



OFFICE OF CITY COUNCIL  
LEGISLATIVE SERVICES DIVISION

**Bernadette D. Smith**  
Chief of Legislative Services  
Office: (904) 255-5122  
Email: [BDSmith@coj.net](mailto:BDSmith@coj.net)

117 W. Duval Street  
Suite 430, City Hall  
Jacksonville, Florida 32202  
Fax: (904) 255-5132

**January 21, 2026**

**MEMORANDUM**

**TO:** Honorable Council Member Kevin Carrico, President  
Honorable Council Member Joe Carlucci, Chair, Land Use & Zoning Committee  
Honorable Council Member Reggie Gaffney, Jr., District 8  
Helena Parola, Director, Planning & Development  
Charles Gibson, Chief, Building Inspection Division  
Susan Kelly, Chief, Community Planning Division

**FROM:** Bernadette D. Smith, Chief of Legislative Services

**RE:** Notice of Appeal of Denied MM-25-16

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As required by Section 307.204, *Ordinance Code*, please consider this as notification of the filing of an Appeal by Michael Herzberg on behalf of James Duke and 14734 Yellow Bluff Rd. Land Trust, concerning the Denied Minor Modification Application MM-25-16 as follows:

Application seeking a minor modification to Minor Modification MM-25-16, which was to revise the site plan for the construction of a personal property storage facility within the PUD (2007-382-E) for property located at 2675 Starratt Road and 14734 Yellow Bluff Road, RE#s 106201-0010 and 106205-0000.

By a copy hereof, I am requesting the Office of General Counsel to prepare legislation concerning the Appeal for introduction to the Council.

cc: Jason Teal, Director/Council Secretary  
Office of General Counsel (w/copy of documents)  
Planning & Development Department  
Building Inspection Division  
Office of the General Counsel  
File Copy

JAN 20 '26 PM 1:40

DATE AND TIME STAMP

**NOTICE OF APPEAL FROM A  
FINAL ORDER OF THE  
JACKSONVILLE PLANNING COMMISSION**

**I. INSTRUCTIONS**

As provided in §656.140, Ordinance Code, any person with standing may appeal a Jacksonville Planning Commission final order with respect to an application for zoning exception, variance, or waiver to the City Council. An appeal must be filed **within 21 calendar days** after the order granting, granting with conditions, or denying an application is signed by the Commission Chairman. To appeal a Commission final order, complete and submit this form to the Legislative Services Division, Suite 430, City Hall-St. James, 117 W. Duval Street, Jacksonville, Florida 32202 with the supporting documents (*see* Section III) and appropriate fees (*see* Section IV). A copy of the order and the list of persons who testified before or wrote to the Commission about the application (*see* Sec. III (1) and (4)) may be obtained from the Secretary to the Planning Commission at the Planning and Development Department, 3<sup>rd</sup> Floor, Edward Ball Building, 2814 North Hogan Street, Suite 300, Jacksonville, Florida 32202. For questions regarding the Appeal process, please contact the Secretary to the Planning Commission at (904) 255-7800.

**II. NOTICE OF APPEAL**

I, Michael Herzberg, hereby file this Notice of Appeal from the final order of  
PRINT NAME CLEARLY  
the City of Jacksonville Planning Commission concerning Exception/Variance/Waiver Number MM-25-16.

I am (Please circle one):

- (a) ☒ The person who filed the application for the zoning exception, variance, or waiver;
- (b) ☐ A person who owns, lives, or operates a business on property within 350 feet of the property which has been granted or denied a zoning exception, variance, or waiver;
- (c) ☐ A person, other than a member of the City Council, who provided a qualifying written statement or who testified before the Planning Commission. The statement must have been in writing, expressing a position on the merits of the application for zoning exception, variance, or waiver, other than a petition, such as a letter, a memo or an e-mail, containing a reference to the specific application number and the name and mailing address of the person making the statement. The statement must have been specifically addressed to the City's Chief, Current Planning Division, or any member of the Planning Commission (with a copy to the Chief, Comprehensive Planning Division), and which was delivered to and received by the City's Planning and Development Department by hand delivery, mail, facsimile, or e-mail at least two working days before the public hearing at which the Commission took final action on the application, or which is read into the record at the public hearing, or distributed to the Commission at the hearing with a copy to the Commission's staff.

**III. SUPPORTING DOCUMENTS**

To complete your Notice of Appeal, you **must** submit the following documents with this form:

- (1) ☒ A copy of the Final Order you are appealing.
- (2) If you circled II(c) above, you must provide a statement of your interest sufficient to show how you are or will be *adversely* affected by the Commission's decision. Please provide this statement in the space below:

If you need additional space, please attach a separate sheet.

On File



(3) A description of the specific error(s) you believe the Commission committed. Please provide this description in the space below:

At least 3 of the members of the Planning Commission did not consider the documentary and testimonial evidence of the matter. The opposition failed to provide any substantiated competent evidence related to the criteria. If you need additional space, please attach a separate sheet.

(4) The list of the persons (names and complete addresses), certified by the Secretary of the Planning Commission, who testified before the Commission about the application, or who provided a qualifying written statement to the Commission about the application. (You must pay a \$7.00 notification fee for each person on the list.)

(5) A list of the persons (names and complete addresses), certified by the Secretary of the Planning Commission, who own real property within three hundred and fifty feet of the boundaries of the land which is the subject of the appeal, and if the appeal concerns an application for a waiver of the minimum distance requirements from a church or school for a liquor license, the list shall include all churches and schools within one thousand five hundred feet identified pursuant to Section 656.804. (You must pay a \$7.00 notification fee for each person on the list.)

#### IV. FILING AND NOTIFICATION FEES

Section 656.147, Ordinance Code, requires persons appealing Final Orders to pay filing and notification fees. These fees must be paid at the time you file your Notice of Appeal with the Legislative Services Division or your Appeal will not be accepted. You may include the filing and notification fees in one payment. Make checks payable to TAX COLLECTOR.

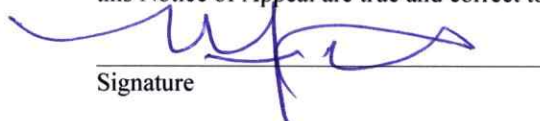
Filing Fee: \$1,161.00  
Notification Fee: \$7.00 for each notification.

#### V. Contact Information

Name (Printed): Michael Herzberg  
Address: 12483 Aladdin Road  
Jacksonville, FL 32223  
Daytime Phone: 904-673-6336  
Evening Phone: same  
E-mail address:

#### VI. CERTIFICATION (Please read, sign and date the following statement)

I have read and understand the information contained in this Notice of Appeal. I hereby certify that I have provided all the information required under §656.141, Ordinance Code, and I understand that if this Notice of Appeal is incomplete, my appeal will not be processed until it is complete, and that it may be rejected for incompleteness. I further certify that all my statements in this Notice of Appeal are true and correct to the best of my knowledge.

  
Signature

January 9, 2026  
Date

<END OF FORM>



**A New Day.**

# **City of Jacksonville, Florida**

*Donna Deegan, Mayor*

**Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 630-CITY  
Jacksonville.gov**


## **Notice of Certification**

**January 15, 2026**

**RE: Certified Copy of Final Order**

**I hereby certify that the attached is a true and accurate copy of the Final Order of  
MM-25-16**

**MM-25-16 heard on January 8, 2026**



**Patricia Sales  
Planning Commission Support Specialist**

### **PLANNING AND DEVELOPMENT DEPARTMENT**

214 North Hogan Street, 3<sup>rd</sup> Floor | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | [www.coj.net](http://www.coj.net)

**On File**

**Page 4 of 151**

BEFORE THE PLANNING COMMISSION  
OF THE CITY OF JACKSONVILLE

APPLICATION NO: **MM-25-16**

IN RE: The Minor Modification Application of

**JAMES DUKE AND 14734 YELLOW BLUFF RD LAND TRUST**

**ORDER DENYING APPLICATION MM-25-16**  
**FOR MINOR MODIFICATION TO APPROVED PUD**

This matter came to be heard upon the Application for Minor Modification to a Planned Unit Development for Ordinance 2007-0382-E, filed by James Duke and 14734 Yellow Bluff Rd Land Trust, the owners of that certain real property located at 2675 Starratt Road and 14734 Yellow Bluff Road, at the northwest corner of Starratt and Yellow Bluff Roads, RE#s 106201-0010, and 106205-0000, seeking to revise site plan for the construction of a personal property storage facility within the PUD in Land Use Category CGC.

Having duly considered both the testimonial and documentary evidence, presented at the public hearing on January 8, 2026, including the Report of the Planning and Development Department for Application for Minor Modification (**MM-25-16**) to a Planned Unit Development for Ordinance 2007-0382-E, dated January 8, 2026, and all attachments thereto ("Staff Report"), a copy of which is attached hereto as **Exhibit "A"**, the Planning Commission of the City of Jacksonville hereby adopts and incorporates herein the recommendations of the Staff Report, and,

**FINDS AND DETERMINES:**

1. That the applicant has complied with all requirements set forth in Section 656.341, Zoning Code; and
2. That substantial competent evidence fails to demonstrate that application **MM-25-16** meets, to the extent applicable, the standards and criteria set forth in Section 656.341(g)(2) of the Zoning Code.

**NOW THEREFORE, IT IS ORDERED BY THE PLANNING COMMISSION:**

Application MM-25-16 is hereby **DENIED**.

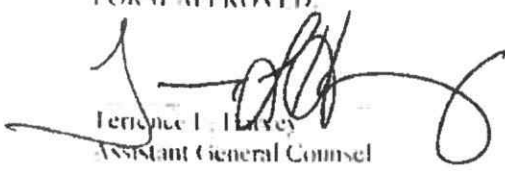
[SIGNATURES ARE ON THE NEXT PAGE]

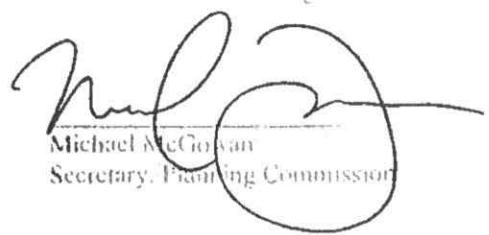


Executed this 8 day of JANUARY, 2026.

  
Mone Holder  
Vice Chairman, Planning Commission

FORM APPROVED

  
Terence L. Harvey  
Assistant General Counsel

  
Michael McGowan  
Secretary, Planning Commission

Copies to:

James Duke  
2675 Starratt Road  
Jacksonville, FL 32226

14734 Yellow Bluff Rd Land Trust  
14734 Yellow Bluff Rd  
Jacksonville, FL 32226  
Owners

Michael Herzberg  
12483 Aladdin Road  
Jacksonville, FL 32223  
Agent

**NOTICE:** This Order does not become final until the expiration of the twenty-one (21) day appeal period provided in the Zoning Code. Any work commenced during this appeal period is done at the risk of the applicant, and a building permit will only be issued after an Acknowledgement of the appeal period has been obtained from the Zoning Counter and returned to same executed properly by the applicant(s) or their agent(s).

