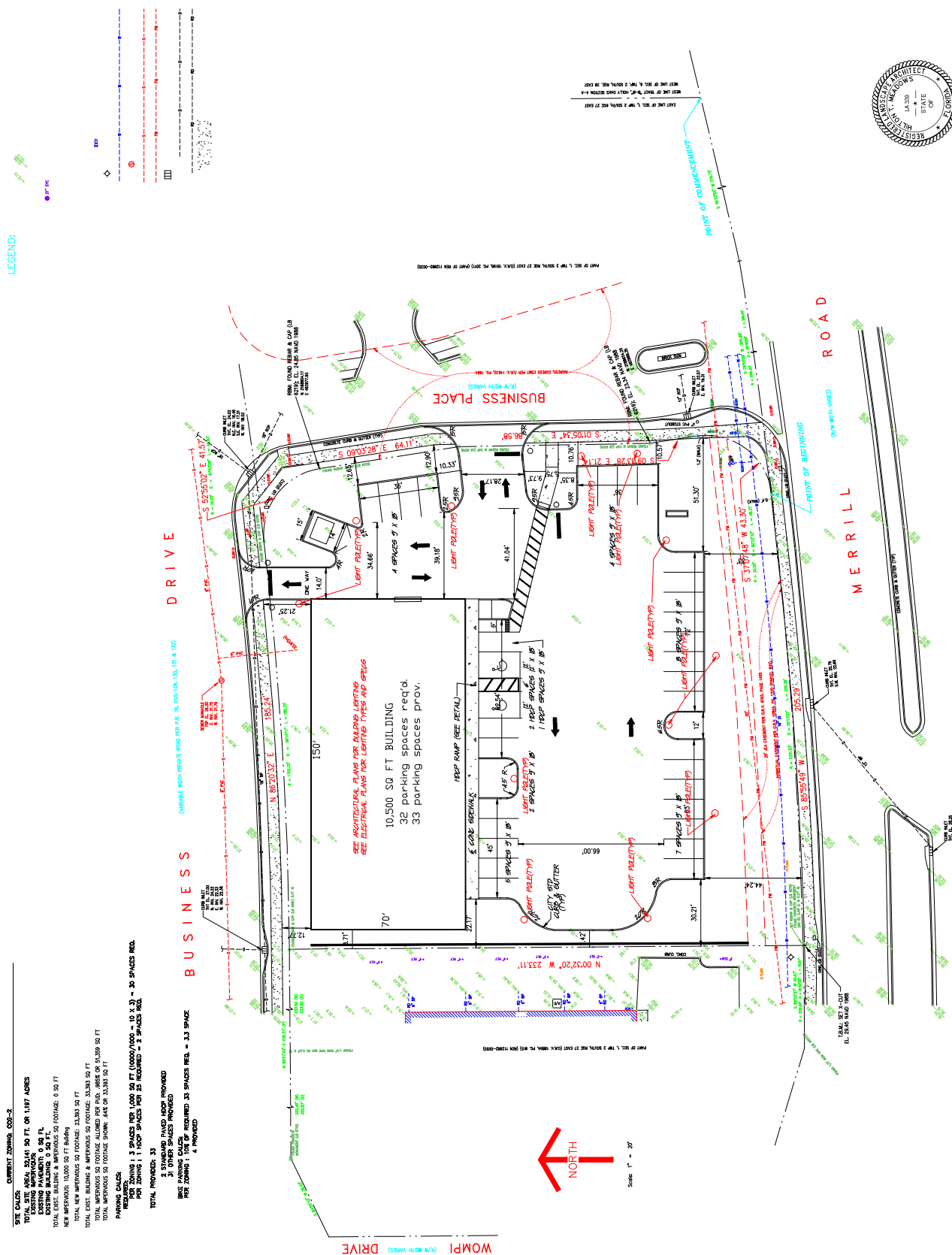
**** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**