GC-#1729110-v2-Order on NM-25 To A 18 26.docx

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR MINOR MODIFICATION TO A**  
**PLANNED UNIT DEVELOPMENT FOR ORDINANCE 2007-0382-E**

**JANUARY 8, 2026**

The Planning Department hereby forwards to the Planning Commission its comments and recommendation regarding Application for Minor Modification to a Planned Unit Development MM-25-16.

***Location:*** 2675 Starratt Road, and 14734 Yellow Bluff Road,  
at the northwest corner of Starratt and Yellow Bluff  
Roads

***Real Estate Number(s):*** 106201-0010; 106205-0010

***Modification Requested:*** Revise Site Plan for the construction of a personal  
property storage facility within the PUD.

***Current Zoning District:*** Planned Unit Development (PUD 2007-0382-E)

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** North, 6

***Council District:*** District 8

***Applicant/Agent:*** Michael Herzberg  
12483 Aladdin Road  
Jacksonville, Florida 32223

***Owner(s):*** James Duke  
2675 Starratt Road  
Jacksonville, Florida 32226

14734 Yellow Bluff Rd Land Trust  
14734 Yellow Bluff Rd  
Jacksonville, Florida 32226

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Minor Modification to a Planned Unit Development (PUD) MM-25-16 seeks to amend the approved site plan of PUD 2007-0382 to allow for the construction of up to 85,089

**Exhibit A**

square feet of personal property storage facility use development on 6.29 acres of the PUD site. The original PUD permitted up to 105,000 square feet of retail/commercial uses within the site, on up to six (6) different parcels, with three points of access via both Starratt Road and Yellow Bluff Road.

### COMMENTS

Staff reviewed the application for the minor modification and for compliance with the following criteria:

- (1) That there is no change in the approved land permitted use(s), including the amount and general location thereof and no movement or relocation of specific uses on or along the perimeter of the site, no increase in the number of dwelling units or amount of nonresidential floor area, or any associated characteristics of any use.***

There is no change to the approved uses. The PUD allows personal property storage as a permitted use by right. The personal property storage use is less intense than other retail/commercial uses approved per the PUD.

- (2) Driveways and/or streets do not significantly alter the general distribution of traffic or modify the public or private rights therein. Any changes to the traffic or pedestrian circulation pattern resulting from the proposed changes in the application for minor modification to the Planned Unit Development must maintain the external compatibility requirements of Section 656.341(d). If the locations of entrances or driveways to the Planned Unit Development were the subject of staff recommendations, or were modified by submission of a revised site plan or revised written description at the time of adoption of the Planned Unit Development or any major modification thereof, no change in such locations shall be allowed by minor modification.***

There is no proposed change to the traffic distribution on the site. The site will be served from a single entry and exit point on Starratt Road. The proposed site plan eliminates the northern most driveway shown from the original site plan on Yellow Bluff Road. No other changes are proposed.

The existing PUD has the following language regarding access - Vehicular Access: As indicated on the site plan, access to the property will be from Starratt Road and Yellow Bluff Road. The location and design of all access points will be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The location of the access points shown on the conceptual Site Plan are schematic and may be subject to realignment and relocation prior to development.

- (3) There is no change to any condition(s) set forth by the City Council in the ordinance, which approved the Planned Unit Development district.***

The applicant has not requested a change to the conditions set forth by the City Council in the Ordinance. There is a condition that requires 10-foot landscape buffers between uncomplimentary land uses where adjacent to residential zoning or uses, and that any wall constructed to comply with this condition shall be masonry or vinyl, as well as a condition that requires an average 15-



foot-wide natural buffer along Starratt Road and Yellow Bluff Road, provided however, that no protected trees shall be removed within 10 feet of the right-of-way, and any protected trees removed between 10 and 20 feet from the right-of-way shall be mitigated within the 15-foot-wide buffer.

**Conditions of the ordinance:**

- (a) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated April 18, 2007, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- (b) A minimum ten-foot-wide buffer between uncomplimentary uses, meeting requirements of Section 656.1216 of the Zoning Code, shall be provided adjacent to a residentially zoned property or use. Any wall constructed to comply with this condition shall be masonry or vinyl.
- (c) Signage shall be limited to one monument style project entrance sign along Starratt Road and Yellow Bluff Road, not exceeding 150 square feet in area and fifteen feet in height each. Out parcels shall be limited to one monument style sign, not exceeding fifty square feet in area and ten feet in height.
- (d) There shall be an average 15-foot-wide natural buffer along Starratt Road and Yellow Bluff Road, provided however, that no protected trees shall be removed within 10 feet of the right-of-way, and any protected trees removed between 10 and 20 feet from the right-of-way shall be mitigated within the 15-foot-wide buffer.
- (e) The property shall be developed per the spirit and intent of the North Jacksonville Vision Plan, subject to the review and approval of the Planning and Development Department.

- (4) *That a compatible relationship between land uses within the Planned Unit Development and with land uses adjoining the Planned Unit Development district are maintained with the proposed changes in the application for minor modification to the Planned Unit Development, through the use of buffers, fencing and other landscaping requirements. External compatibility requirements of Section 656.341(d) must be maintained. If the location, width, height, material or other similar characteristics of any perimeter boundary buffers, fencing, screening or setbacks were the subject of staff recommendations, or were modified by submission of a revised site plan or revised written description at the time of adoption of the Planned Unit Development or any major modification thereof, no change in such locations shall be allowed by minor modification.*

There are no changes to any perimeter buffer or fencing, therefore external compatibility is maintained in the PUD.

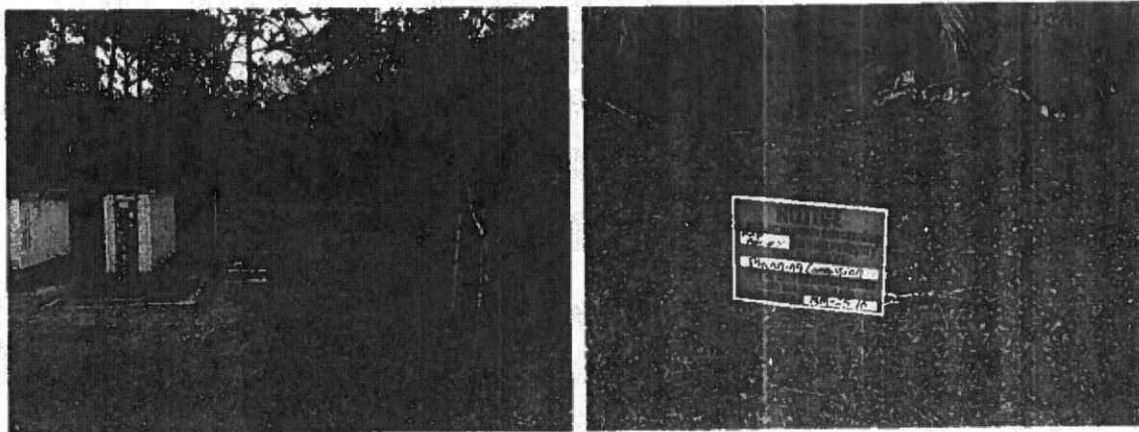
- (5) *That a compatible relationship between land uses within the Planned Unit Development and with land uses adjoining the Planned Unit Development district are maintained with the proposed changes in the application for minor modification to the Planned Unit Development, through the use of lot sizes and height of structures along the perimeter boundaries of the Planned Unit Development. External compatibility requirements of Section 656.341(d) must be maintained. If the lot sizes or height of any perimeter boundary buffers were the subject of staff recommendations, or were modified by submission of a revised site plan or revised written description at the time of adoption of the Planned Unit Development or any major modification thereof, no change in such*

*locations shall be allowed by minor modification.*

There are no changes to any perimeter lot sizes or building height, therefore external compatibility is maintained in the PUD. There is no change to the approved uses. The PUD allows personal property storage as a permitted use by right. The proposed 85,000 square foot personal property storage use is less intense than most of the other retail/commercial uses approved per the PUD.

#### **SUPPLEMENTARY INFORMATION**

The applicant sent a signed sign posting affidavit on December 29, 2025, the required Notice of Public Hearing sign(s) were posted.

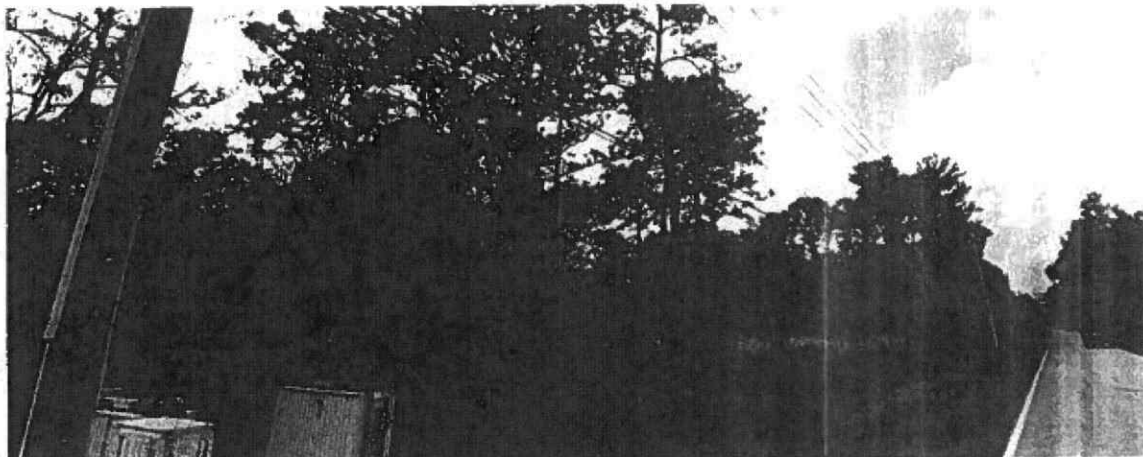


#### **RECOMMENDATION**

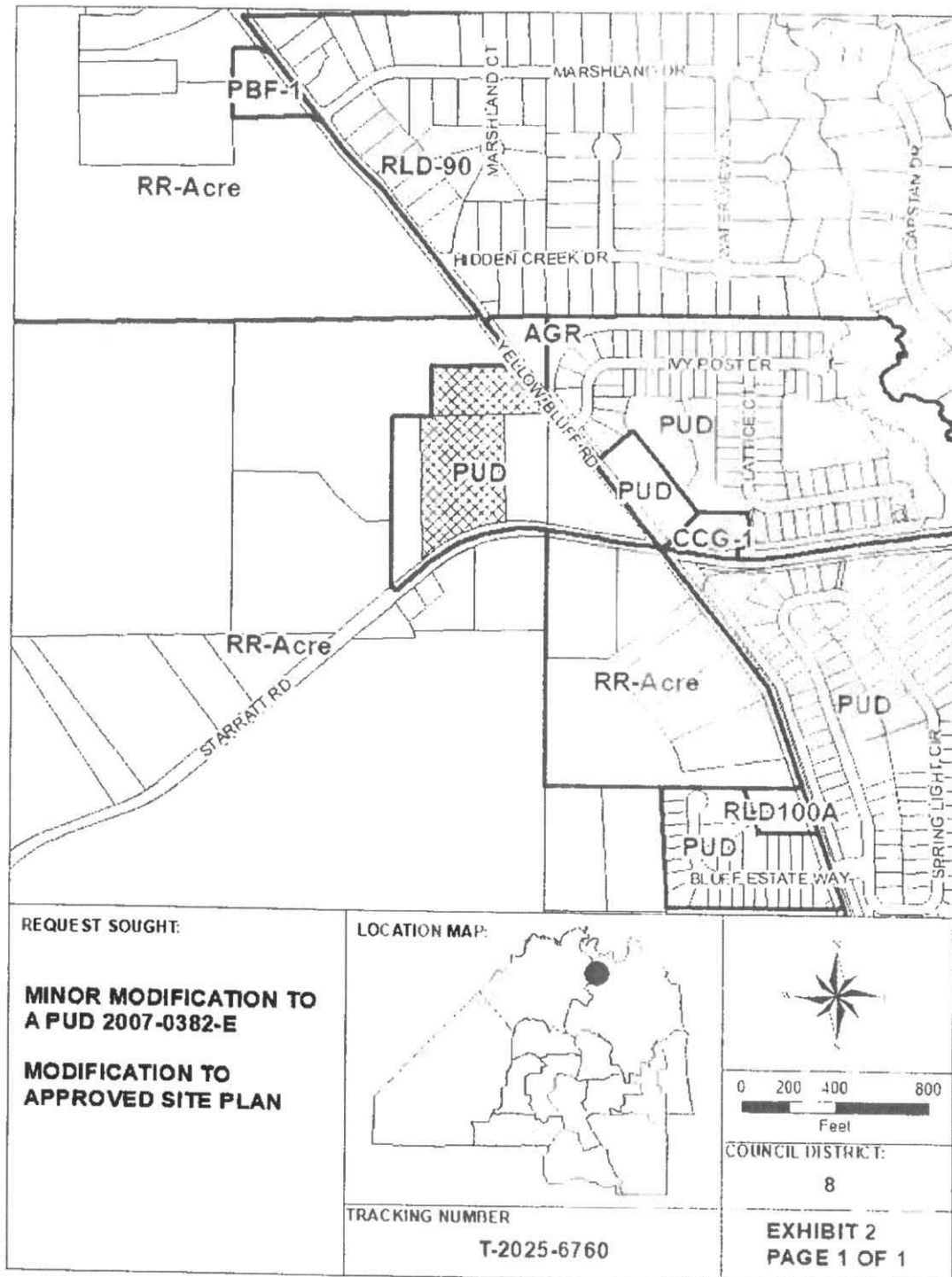
Based on the foregoing, it is the recommendation of the Planning Department that Application for Minor Modification to a Planned Unit Development MM-25-16 be APPROVED.







The subject site on the left facing north along Yellow Bluff Road



Legal Map

## Application For Minor Modification To A PUD

### Planning and Development Department Info

Application Number MM-25-16 Staff Sign-Off/Date AH / 12/16/2025

Current Land Use Category CGC

Planning Commission Hearing Date 01/08/2026

Neighborhood Association M & M DAIRY INC.; THE EDEN GROUP INC.; PSI DELTA CHI  
MILITARY SORORITY INC

### Application Info

PUD# To Modify 2007-0382-E

Tracking # 6760

Application Status PAID

Date Started 12/12/2025

Date Submitted 12/12/2025

### General Information On Applicant

| Last Name | First Name | Middle Name |
|-----------|------------|-------------|
| HERZBERG  | MICHAEL    |             |

Company Name

#### Mailing Address

12483 ALADDIN ROAD

| City         | State | Zip Code |
|--------------|-------|----------|
| JACKSONVILLE | FL    | 32223    |

| Phone      | Fax        | Email                 |
|------------|------------|-----------------------|
| 9047318806 | 9047311109 | MHERZBERG@SLEIMAN.COM |

### General Information On Owner(s)

#### Check to fill first Owner with Applicant Info

| Last Name | First Name | Middle Name |
|-----------|------------|-------------|
| DUKE      | JAMES      | N           |

Company/Trust Name

#### Mailing Address

2675 STARRATT ROAD

| City         | State | Zip Code |
|--------------|-------|----------|
| JACKSONVILLE | FL    | 32226    |

| Phone      | Fax | Email                 |
|------------|-----|-----------------------|
| 9046736336 |     | MHERZBERG@SLEIMAN.COM |

| Last Name  | First Name         | Middle Name |
|------------|--------------------|-------------|
| LAND TRUST | 14734 YELLOW BLUFF | RD          |

Company/Trust Name

14734 YELLOW BLUFF RD LAND TRUST

#### Mailing Address

14734 YELLOW BLUFF RD

| City         | State | Zip Code |
|--------------|-------|----------|
| JACKSONVILLE | FL    | 32226    |

| Phone      | Fax | Email                 |
|------------|-----|-----------------------|
| 9046736336 |     | MHERZBERG@SLEIMAN.COM |



**Property Information**

**Previous Application For Minor Modification Filed Concerning The PUD?**

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

| Map RE# | Council District | Planning District |
|---------|------------------|-------------------|
|---------|------------------|-------------------|

|                 |   |   |
|-----------------|---|---|
| Map 106201 0010 | 8 | 6 |
|-----------------|---|---|

|                 |   |   |
|-----------------|---|---|
| Map 106205 0010 | 8 | 6 |
|-----------------|---|---|

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

**Minor Modification Requested**

REVISE SITE PLAN? SEE PREVIOUS APPROVED VERIFICATION OF SUBSTANTIAL COMPLIANCE

**Location Of Property****General Location**

NORTH SIDE OF STARRATT ROAD

| House # | Street Name, Type and Direction |
|---------|---------------------------------|
| 2675    | STARRATT RD                     |

**Zip Code**  
32226

**Between Streets**

STARRATT RD and YELLOW BLUFF ROAD

**Required Attachments**

The following items must be attached to application. All pages of the application must be on 8½" X 11" paper.

Letter of authorization for agent to make application (required if request from someone other than owner).

Legal description, including real estate number(s) of the subject property. May either be lot and block or metes and bounds.

Adopted ordinance from original PUD Application.

Written description indicating the reason for the modification request, the changes in the PUD application, and supporting data.

Original and revised site plans.

**Other Attachments****Criteria**

Pursuant to Section 656.341 (f)(2) Zoning Code, the City Council may approve changes in the plans which comply with the following criteria:

(i) That there is no change in the approved land permitted use(s), including the amount and general location thereof and no movement or relocation of specific uses on or along the perimeter of the site, no increase in the number of dwelling units or amount of nonresidential floor area, or any associated characteristics of any use.

NO CHANGE IN PERMITTED USES, NO INCREASE IN FLOOR AREA AND NO REVISION TO ANY ASSOCIATED CHARACTERISTICS

(ii) Driveways and/or streets do not significantly alter the general distribution of traffic or modify the public or private rights therein. Any changes to the traffic or pedestrian circulation pattern resulting from the proposed changes in the application for minor modification to the Planned Unit Development must maintain the external compatibility requirements of Section 656.341(d). If the locations of entrances or driveways to the Planned Unit Development were the subject of staff recommendations, or were modified by submission of a revised site plan or revised written description at the time of adoption of the

Planned Unit Development or any major modification thereof, no change in such locations shall be allowed by minor modification.

DRIVEWAYS ARE ACTUALLY SIGNIFICANTLY REDUCED, AND THE INTENDED, PERMITTED USE WOULD ACT TO REDUCE THE TRIPS ALONG ALL ROADWAYS. THE INTENDED DEVELOPMENT WOULD NOT OTHERWISE ALTER THE VEHICULAR OR PEDESTRIAN CIRCULATION PATTERNS AND ALL EXTERNAL COMPATIBILITY REQUIREMENTS ARE MET. STAFF HAS NEVER OPINED ON ANY DRIVEWAY LOCATION, AND HAS PREVIOUSLY APPROVED THE INTENDED DRIVEWAY LOCATION IN A VERIFICATION OF SUBSTANTIAL COMPLIANCE ON AUGUST 5, 2025.

(iii) There is no change to any condition(s) set forth by the City Council in the ordinance which approved the Planned Unit Development district.

NO APPLICABLE CONDITION OF THE CITY COUNCIL IS CHANGED.

(iv) That a compatible relationship between land uses within the Planned Unit Development and with land uses adjoining the Planned Unit Development district are maintained with the proposed changes in the application for minor modification to the Planned Unit Development, through the use of buffers, fencing and other landscaping requirements. External compatibility requirements of Section 656.341(d) must be maintained. If the location, width, height, material or other similar characteristics of any perimeter boundary buffers, fencing, screening or setbacks were the subject of staff recommendations, or were modified by submission of a revised site plan or revised written description at the time of adoption of the Planned Unit Development or any major modification thereof, no change in such locations shall be allowed by minor modification.

YES, NO OTHER ELEMENTS OF THE PUD ARE REVISED.

(v) That a compatible relationship between land uses within the Planned Unit Development and with land uses adjoining the Planned Unit Development district are maintained with the proposed changes in the application for minor modification to the Planned Unit Development, through the use of lot sizes and height of structures along the perimeter boundaries of the Planned Unit Development. External compatibility requirements of Section 656.341(d) must be maintained. If the lot sizes or height of any perimeter boundary buffers were the subject of staff recommendations, or were modified by submission of a revised site plan or revised written description at the time of adoption of the Planned Unit Development or any major modification thereof, no change in such locations shall be allowed by minor modification.

YES, COMPATIBLE RELATIONSHIPS ARE MAINTAINED AND NO STAFF RECOMMENDATIONS ARE A PART OF THE RECORD, OTHER THAN ASSURING THAT ALL DRIVEWAYS MEET THE DESIGN STANDARDS FOR THE SAME.