REVISIONS	
DATE	SITE PLAN



On File
Page 8 of 20

100% NO. OF PATIENTS



SITE CALCS
 TOTAL SITE AREA: 30.14 AC. @ 11.87 ACRES
 TOTAL IMPROVEMENTS: 10,000 SQ FT
 EXISTING PAVEMENT: 0.50 FL
 EXISTING SIDEWALKS: 0.50 FL
 TOTAL EXIST. BUILDING & IMPROVEMENTS: 0.50 FT
 NEW IMPROVEMENTS: 10,000 SQ FT Building
 TOTAL NEW IMPROVEMENTS: 10,000 SQ FT
 TOTAL EXIST. BUILDING & IMPROVEMENTS: 33,333 SQ FT
 TOTAL IMPROVEMENTS: 43,333 SQ FT
 TOTAL IMPROVEMENTS TO FOOTAGE: 3009.50 SQ FT
 TOTAL IMPROVEMENTS TO FOOTAGE: 3009.50 SQ FT
 PARKING CALCULATIONS:
 REQUIRED: 1 SPACES PER 1,000 SQ FT
 PROVIDED: 3 SPACES PER 1,000 SQ FT
 PER ZONING: 1 SPACES PER 1,000 SQ FT REQUIRED = 3 SPACES PER 1,000 SQ FT PROVIDED
 TOTAL PROVIDED: 33
 1 STANDARD PAVED LOT PROVIDED
 1 OTHER SPACES PROVIDED
 31 OTHER SPACES REQUIRED
 PER ZONING: 100% OF REQUIRED
 33 SPACES REQ. = 33 SPACES

0.31" SMC



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

Detail by Entity Name

Florida Limited Liability Company

MEGALAND 2 LLC

Filing Information

Document Number	L21000290136
FEI/EIN Number	87-1346982
Date Filed	06/23/2021
Effective Date	06/23/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/06/2021
Event Effective Date	NONE

Principal Address

13898 bella riva ln
jacksonville, FL 32225

Changed: 03/18/2024

Mailing Address

13898 bella riva ln
jacksonville, FL 32225

Changed: 03/18/2024

Registered Agent Name & Address

ALNASR, MAJD

13898 bella riva ln

jacksonville, FL 32225

Address Changed: 03/18/2024

Authorized Person(s) Detail

Name & Address

Title Authorized Member

ALNASR, MAJD

13898 bella riva ln

jacksonville, FL 32225

Annual Reports

Report Year	Filed Date
2022	02/17/2022
2023	01/23/2023
2024	03/18/2024

Document Images

03/18/2024 -- ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
05/12/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
02/17/2022 -- ANNUAL REPORT	View image in PDF format
12/06/2021 -- LC Amendment	View image in PDF format
06/23/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

PREPARED BY, RECORD AND RETURN TO:

Osborne & Sheffield Title Services, LLC
4776 Hodges Boulevard, Suite 206
Jacksonville, Florida 32224

File #: 2021-491S

Parcel Identification Number:

112982-0030

WARRANTY DEED

THIS WARRANTY DEED made this **22nd** day of **December, 2021**, by **Buck Business Park, LLC, a Florida limited liability company**, hereinafter called Grantor, whether one or more, whose post office address is 9137 Merrill Road, Jacksonville, Florida 32225, to **MegaLand 2 LLC, a Florida limited liability**, hereinafter called Grantee, whether one or more, and whose post office address is 12620 Muirfield Blvd S., Jacksonville Florida 32225.

(Wherever used herein the term "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).

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land situate, lying and being in the County of **Duval**, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

SUBJECT TO taxes accruing subsequent to December 31, 2021.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto 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.