### Public Hearings

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

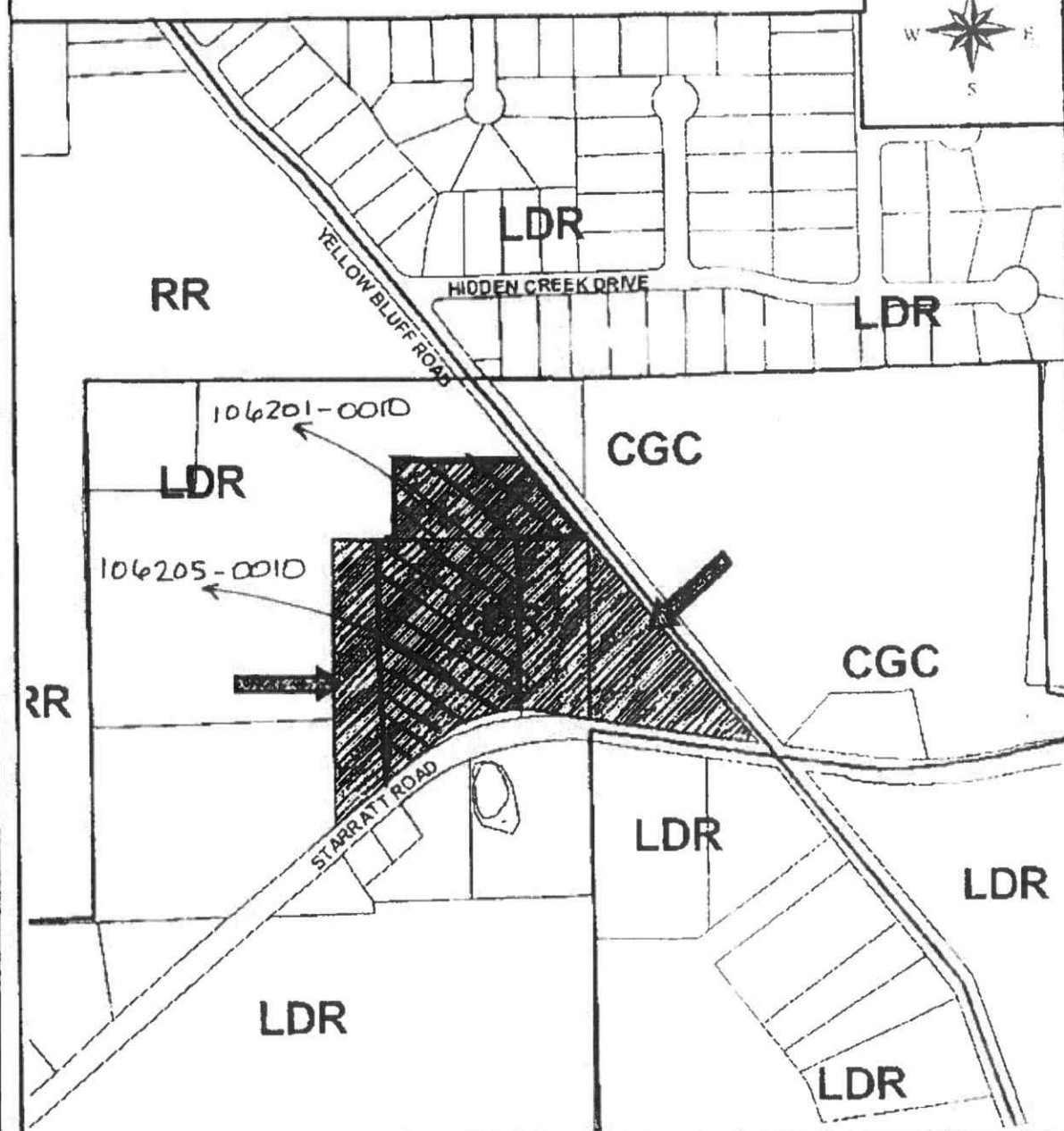
I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge. I HEREBY APPLY FOR A MINOR MODIFICATION TO A PLANNED UNIT DEVELOPMENT, AS REQUESTED.

☐ Agreed to and submitted

**Filing Fee Information**

1) Base Fee: \$1,338.00  
2) Plus Notification Costs Per Addressee  
33 Notifications @ \$7.00/each: \$231.00  
3) Total Application Cost: \$1,569.00

# CURRENT LAND USE MAP



## Request for Semi-Annual Land Use Amendment to Future Land Use Map Series



Map Date: March 19, 2007

From: Low Density Residential (LDR)  
To: Community/General Commercial (CGC)

Planning District: 6

Identification Number: 2006D-020 - 6 - 11 - 320

Council District: 11

Ordinance: 2007-381 Exhibit 2 (Page 1 of 1)

### THE WELLS LAND PARCEL

THAT CERTAIN PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND INCLUDES ALL OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5424, PAGE 297 OF THE PUBLIC RECORDS OF SAID COUNTY, AND ALSO INCLUDES ALL OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5781, PAGE 1982 OF SAID COUNTY; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A ONE HALF INCH IRON PIPE SITUATE AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 15, WITH THE SOUTHWESTERLY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY), SAID IRON PIPE ALSO BEING SITUATE AT THE SOUTHEASTERLY CORNER OF THE AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15781, PAGE 1982; THENCE SOUTH  $88^{\circ}16'05''$  WEST ALONG THE SOUTH LINE OF THE LAST SAID LANDS, AND ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 21256, PAGE 984 OF THE AFORESAID COUNTY, A DISTANCE OF 178.33 FEET TO A ONE HALF INCH IRON PIPE AT THE INTERSECTION WITH THE AFORESAID WESTERLY LINE OF THE LAST SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 21256, PAGE 984; THENCE SOUTH  $02^{\circ}38'45''$  EAST, ALONG THE LAST SAID WESTERLY LINE, A DISTANCE OF 439.61 FEET TO A ONE HALF INCH IRON PIPE SITUATE AT THE INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT OF WAY); LAST SAID IRON PIPE ALSO BEING SITUATE IN A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 317.83 FEET; THENCE ALONG AND AROUND THE LAST SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A LENGTH OF 226.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH  $70^{\circ}05'53''$  WEST, AND CHORD DISTANCE OF 221.68 FEET TO A ONE HALF INCH IRON PIPE SITUATE AT THE POINT OF TANGENT; THENCE SOUTH  $49^{\circ}40'05''$  WEST, CONTINUE ALONG THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 154.44 FEET TO A THREE QUARTER INCH IRON PIPE SITUATE AT THE INTERSECTION WITH THE WEST LINE OF THOSE AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5424, PAGE 297; THENCE NORTH  $01^{\circ}44'21''$  WEST, ALONG THE LAST SAID WEST LINE, A DISTANCE OF 603.82 FEET TO A THREE QUARTER INCH IRON PIPE SITUATE AT THE INTERSECTION WITH THE SOUTH LINE OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12509, PAGE 720 OF THE AFORESAID PUBLIC RECORDS; THENCE NORTH  $88^{\circ}16'05''$  EAST, ALONG THE LAST SAID SOUTH LINE, A DISTANCE OF 42.71 FEET TO A ONE HALF INCH IRON PIPE, STAMPED LB7080 AND BEING SITUATE AT THE INTERSECTION WITH THE EAST LINE OF THE LAST MENTIONED LANDS; THENCE NORTH  $01^{\circ}41'51''$  WEST, ALONG THE LAST SAID EAST LINE, A DISTANCE OF 206.20 FEET TO A ONE HALF INCH IRON PIPE AT THE INTERSECTION WITH THE SOUTH LINE OF THOSE AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12509, PAGE 720; THENCE NORTH  $88^{\circ}15'12''$  EAST, ALONG LAST SAID SOUTH LINE, A DISTANCE OF 343.74 FEET TO A ONE HALF INCH IRON PIPE SITUATE AT THE INTERSECTION WITH SOUTHWESTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY); THENCE SOUTH  $38^{\circ}57'23''$  EAST, ALONG LAST SAID SOUTHWESTLY RIGHT OF WAY LINE, A DISTANCE OF 259.07 FEET TO THE POINT OF BEGINNING.

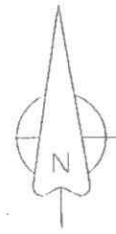
THE DESCRIBED PARCEL OF LAND CONTAINS 258,153 SQUARE FEET OR 5.93 ACRES OF LAND.



# MAP SHOWING SKETCH OF

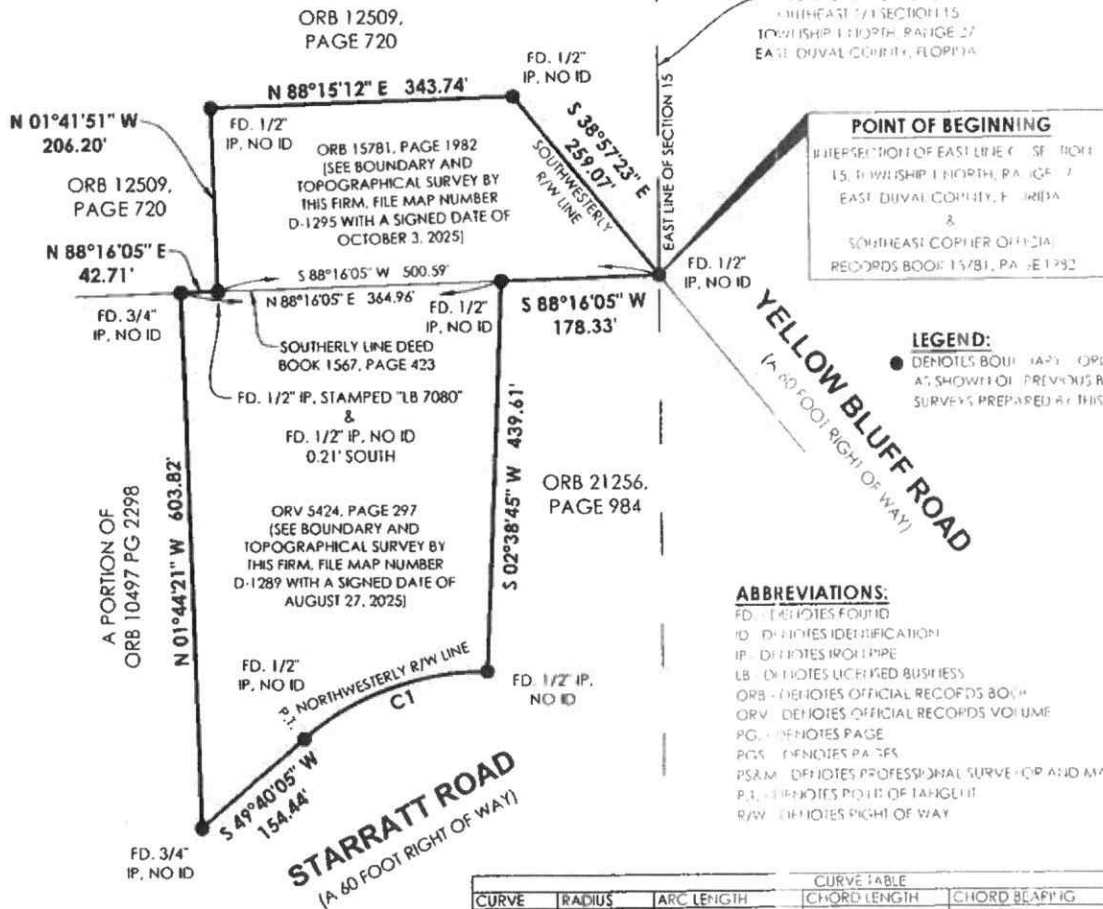
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SEE SHEET 2 OF 4 COMPLETE LEGAL DESCRIPTION  
SEE SHEET 3 OF 4 FOR GENERAL NOTES

CERTIFIED TO:  
ARTHUR WELLS



### LEGEND:

- DENOTES BOUNDARY MONUMENTS
- DENOTES PREVIOUS BOUNDARY SURVEYS PREPARED BY THIS SURVEY FIRM

### ABBREVIATIONS:

- FD. DENOTES FOUND
- ID. DENOTES IDENTIFICATION
- IP. DENOTES IRON PIPE
- LB. DENOTES LICHENED BUSHES
- ORB. DENOTES OFFICIAL RECORDS BOOK
- ORV. DENOTES OFFICIAL RECORDS VOLUME
- PG. DENOTES PAGE
- PGS. DENOTES PAGES
- PS&M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- P.T. DENOTES POINT OF TANGENT
- R/W. DENOTES RIGHT OF WAY

| CURVE TABLE |        |            |              |               |             |
|-------------|--------|------------|--------------|---------------|-------------|
| CURVE       | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1          | 317.83 | 226.44     | 221.68       | S 70°05'53\"  | 40°49'15\"  |



GRAPHICAL SCALE: 1" = 200'

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

2309 STATE ROAD 13 NORTH,  
JACKSONVILLE, FLORIDA 32259  
PHONE: (904) 647-6943  
LICENSED BUSINESS NO.: 7080  
EMAIL: WES@CANNADYSURVEY.COM



**JW Cannady**  
SURVEYING INC.

|                                |                      |
|--------------------------------|----------------------|
| MAP DATE: DECEMBER 12, 2025    | JOB #: 25-123        |
| DATE SIGNED: DECEMBER 12, 2025 | MAP SCALE: 1" = 200' |
| SHEET NUMBER: 1 OF 4           | MAP NUMBER: A-1707   |

BY:  
JAMES W. CANNADY, PROFESSIONAL SURVEYOR & MAPPER,  
CERTIFICATE NO. 5586, STATE OF FLORIDA

# MAP SHOWING SKETCH OF

## THE WELLS LAND PARCEL

THAT CERTAIN PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND INCLUDES ALL OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5424, PAGE 297 OF THE PUBLIC RECORDS OF SAID COUNTY, AND ALSO INCLUDES ALL OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15781, PAGE 1982 OF SAID COUNTY; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SEE SHEETS 1 & 4 OF 4 FOR MAPS  
SEE SHEET 3 OF 4 FOR GENERAL NOTES

CERTIFIED TO:  
ARTHUR WELLS

THEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-12, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.022, FLORIDA STATUTES.



**JW Cannady**  
SURVEYING INC.

2309 STATE ROAD 13 NORTH,  
JACKSONVILLE, FLORIDA 32259  
PHONE: (904) 647-6943  
LICENSED BUSINESS NO.: 7080  
EMAIL: WES@CANNADYSURVEY.COM

|                                |                      |
|--------------------------------|----------------------|
| MAP DATE: DECEMBER 12, 2025    | JOB #: 25-123        |
| DATE SIGNED: DECEMBER 12, 2025 | MAP SCALE: 1" = 200' |
| SHEET NUMBER: 2 OF 4           | MAP NUMBER: A-1707   |

BY: \_\_\_\_\_  
JAMES W. CANNADY, PROFESSIONAL SURVEYOR & MAPPER,  
CERTIFICATE NO. 5586, STATE OF FLORIDA

# MAP SHOWING SKETCH OF

## GENERAL NOTES:

1. THIS MAP IS AN ORIGINAL SKETCH AND LEGAL DESCRIPTION OF THE WELLS LAND PARCEL AS DESCRIBED ON SHEET 2 OF 4 HEREIN. THE LEGAL DESCRIPTION SHOWN ON SHEET 2 OF 4 WAS PREPARED BY THIS SURVEY FIRM.
2. THE WELLS LAND PARCEL AS DESCRIBED ON SHEET 2 OF 4 HEREIN IS WHOLLY CONTAINED INSIDE THE PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN CITY OF JACKSONVILLE ORDINANCE #2007-382, LYING IN DUVAL COUNTY, FLORIDA.
3. THE WELLS LAND PARCEL AS DESCRIBED ON SHEET 2 OF 3 HEREIN IS A COMPOSITE OF THE FOLLOWING: TWO BOUNDARY SURVEYS PREPARED BY THIS SURVEY FIRM: SURVEY JOB #25-073, SURVEY MAP FILE # D-1289, DATED AUGUST 27, 2025, AND SURVEY JOB #25-192, SURVEY MAP FILE # D-1295, DATED OCTOBER 3, 2025.
4. THE BEARINGS SHOWN HEREON DEPEND UPON AND CONFORM TO THE ORIGINS AND PROJECTION OF THE FLORIDA STATE PLANE GRID COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 AS READJUSTED IN 2011, EPOCH 2010, THE BASIS OF BEARING FOR THE SURVEY IS ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF STARRATE ROAD, BEING THE STATE PLANE GRID BEARING OF N 49°40'05" E.
5. ALL HORIZONTAL DIMENSIONS SHOWN HEREON ARE IN THE UNIT OF U.S. FEET.
6. THIS SKETCH AND LEGAL DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE EASEMENTS, COVENANTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD OR UNRECORDED MATTERS NOT SHOWN ON THIS MAP.
7. THIS SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
8. THIS SKETCH OR MAP IS NOT A BOUNDARY SURVEY.

SEE SHEETS 1 & 4 OF 4 FOR MAPS  
SEE SHEET 2 OF 4 FOR COMPLETE LEGAL DESCRIPTION

CERTIFIED TO:  
ARTHUR WELLS

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BY:  
JAMES W. CANNADY, PROFESSIONAL SURVEYOR & MAPPER,  
CERTIFICATE NO. 5586, STATE OF FLORIDA



The Hidden Creek PUD  
Starratt Rd storage modification

12/12/2025

This minor modification application is being made to revise the proposed site plan for 1.98 acres of property within the PUD for the use of a personal property storage facility, as permitted by the original PUD and SUBSTANTIALLY similar to what was approved by the Planning and Development Department on August 5, 2025 for PUD verification.

The original PUD permits personal property/Self-storage as a use, and the approved site plan depicted UP TO 6 driveways, with three on Starratt and three along Yellow Bluff.

The Planning and Development Department did verify this use in the attached site plan, on August 5, 2025. The applicant has been contacted by another owner of property within the PUD who also wished to sell, therefore, we are requesting a change to the site plan to accommodate the proposed enlargement of the personal property storage use within the PUD site.

The intended personal property storage use on the property is considerably less intensive, and would significantly reduce trips for the adjacent roadways, compared to other permitted uses in the PUD. You will also note the considerable reduction of points of ingress/egress from the proposed plan, thereby reducing traffic conflicts along those roadways as well.





A NEW DAY.

## City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department  
214 N Hogan St.  
Jacksonville, FL 32202  
(904) 255-7800  
[www.coj.net](http://www.coj.net)

August 5, 2025

Mike Herzberg  
12483 Aladdin Road  
Jacksonville, FL 32223

RE Verification of Substantial Compliance to a Planned Unit Development (PUD) - Ord 2007-0382 - The Hidden Creek PUD - Proposed 64,300 square feet of personal property storage facility uses development verification

Dear Mr. Herzberg,

The above referenced project has been **approved as noted** for Verification of Substantial Compliance to the PUD per the attached site plan and following conditions of the ordinance

- (a) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated April 18, 2007, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department
- (b) A minimum ten-foot-wide buffer between uncomplimentary uses meeting requirements of Section 656 1216 of the Zoning Code, shall be provided adjacent to a residentially zoned property or use. Any wall constructed to comply with this condition shall be masonry or vinyl
- (c) Signage shall be limited to one monument style project entrance sign along Starratt Road and Yellow Bluff Road, not exceeding 150 square feet in area and fifteen feet in height each. Out parcels shall be limited to one monument style sign, not exceeding fifty square feet in area and ten feet in height
- (d) There shall be an average 15-foot-wide natural buffer along Starratt Road and Yellow Bluff Road provided however, that no protected trees shall be removed within 10 feet of the right-of-way and any protected trees removed between 10 and 20 feet from the right-of-way shall be mitigated within the 15-foot-wide buffer
- (e) The property shall be developed per the spirit and intent of the North Jacksonville Vision Plan subject to the review and approval of the Planning and Development Department

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, landscaping, sidewalks, bicycle lanes, etc.) shall be facilitated through the final civil plan/10-set review process.

Please do not hesitate to email or call me if you have any questions in concerns or regards.  
Sincerely,

Andy Hetzel  
City Planner III, Current Planning Division  
City of Jacksonville - Planning Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7821  
[ahetzel@coj.net](mailto:ahetzel@coj.net)