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

Signed, sealed and delivered
in our presence:

~~Witness #1 signature~~

Witness #1 printed name

Witness #2 signature

Witness #2 printed name

Buck Business Park, LLC
a Florida limited liability company

X Catherine B. Whatley
by: Catherine B. Whatley
its: Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this **22nd** day of **December, 2021**, by **Catherine B. Whitley, as Manager of Buck Business Park, LLC, a Florida limited liability company**, who is/are personally known to me, has/have produced a valid driver's license(s) or has/have produced _____ as identification.

Notary Public
My Commission Expires:
(Notary Seal)



Exhibit "A"

LOT 1

That certain tract or parcel of land being a part of Section 1, Township 2 South, Range 27 East, Duval County, Florida and being more particularly described as;

Commencing at the intersection of the line dividing said Section 1 and Section 6, Township 2 South, Range 28 East of said County with the Northerly right of way line of Merrill Road, as presently established; thence South 76°32'55" West along said Northerly right of way line, 376.73 feet to a point of curve in said Northerly right of way line; thence along a curve to the right in said Northerly right of way line, said curve being concave to the North and having a radius of 2251.83 feet, a distance of 265.88, as measured along a chord bearing South 79°55'59" West to a point for the point of beginning;

Thence continue along said curve in said Northerly right of way line, a distance of 205.29 feet, as measured along a chord bearing South 85°55'49" West to the Southeast corner of the lands described in Official Records Volume 11346, Page 1726 of the Public Records of said County; thence North 00°32'20" West, along the Easterly line of said lands recorded in Official Records Volume 11346, Page 1726, a distance of 233.11 feet; thence along a curve to the left, said curve being concave to the North and having a radius of 1702.25 feet, a distance of 185.24 feet, as measured along a chord bearing North 86°20'32" East to a point of reverse curve; thence along a curve to the right, said curve being concave to the Southwest and having a radius of 30.00 feet, a distance of 41.57 feet, as measured along a chord bearing South 52°55'02" East to a point of tangency; thence South 09°03'28" East, 64.11 feet; thence South 01°05'34" East, 86.58 feet; thence South 09°03'28" East, 21.14 feet to a point of curve; thence along a curve to the right, said curve being concave to the Northwest and having a radius of 30.00 feet, a distance of 43.30 feet, as measured along a chord bearing South 37°07'48" West to the point of beginning.



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

Megaland 2, LLC.
Owner Name

9239 Merrill Road, Jacksonville
Address(es) for Subject Property

112982-0045
Real Estate Parcel Number(s) for Subject Property

Nike Herzberg
Appointed or Authorized Agent(s)

ZONING EXCEPTION/WAIVER/ADMIN DEVIATION
Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval


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

1. Affiant is the Majd Alnasr of Megaland 2, LLC, a Limited Liability Company, FL (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 of Affiant

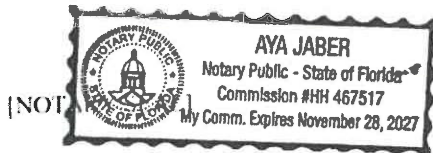
Majd Alnasr
Printed/Typed Name of Affiant

* 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 2nd day of August, 2024, by Majd Alnasr as Owner for Megaland 2 LLC, who is ☐ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced FL Driver License.