**JAMES K. QUINA, JR., P.E.**  
 CONSULTING ENGINEER  
 200 BOUL. 500183  
 ST. LOUIS, MISSOURI 63108  
 (314) 440-4783

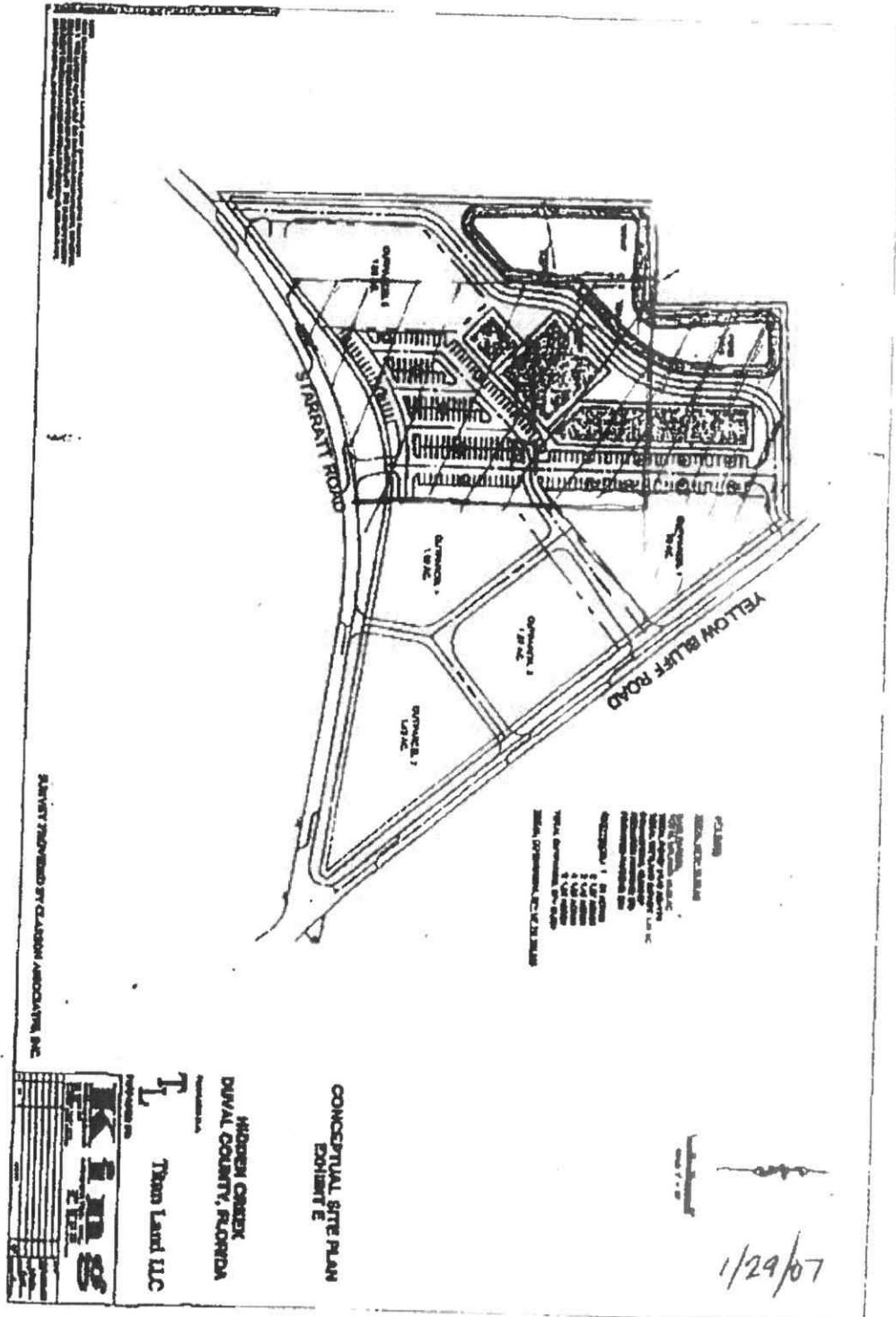
A detailed architectural drawing of a building facade, showing a series of vertical columns and horizontal lines, likely representing a structural or decorative element. The drawing is oriented vertically on the page.

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Journal compilation © 2008 Blackwell Publishing Ltd

[illegible]

SCALE: 1"=100'









ATTACHMENT

1 Introduced and amended by the Land Use and Zoning  
2 Committee:

3  
4  
5 **ORDINANCE 2007-382-E**

6 AN ORDINANCE REZONING APPROXIMATELY 12.22 ACRES  
7 OF LAND LOCATED IN COUNCIL DISTRICT 11 AT 2561,  
8 2675, AND 2677 STARRATT ROAD, 14734 YELLOW BLUFF  
9 ROAD, AND AT THE NORTHWEST CORNER OF STARRATT  
10 ROAD AND YELLOW BLUFF ROAD BETWEEN STARRATT ROAD  
11 AND HIDDEN CREEK DRIVE AND OWNED BY VARIOUS  
12 INDIVIDUALS AND ENTITIES, AS MORE PARTICULARLY  
13 DESCRIBED HEREIN, FROM RESIDENTIAL RURAL (RR)  
14 DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD)  
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
16 ZONING CODE, TO PERMIT COMMERCIAL USES, AS  
17 DESCRIBED IN THE APPLICATION FOR THE HIDDEN CREEK  
18 PUD, PURSUANT TO ADOPTED FUTURE LAND USE MAP  
19 SERIES (FLUMS) SEMI-ANNUAL LAND USE AMENDMENT  
20 APPLICATION NUMBER 2006D-020; PROVIDING AN  
21 EFFECTIVE DATE.

22  
23 **WHEREAS**, the City of Jacksonville adopted a semi-annual land use  
24 amendment to the *2010 Comprehensive Plan* for the purpose of revising  
25 portions of the Future Land Use Map series (FLUMS) in order to ensure  
26 the accuracy and internal consistency of the plan, pursuant to  
27 Ordinance 2007-381; and

28 **WHEREAS**, in order to ensure consistency of zoning district(s)  
29 with the *2010 Comprehensive Plan* and the companion adopted semi-annual



1 land use amendment 2006D-020, an application to rezone and reclassify  
2 from Residential Rural (RR) District to Planned Unit Development (PUD)  
3 District was filed by Paige Hobbs Johnston, Esquire on behalf of  
4 various owners of certain real property in Council District 11 and  
5 listed in **Exhibit 4**, as more particularly described in Section 1 and  
6 referenced therein as the "Subject Property"; and

7 **WHEREAS**, the Planning and Development Department, in order to  
8 ensure consistency of this rezoning with the *2010 Comprehensive Plan*  
9 and the companion semi-annual land use amendment application number  
10 2006D-020, has considered the rezoning and has rendered an advisory  
11 opinion; and

12 **WHEREAS**, the Planning Commission has considered the application  
13 and has rendered an advisory opinion; and

14 **WHEREAS**, the Land Use and Zoning (LUZ) Committee after due notice  
15 held a public hearing and made its recommendation to the Council; and

16 **WHEREAS**, the City Council after due notice, held a public  
17 hearing; and

18 **WHEREAS**, taking into consideration all oral and written comments  
19 received during public hearings and the above recommendations, the  
20 Council finds that such rezoning is consistent with the *2010*  
21 *Comprehensive Plan* adopted under the comprehensive planning ordinance  
22 for future development of the City of Jacksonville; and

23 **WHEREAS**, the Council finds that the proposed PUD does not affect  
24 adversely the orderly development of the City as embodied in the *Zoning*  
25 *Code*; will not affect adversely the health and safety of residents in  
26 the area; will not be detrimental to the natural environment or to the  
27 use or development of the adjacent properties in the general  
28 neighborhood; and the proposed PUD will accomplish the objectives and  
29 meet the standards of Section 656.340 (Planned Unit Development) of the  
30 Zoning Code of the City of Jacksonville; now, therefore

1        **BE IT ORDAINED** by the Council of the City of Jacksonville:

2        **Section 1.        Subject Property Location and Description.** The  
3 approximately 12.22 acres of land (Real Estate numbers 106174-0000,  
4 106201-0010, 106205-0000, 106205,0010, and 106205-0020) are located in  
5 Council District 11 at 2561, 2675, and 2677 Starratt Road, 14734 Yellow  
6 Bluff Road, and northwest corner of Starratt Road and Yellow Bluff Road  
7 between Starratt Road and Hidden Creek Drive, as more particularly  
8 described in **Exhibit 1** and graphically depicted in **Exhibit 2**, both  
9 attached hereto and incorporated herein by this reference.

10       **Section 2.        Owner and Applicant Description.** The Subject  
11 Property is owned by various individuals and entities as listed in  
12 **Exhibit 4**, attached hereto and incorporated herein by this reference.  
13 The applicant listed in the application is Paige Hobbs Johnston,  
14 Esquire with an address of 1301 Riverplace Boulevard, Suite 1500,  
15 Jacksonville, Florida 32207 and a telephone number of (904) 346-5553.

16       **Section 3.        Property Rezoned.** The Subject Property, pursuant  
17 to adopted companion semi-annual land use amendment 2006D-020, is  
18 rezoned and reclassified from Residential Rural (RR) District to  
19 Planned Unit Development (PUD) District, subject to the written  
20 description dated February 15, 2007 and the site plan dated January 29,  
21 2007 for the Hidden Creek PUD. The PUD District for the Subject  
22 Property shall generally permit commercial uses, as more specifically  
23 shown and described in the written description and site plan, both  
24 attached hereto as **Exhibit 3**.

25       **Section 4.        Rezoning Approved Subject to Conditions.** This  
26 rezoning is approved subject to the following conditions:

27       (a) Development shall proceed in accordance with the Traffic  
28 Engineering Division Memorandum dated April 18, 2007, or as otherwise  
29 approved by the Traffic Engineering Division and the Planning and  
30 Development Department.

1 (b) A minimum ten-foot-wide buffer between uncomplimentary uses,  
2 meeting requirements of Section 656.1216 of the Zoning Code, shall be  
3 provided adjacent to a residentially zoned property or use. Any wall  
4 constructed to comply with this condition shall be masonry or vinyl.

5 (c) Signage shall be limited to one monument style project  
6 entrance sign along Starratt Road and Yellow Bluff Road, not exceeding  
7 150 square feet in area and fifteen feet in height each. Out parcels  
8 shall be limited to one monument style sign, not exceeding fifty square  
9 feet in area and ten feet in height.

10 (d) There shall be an average 15-foot-wide natural buffer along  
11 Starratt Road and Yellow Bluff Road, provided however, that no  
12 protected trees shall be removed within 10 feet of the right-of-way,  
13 and any protected trees removed between 10 and 20 feet from the right-  
14 of-way shall be mitigated within the 15-foot-wide buffer.

15 (e) The property shall be developed per the spirit and intent of  
16 the North Jacksonville Vision Plan, subject to the review and approval  
17 of the Planning and Development Department.

18 **Section 5. Consistency With Companion Land Use Amendment**  
19 **Adoption.** The Council hereby finds the Hidden Creek PUD to be  
20 consistent with the requirements of the State Comprehensive Plan, the  
21 Northeast Florida Regional Planning Council Strategic Regional Policy  
22 Plan, and Rule Chapter 9J-5, Florida Administrative Code. Further, the  
23 Council finds this rezoning to be consistent with the Jacksonville 2010  
24 Comprehensive Plan, as amended by Ordinance 2007-381, and that this PUD  
25 is consistent with the land use category criteria

26 **Section 6. Contingency.** This ordinance shall not become  
27 effective unless and until the Department of Community Affairs issues a  
28 Notice of Intent finding the correlating amendment to the 2010  
29 *Comprehensive Plan* in compliance with Chapter 163, Part II, Florida  
30 Statutes.

1       **Section 7.       Effective Date.** The adoption of this ordinance  
2 shall be deemed to constitute a quasi-judicial action of the City  
3 Council and shall become effective upon signature by the Council  
4 President and Council Secretary.

5  
6 Form Approved:

7  
8             /s/   Shannon K. Eller      

9 Office of General Counsel

10 Legislation Prepared By: Robert K. Riley

11 G:\SHARED\LEGIS.CC\2007\ord\SEMI ANNUALS\2007-382-E.doc

DEPARTMENT OF PUBLIC WORKS



April 18, 2007

**MEMORANDUM**

**TO:** Michael Koerner, Planner  
Planning and Development Department

**FROM:** Lisa King  
Traffic Technician Senior

**Subject:** **Hidden Creek, PUD**  
**City Development No.:**  
**PUD R-2007-0382**

Upon review of the referenced application, and based on the information provided to date, the Traffic Engineering Division has the following comments:

1. Number, location and design of accesses to Yellow Bluff Road and Starratt Road are subject to the review and approval of Traffic Engineering.
2. No driveways are permitted within 250' of signalized intersection of Yellow Bluff Road and Starratt Road.
3. Provide a minimum of 100' to the first cross access on driveways off of Starratt Road and Yellow Bluff Road.
4. Identification signage, walls, fences and landscaping shall not obstruct horizontal sight distance.