Notary Public Signature

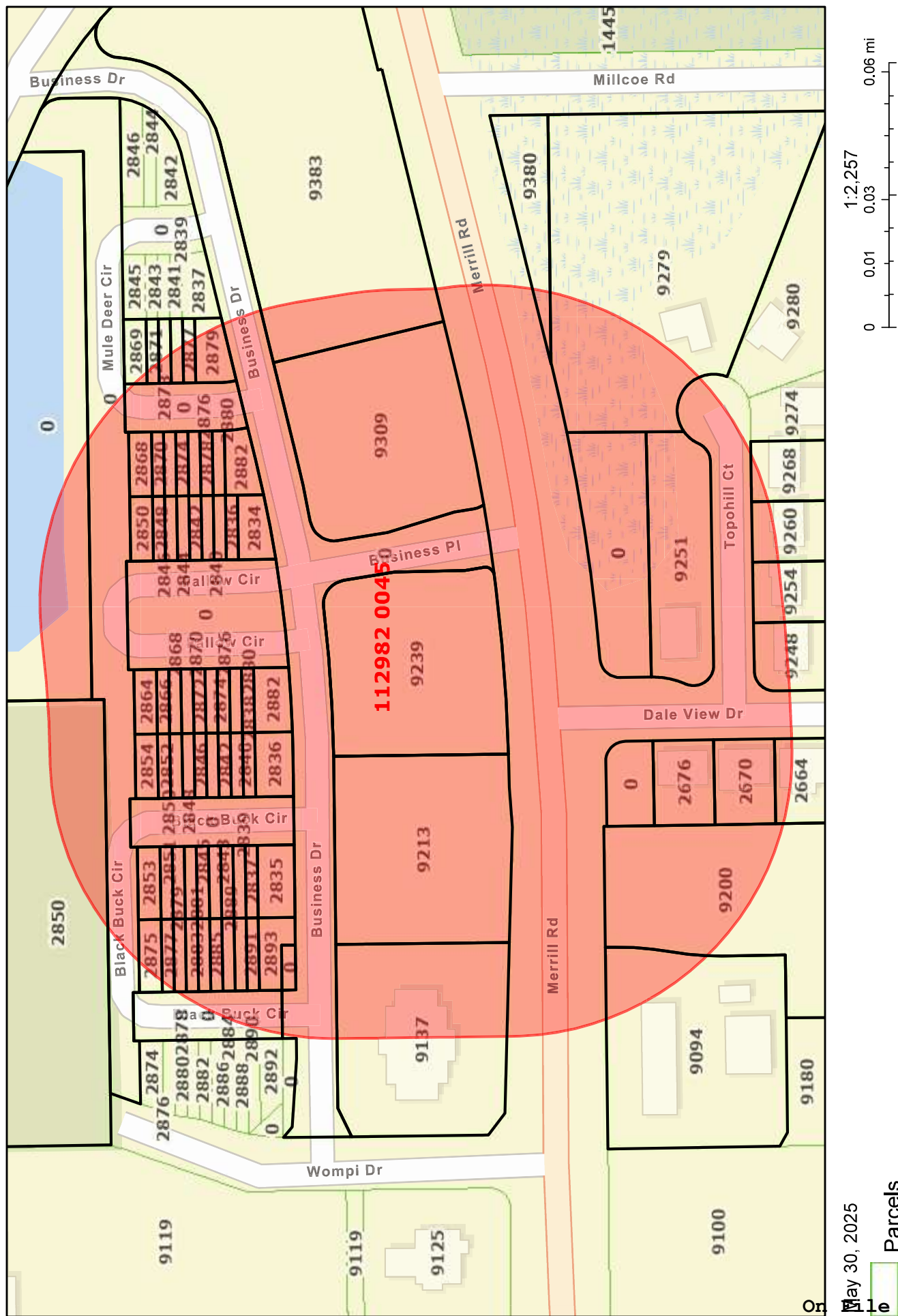
Aya Jaber
Printed/Typed Name – Notary Public

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

Land Development Review



Esri Community Maps Contributors, City of Jacksonville, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_A DDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
112984 1460	** CONFIDENTIAL **		2872 MULE DEER CIR			JACKSONVILLE	FL	32225
112984 1315	2844 BLACK BUCK LAND TRUST		122 E LAKE AVE			LONGWOOD	FL	32750-5441
112982 0020	320 8TH AVE CORP ET AL		PO BOX 931			BRONXVILLE	NY	10708
112984 1355	ABED BASMA AKRAM		13022 AMBRIDGE LN			JACKSONVILLE	FL	32225
120720 0290	AH4R 1 FL LLC		ATTN PROPERTY TAX DEPARTMENT	23975 PARK SORRENTO STE 300		CALABASAS	CA	91302
112984 1490	ALEXANDER JASMINE NICOLE		2875 MULE DEER CIR			JACKSONVILLE	FL	32225
112984 1495	ALLEYNE NAKOBI		2877 MULE DEER CIR			JACKSONVILLE	FL	32225
120720 0265	ANDERSON CHARLES D LIFE ESTATE		9268 TOPOHILL CT			JACKSONVILLE	FL	32225-6906
112984 1365	ARROYO ALEXANDRA		2872 FALLOW CIR			JACKSONVILLE	FL	32225
112984 1390	BARR NICHOLAS TYLER		2850 FALLOW CIR			JACKSONVILLE	FL	32225
112984 1260	BATCHU SUMANTH		5701 MCKINNEY PLACE DR APT 2318			MCKINNEY	TX	75070
112984 1395	BOYCE DEANA		2848 FALLOW CIR			JACKSONVILLE	FL	32225-4333
112984 1000	BUCK BUSINESS PARK OWNERS ASSOCIATION		9137 MERRILL RD			JACKSONVILLE	FL	32225
112984 1225	BUSTOS JOSE ALEJANDRO		2409 CHAFFEE RD			SAN ANTONIO	TX	78234
112982 0050	BWT PROPERTY MANAGEMENT INC		1121 BAISDEN RD			JACKSONVILLE	FL	32218
	CAROLINE RIDGE HOA	ELIZABETH HENDRICKS	9119 MT. ARLINGTON CT			JACKSONVILLE	FL	32225-9307
112984 1485	CASTILLO ANNA PATRICIA		2873 MULE DEER CIR			JACKSONVILLE	FL	32225
112984 1285	CHASE DUANE EDWARD		2853 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112983 0000	CITY OF JACKSONVILLE		ATT CITY REAL ESTATE	214 N HOGAN ST 10TH FLOOR		JACKSONVILLE	FL	32202
112984 1475	CLAY ANDREW		2869 MULE DEER CIR			JACKSONVILLE	FL	32225
112984 1445	COATS DARRELL JR ESTATE		2878 MULE DEER CIR			JACKSONVILLE	FL	32225
	COMMUNITIES OF EAST ARLINGTON	LAD HAWKINS	1924 W HOLLY LAKE RD			JACKSONVILLE	FL	32225
112984 1320	CONKLIN JOSEPH		2842 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112984 1250	COX DOMINICK JAMES		2839 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112984 1340	DAHL MARNI		2882 FALLOW CIR			JACKSONVILLE	FL	32225