**Please understand that this does not constitute approval of the design elements.** Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 387-8834.

cc: Transportation Planning Division

R2007-0382 Hidden Creek PUD

1007 Superior Street Jacksonville, FL 32254 Phone: 904.387.8861 Fax: 904.387.8894 [www.coj.net](http://www.coj.net)



# ORDINANCE 2007-382

## Legal Description

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE SOUTH 00° 00' 35" WEST, ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 412.73 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 35° 03' 10" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD, A DISTANCE OF 674.73 FEET; THENCE SOUTH 29° 52' 25" WEST, A DISTANCE OF 14.38 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STARRATT ROAD (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 81° 12' 00" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 399.62 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID NORTHERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 704.07 FEET, AN ARC DISTANCE OF 21.33 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 11715, PAGE 1494, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82° 08' 57" WEST, 23.33 FEET; THENCE NORTH 00° 00' 35" EAST, ALONG THE WESTERLY LINE OF LAST SAID DEED (ALSO BEING THE WEST LINE OF SAID SECTION 14), A DISTANCE OF 0.39 FEET TO A POINT ON THE OLD NORTHERLY RIGHT OF WAY LINE OF STARRATT ROAD (SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 5424, PAGE 299); RUN THENCE THE FOLLOWING THREE COURSES ALONG SAID OLD NORTHERLY RIGHT OF WAY LINE AND THE SOUTHERLY LINE OF DEEDS RECORDED IN OFFICIAL RECORDS 5424, PAGE 299, OFFICIAL RECORDS 5424, PAGE 297, AND OFFICIAL RECORDS 10497, PAGE 2298: FIRST COURSE: NORTH 81° 12' 00" WEST, A DISTANCE OF 153.64 FEET TO A POINT OF CURVATURE, SECOND COURSE: IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 317.83 FEET, AN ARC DISTANCE OF 273.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74° 09' 42" WEST, 265.00 FEET; THIRD COURSE: SOUTH 49° 31' 25" WEST, A DISTANCE OF 335.81 FEET TO THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS 10497, PAGE 2298; THENCE NORTH 00° 00' 35" EAST ALONG THE WESTERLY LINE OF SAID DEED, A DISTANCE OF 717.45 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88° 10' 35" EAST ALONG THE NORTH LINE OF LAST MENTIONED DEED AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 161.73 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS 8501, PAGE 1204; THENCE NORTH 01° 49' 25" WEST ALONG THE WEST LINE OF LAST MENTIONED DEED, A DISTANCE OF 206.25 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88° 10' 35" EAST ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS 8501, PAGE 1204, A DISTANCE OF 344.05 FEET TO THE NORTHEAST CORNER THEREOF AND A POINT ON PREVIOUSLY MENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD, THENCE SOUTH 39° 03' 10" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 259.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.22 ACRES, MORE OR LESS

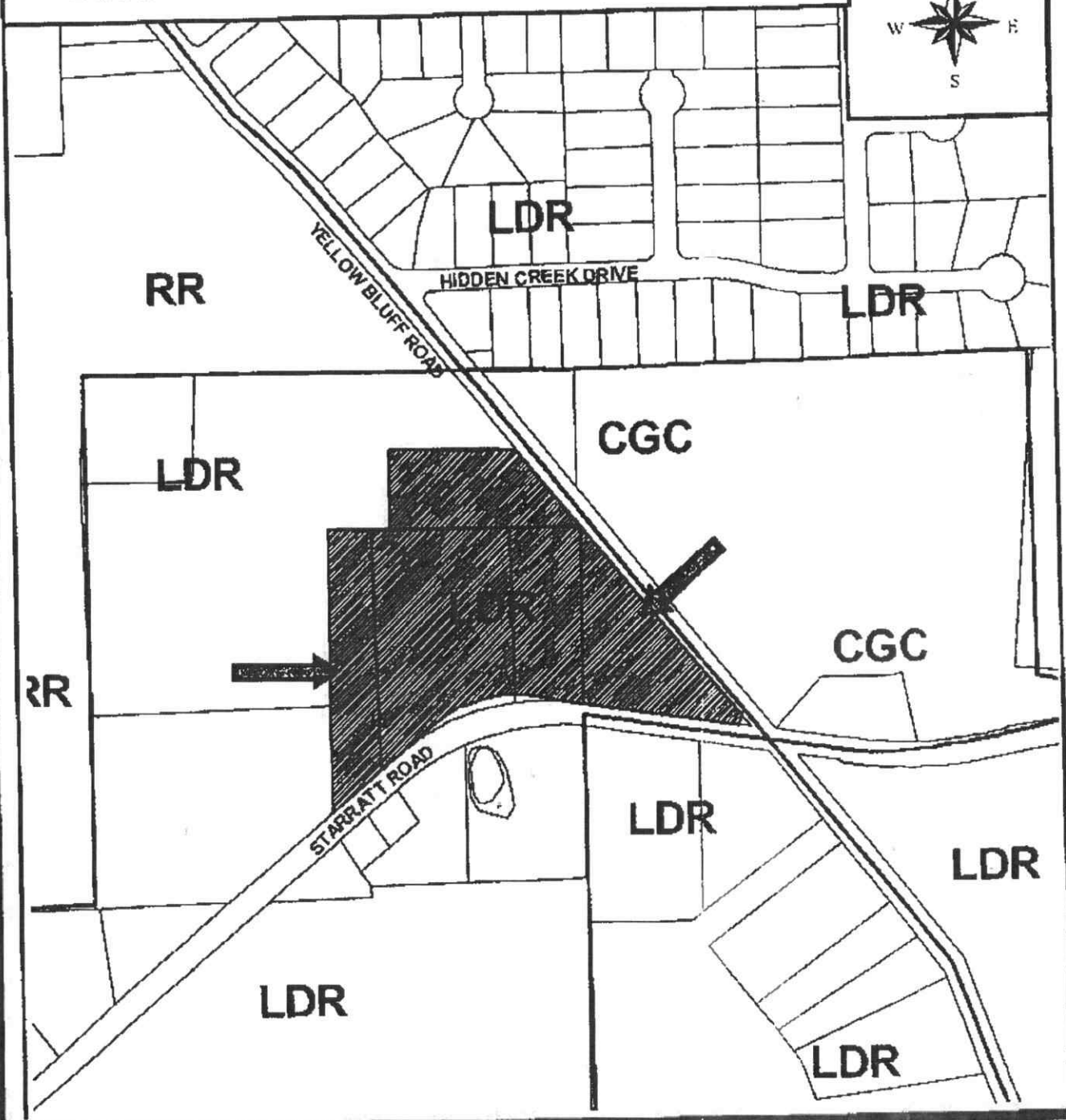
EXHIBIT 1

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On File

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# CURRENT LAND USE MAP



## Request for Semi-Annual Land Use Amendment to Future Land Use Map Series



Map Date: March 19, 2007

From: Low Density Residential (LDR)  
To: Community/General Commercial (CGC)

Planning District: 6

Identification Number: 2006D-020 - 6 - 11 - 320

Council District: 11

Ordinance: 2007-381 Exhibit 2 (Page 1 of 1)

## PUD Written Description

Hidden Creek PUD

February 15, 2007

Current Land Use Designation: LDR

Requested Land Use Designation: CGC

Current Zoning District: RR

Requested Zoning District: PUD

Development Number:

RE#: See Attached List

### I. SUMMARY DESCRIPTION OF THE PUD

The Applicant, Titan Land, LLC, proposes to rezone approximately 12.22± acres of property from Rural Residential (RR) to a Planned Unit Development ("PUD"). The PUD zoning district is being requested to permit the development of commercial/ retail uses on the subject property as more particularly described below. The proposed commercial and retail uses will benefit the surrounding residential communities by providing supporting commercial uses such as restaurant and retail uses which can be utilized by these existing neighbors. This PUD rezoning is necessary to provide a common development scheme, which incorporates shared access, parking, and signage for these permitted uses.

The subject property (the "Property") is located west of the intersection of Starratt Road and Yellow Bluff Road in North Jacksonville. The Property is more particularly described in the legal description attached as Exhibit "1" to this application. The Property has a Low Density Residential (LDR) land use and RR zoning designation and is currently undeveloped. However, an application is pending to change the land use designation to Community/ General Commercial (CGC). Surrounding land use designations and zoning districts include: CGC/PUD to the east and LDR/RR to the north, south and east. Because this Property is located at the intersection of two collector roads, it is an appropriate location for commercial uses.

The proposed PUD seeks to permit the development of approximately 105,000 square feet (10%± deviation) of commercial/retail uses on the subject property. A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan").

### II. PUD DEVELOPMENT CRITERIA

#### A. Minimum Lot and Building requirements:

##### (a) Permitted uses and structures.

(1) Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby; shops and

EXHIBIT 3  
Page 1 of 7

pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses.

(2) Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, communication towers, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses.

(3) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.

(4) All types of professional and business offices, newspaper offices (but not printing), employment offices, union halls, buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) and similar uses.

(5) Nursing homes and group care homes.

(6) An establishment or facility which includes the retail sale and service of beer, wine and liquor for off-premises consumption or for on-premises conjunction with the service of food which is ordered from a menu and prepared or served for pay for consumption on-premises.

(7) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(8) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(9) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

(10) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a standalone structure), provided such use is limited to thirty percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

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(11) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4;

(12) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.

(13) Service stations, service garages for minor repairs and car washer.

(14) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.

(b) *Permitted accessory uses and structures.* See section 656.403.

(c) *Minimum lot requirements (width and area).* None.

(d) *Maximum lot coverage by all buildings.* None.

(e) *Minimum yard requirements.*

(i) Front-None.

(ii) Side-None, if the building on the adjacent lot is built to the property line or if the adjacent lot is vacant. Unless no space is left between buildings on adjacent lots, a space of not less than six feet shall be provided between buildings. Where the lot is adjacent to a residential, district, a minimum setback of fifteen feet shall be provided.

(iii) Rear-Ten feet.

(f) *Maximum height of structures.* Sixty feet; provided, however, that height may be unlimited where the building is set back on all sides not less than one horizontal foot for each six vertical feet in excess of sixty feet.

*Note:* Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks subject to the review and approval of the Planning and Development Department.

B. **Vehicular Access:** As indicated on the Site Plan, access to the Property will be from Starratt Road and Yellow Bluff Road. The location and design of all access points will be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The location of the access points shown on the conceptual Site Plan are schematic and may be subject to realignment and relocation prior to development.

C. **Parking:** Parking will meet or exceed the requirements of Part 6 of the Zoning Code, taking into consideration all proposed uses and the entire site. Parking within the PUD

EXHIBIT 3  
Page 3 of 7



may be shared with other uses as long as the PUD in its entirety provides sufficient parking for all proposed uses.