112984 1465	DAVYDOVA KRISTINA		2870 MULE DEER CIR			JACKSONVILLE	FL	32225
112984 1110	DEER RUN TOWNHOMES OWNERS ASSOCIATION INC		3741 SAN JOSE PL STE 7			JACKSONVILLE	FL	32257
112984 1230	DICKERSON MICHELLE A		2891 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112984 1405	DUANE REAL ESTATE HOLDINGS LLC		7707 MERRILL RD UNIT 8664			JACKSONVILLE	FL	32277-3714
112984 1305	ESAREY LAUREN BETH		2848 BLACK BUCK CIR			JACKSONVILLE	FL	32225
120720 0010	EVANS WADE		2676 DALE VIEW DR			JACKSONVILLE	FL	32225-6900
112984 1470	FREEMAN AMY LOUISE		2868 MULE DEER CIR			JACKSONVILLE	FL	32225
	GAINES CHRISTOPHER LANE	LAD HAWKINS	2847 BLACK BUCK CIR			JACKSONVILLE	FL	32239
	GREATER ARLINGTON CIVIC COUNCIL	TIM KELLEY	PO BOX 8283			JACKSONVILLE	FL	32246
	GREATER ARLINGTON/B		2184 HEALTH GREEN PL S			HONOLULU	HI	96818
112984 1210	HAGEN MITCHELL RYAN		7420 KAMEHAMEHA LOOP			JACKSONVILLE	FL	32225
112984 1415	HE DARUI		2840 FALLOW CIR	539 SOUTH MAIN ST		FINDLAY	OH	45840
120742 0100	HESS REALTY LLC		C/O PROPERTY TAX DEPARTMENT			JACKSONVILLE	FL	32225
112984 1440	HIERAS RUFF		2880 MULE DEER CIR			JACKSONVILLE	FL	32225-6900
120720 0020	HUYAH LIEM THANH		2664 DALE VIEW DR			JACKSONVILLE	FL	32225
112984 1310	IZQUIERDO ROSA ISABEL AGUILAR GONZALES DE		2846 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112984 1450	JOHNSON MARIA PILAR		2876 MULE DEER CIR			JACKSONVILLE	FL	32225
112984 1265	JOSEPH LEAH		2845 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112982 0000	JUMILI NOELLE		3590 GILMORE HEIGHTS RD N			JACKSONVILLE	FL	32225-6907
120720 0285	KIGHT DARWIN		9279 TOPOHILL CT			JACKSONVILLE	FL	32225
112984 1360	KRAMER MICHELLE		2874 FALLOW CIR			JACKSONVILLE	FL	32225
112984 1430	LAW QUINDYRIS JAKEITH		2834 FALLOW CIR			JACKSONVILLE	FL	32225
120720 0250	LE KIM THI LIFE ESTATE		9248 TOPOHILL CT			JACKSONVILLE	FL	32225-6906
112984 1195	LOPEZ NAIN		6143 EDWARD ST APT 303			NORFOLK	VA	23513-1579
112984 1330	MALANDRINO STEVEN ANTHONY JR		2838 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112984 1290	MARRERO MICHAEL		2854 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112984 1370	MARTIN STEDMAN ANNA MARIE		2870 FALLOW CIR			JACKSONVILLE	FL	32225
112984 1240	MATZ ROBERT		2835 BLACK BUCK CIR			JACKSONVILLE	FL	32225

On File

120743 0000	MDC COAST 16 LLC	11995 EL CAMINO REAL	SAN DIEGO	CA	92127
112982 0045	MEGALAND 2 LLC	13898 BELLA RIVA LN	JACKSONVILLE	FL	32225
112984 1235	MERCADO MIRIAM D	2893 BLACK BUCK CIR	JACKSONVILLE	FL	32225
	MERRILL HILLS OWNERS ASSOCIATION	9280 TOPOHILL CT	JACKSONVILLE	FL	32225
120720 0005	MERRILL HILLS OWNERS ASSOCIATION INC	C/O KINGDOM MANAGEMENT	JACKSONVILLE	FL	32246
161675 0007	MERRILL ROAD STORAGE INC	3948 3RD ST SUITE 458	JACKSONVILLE BEACH	FL	32250
112984 1480	MILLER HANNAH MARIA	2871 MULE DEER CIR	JACKSONVILLE	FL	32225
112982 0105	MOST WORKSHIPFUL GRAND LODGE OF FREE AND ACCEPTED M	9137 MERRILL RD	JACKSONVILLE	FL	32225-4364
112984 1245	MUGUERZA ADRIANA C BARRIOS	2837 BLACK BUCK CIR	JACKSONVILLE	FL	32225
112984 1205	NANCE MA MARLYNDA MIRO	2881 BLACK BUCK CIR	JACKSONVILLE	FL	32225
112984 1435	OBA YUICHI BASYE	2882 MULE DEER CIR	JACKSONVILLE	FL	32225
112984 1190	ORTIZ MONICA ET AL	2875 BLACK BUCK CIR	JACKSONVILLE	FL	32225
112984 1335	RAJUMAR GREGORY	69 CASTLE GLEN BLVD	MARKHAM ON L6L DA9	FL	32225
112984 1300	RAYMER LIVING TRUST	23035 EDENTON PL	VALENCIA	CA	91354
112984 1350	REDA LLC	C/O LAW OFFICE OF PCTROVITCH KUTUB P A	FORT LAUDERDALE	FL	33301
112984 1215	ROBERT'S DANAR QUWAYNE	2885 BLACK BUCK CIR	JACKSONVILLE	FL	32225
112984 1380	ROCHE FRANCOIS R	2866 FALLOW CIR	JACKSONVILLE	FL	32225
112984 1295	ROCHE FRANCOIS R ET AL	2852 BLACK BUCK CIR	JACKSONVILLE	FL	32225
112984 1200	RUILOPEZ VEGA RAMON	2879 BLACK BUCK CIR	JACKSONVILLE	FL	32225
112984 1280	RUSO NICOLE	2851 BLACK BUCK CIR	JACKSONVILLE	FL	32225
112984 1275	SCHULTZ JESSE	2849 BLACK BUCK CIR	JACKSONVILLE	FL	32225
112984 1500	SHAFAY MOHAMMAD	2879 MULE DEER CIR	JACKSONVILLE	FL	32225
112984 1345	SHOEMAKER HOMER L JR	2880 FALLOW CIR	JACKSONVILLE	FL	32225
112984 1455	SIDDO ADAMOU	2874 MULE DEER CIR	JACKSONVILLE	FL	32225
112984 1410	SOLOWAY DANIELLE M ET AL	2842 FALLOW CIR	JACKSONVILLE	FL	32225
112984 1400	SUGRUE DAMON VICTOR	2846 FALLOW CIR	JACKSONVILLE	FL	32225
120720 0015	SUNDARALINGAM NAKAMUTHU	2670 DALE VIEW DR	JACKSONVILLE	FL	32225-6900
112984 1255	TERSILLO PHILIP T	2841 BLACK BUCK CIR	JACKSONVILLE	FL	32225
112984 1385	TRAN CHARLIE	2864 FALLOW CIR	JACKSONVILLE	FL	32225
120720 0255	TUKES ALEA	2771 MONUMENT RD 29 179	JACKSONVILLE	FL	32225
112984 1425	VAUGHN HEIDI L ET AL	2836 FALLOW CIR	JACKSONVILLE	FL	32225
112984 1420	WHITTED JACQUELYN N	2838 FALLOW CIR	JACKSONVILLE	FL	32225
112984 1325	WINFIELD JEREMY ANDRE	2840 BLACK BUCK CIR	JACKSONVILLE	FL	32225
120720 0260	YAMASA CO LTD	P O BOX 4090	SCOTTSDALE	AZ	85261
112984 1220	YE SIMON	2887 BLACK BUCK CIR	JACKSONVILLE	FL	32225
112984 1375	ZUEHLSDORFF MERCEDITA	2868 FALLOW CIR	JACKSONVILLE	FL	32225

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR777033

User: McKissick-Hawley, Benjamin - PDCU

Date: 6/6/2025

Email: BMHawley@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Michael Herzberg

Address: 12483 Aladdin Rd, Jacksonville, FL 32223

Description: Application for Administrative Deviation Tracking #6317 9239 Merrill Rd,
Jacksonville, FL, 32225 RE #112982-0045 Companion Application Tracking #5804 Invoice price
reflects total fees for both applications.

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2713.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2713.00

Control Number: 7501761 | Paid Date: 6/9/2025

Total Due: \$2,713.00

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

Account No: CR777033

REZONING/VARIANCE/EXCEPTION

Date: 6/6/2025

Name: Michael Herzberg

Address: 12483 Aladdin Rd, Jacksonville, FL 32223

Description: Application for Administrative Deviation Tracking #6317 9239 Merrill Rd, Jacksonville, FL, 32225 RE
#112982-0045 Companion Application Tracking #5804 Invoice price reflects total fees for both applications.

Total Due: \$2,713.00