**D. Pedestrian Access:** Unless otherwise agreed to by the Planning and Development Department, an exterior sidewalk will be provided along Starratt Road and Yellow Bluff Road and the proposed internal access roads consistent with the Comprehensive Plan; provided, however, that notwithstanding the requirements of § 656.224, Zoning Code, the sidewalk may be located within the required front and side yard setbacks. Interior sidewalks will also be provided along the exteriors of the buildings.

**E. Signage:** One (1) double-faced externally or internally illuminated monument sign twenty-five (25) feet in height is permitted at each of the project entrances along Starratt Road and Yellow Bluff Road. The project entrance signage may be up to two hundred (200) square feet in area. Multiple tenants and/or uses may be identified on these signs. Wall signs are also permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street. Wall signs shall be similar in size and appearance, using similar materials and shapes. One (1) under the canopy sign per occupancy not exceeding a maximum of eight (8) square feet in area is permitted; provided, however, that occupants who have end units may have up to two (two) signs (a maximum of eight (8) square feet in area each). Any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs. Directional signs, real estate signs and construction signs are permitted in accordance with the regulations set forth in Part 13 of the Zoning Code.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

**F. Landscaping:** Landscaping within the PUD will be constructed and maintained in accordance with the requirements set forth in Part 12 of the Zoning Code; provided, however, that notwithstanding the requirements of § 656.224, Zoning Code, the required perimeter landscaping may be located within the required yard setbacks; and further provided that the Planning and Development Department may review and approve relief from the requirements of § 656.1214, Zoning Code. Landscape standards will be applied within the PUD without regard to property ownership boundaries, which may exist among individual sites. Required landscaping may be provided "off-site" within the PUD as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation.

**G. Architectural Controls:** Buildings, structures, and signage shall be constructed and painted with materials that are aesthetically compatible with the spirit and intent of the North Jacksonville Vision Plan. Satellite dishes and other antennas which could be used for reception of television and other similar broadcasts are prohibited unless such satellite dishes or antennas



are located either on the rooftop or a side of a building which is not adjacent to a public right of way. Satellite dishes or antennas must be screened from view from adjacent property. Satellite dishes or antennas located on the side of a building must be screened from any roadways by landscaping and/or opaque fencing which is aesthetically compatible with the other structures located, or to be located, on the Property.

Dumpsters, propane tanks, and similar appurtenances shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located, or to be located, on the Property, such that the dumpster, propane tank, and similar appurtenances are screened from view from surrounding roadways and adjacent properties. Utility tracts, maintenance areas and loading/unloading zones shall be screened from surrounding roadways by landscaping and/or opaque fencing which is aesthetically compatible with the other structures located on the Property.

Lighting structures shall be limited to thirty (30) feet in height with full cutoffs, and shall be architecturally compatible

H. **Stormwater Retention:** Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District. Stormwater retention areas may be located on or off-site and may be shared with other parcels provided the stormwater design for the entire PUD meets the standards and requirements of the City of Jacksonville and the St. Johns River Water Management District. Underground detention vaults may be utilized.

I. **Modifications:** Amendment to this approved PUD district may be accomplished through either an administrative deviation, administrative modification, minor modification, or by filing an application for rezoning as allowed by Section 656.341 of the Zoning Code. Provided, however, that the Site Plan may be revised to decrease the size of the building(s) and to increase the size of the parking area without an administrative deviation, minor modification, or rezoning, as long as the revised site plan meets the PUD Development Criteria provided herein. Additional uses may be permitted through a PUD rezoning.

J. **Conceptual Site Plan.** The plans and other visual illustrations in this PUD application are conceptual. The Site Plan, as submitted, reflects the best current thinking and planning for the site. It is possible, however, that revisions to the Site Plan, including but not limited to access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review. Therefore, the Site Plan is labeled as conceptual, recognizing that future changes will be subject to further review and approval by the Planning and Development Department.

### III. PUD DEVELOPMENT CRITERIA

A. **Consistency with the Comprehensive Plan:** The proposed commercial uses are consistent with the proposed CGC land use category and with Objectives 1.1.1, 3.2 and Policies 1.1.8, 1.1.10, 1.1.20, 1.1.22, 3.2.1 and 3.2.14 of the 2010 Comprehensive Plan.

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Page 5 of 7

B. **Consistency with the Concurrency Management System:** The development will comply with the requirements of the Concurrency Management System.

C. **Allocation of Residential Land Use:** The development does not propose any residential development.

D. **Internal Compatibility:** The proposed PUD contains limitations on the commercial uses permitted on the subject property as well as a common development scheme and unified architectural theme that contains special provisions for signage, landscaping, sidewalks, and other issues relating to the common areas and vehicular and pedestrian traffic. Access to the Property is available from Starratt Road and Yellow Bluff Road. Final design and location of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

E. **External Compatibility/Intensity of Development:** Surrounding land use designations and zoning districts include: CGC/PUD to the east and LDR/RR to the north, south, and east. The proposed commercial and retail uses will benefit the surrounding residential communities as the area in question is lacking in basic supporting commercial uses for the residents of the area.

Architectural controls are also included in this written description to ensure that the proposed development is consistent with the spirit and intent of the North Jacksonville Vision Plan. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding development and zoning districts.

F. **Maintenance of Common Areas and Infrastructure:** Common areas will be maintained by the owner or a mandatory owner's association.

G. **Impact on Wetlands:** Development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

H. **Listed Species Regulations:** The Property is less than fifty acres; therefore, a listed species survey is not required.

I. **Off-Street Parking Including Loading and Unloading Areas:** Parking will meet or exceed the requirements of Part 6 of the Zoning Code, taking into consideration all proposed uses and the entire site. Parking within the PUD may be shared with other uses as long as the PUD in its entirety provides sufficient parking for all proposed uses.

J. **Sidewalks, Trails and Bikeways:** Unless otherwise agreed to by the Planning and Development Department, an exterior sidewalk will be provided along Starratt Road and Yellow Bluff Road and the proposed internal access roads consistent with the Comprehensive Plan; provided, however, that notwithstanding the requirements of § 656.224, Zoning Code, the sidewalk may be located within the required front and side yard setbacks. Interior sidewalks will also be provided along the exteriors of the buildings.

EXHIBIT 3  
Page 6 of 7



# ORDINANCE 2007-382

Property Ownership - LUA #:

| <u>Property Appraiser Number</u> | <u>Name and Address of Property Owners</u>  |
|----------------------------------|---|
| 106174-0000                      | Four Chiefs Property LLC 0000 Starratt Road   |
| 106201-0010                      | Veron Leveta Mattox 14734 Yellow Bluff Road<br>Joy Ann Dorman<br>Michele Leveta Mattox Nelson |
| 106205-0000                      | James C. Smith 2677 Starratt Road<br>Barbara A. Smith   |
| 106205-0010                      | James N. Duke 2675 Starratt Road<br>Mary L. Duke  |
| 106205-0020                      | Randy Smith 2561 Starratt Road  |

Page 1 EXHIBIT 4 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

Owner Name 14734 Yellow Bluff Rd Land Trust  
Address(es) for Subject Property 14734 Yellow Bluff Rd  
106201-0010  
Real Estate Parcel Number(s) for Subject Property  
Appointed or Authorized Agent(s) Michael Herzberg  
MM  
Type of Request(s)/Application(s)

STATE OF Fla.  
COUNTY OF Duval


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

1. Affiant is the manager of Property Decision 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 of Affiant

Sinan Bashir As manager  
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 12<sup>th</sup> day of December, 2025, by Sinan Bashir as manager for Property Decision LLC who is ☒ personally known to me or ☐ has produced identification and who took an oath.

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

[NOTARY SEAL.]



Ashley N. Huey  
Notary Public Signature

Ashley N. Huey  
Printed/Typed Name -- Notary Public

My commission expires: 7/22/2029

**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





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

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT**  
**Individual**

James N. Dula  
Owner (Affiant) Name

2673 Starratt Road  
Address(es) for Subject Property

#106205-0010  
Real Estate Parcel Number(s) for Subject Property

Michael H. Harkness  
Appointed or Authorized Agent(s)

MM Verification of Pub  
Type of Request(s)/Application(s)

STATE OF FL

COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Lisa Rebecca Bowers, who being by me first duly sworn, under oath, deposes and states as follows:

1. I am 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. I have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on my behalf in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as my agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property as identified above 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 me, I attest that the application(s) is/are made in good faith.
3. I acknowledge that any change in ownership of the Subject Property and/or the designated agent(s) that occurs prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require 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.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. I further 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.

Lisa Rebecca Bowers  
Signature of Affiant

POA

James N. Duke by Lisa Rebecca Bowers, Power of attorney.  
Printed/Typed Name of Affiant

NOTARIAL CERTIFICATE

James N Duke by  
Lisa Rebecca Bowers  
Attorney-in-fact

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this  
19th day of July, 2025, by Lisa Rebecca Bowers, who is  
☐ personally known to me or ☒ has produced identification and who took an oath.

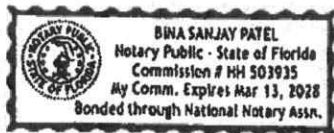
Type of identification produced Georgia Driver license 070350195

Bina Sanjay Patel  
Notary Public Signature

[NOTARY SEAL]

Bina Sanjay Patel  
Printed/Typed Name - Notary Public

My commission expires: March 13, 2028



**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



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

Owner Name 2615 Sigant Pk  
Address(es) for Subject Property 106102-0000  
Real Estate Parcel Number(s) for Subject Property 106102-0000  
Appointed or Authorized Agent(s) V. S. N. N.  
Type of Request(s)/Application(s)

STATE OF FL  
COUNTY OF Duval

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

1. Affiant is the President/CEO of 2615 Sigant Pk (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

Page 1 of 2

City Form Revised 4/1/2011

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

ARTHUR WELLS

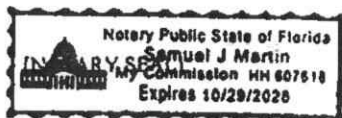
Printed/Typed Name of Affiant

\* 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 9<sup>th</sup> day of November, 2025, by Arthur J. Wells as President for First Coast Properties of Jacksonville, Inc. who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced Driver's License





Notary Public Signature

Samuel J. Martin

Printed/Typed Name - Notary Public

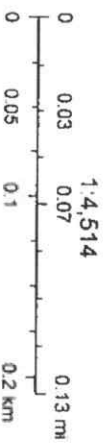
My commission expires 10/29/2028

**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

[illegible]

Parcels ☐ Land Use ☐ Zoning ☐



| RE        | LNAME                             | LNAME2                        | MAIL_ADD | MAIL_ADD | MAIL_ADD | MAIL_CITY    | MAIL_STAT | MAIL_ZIP   |
|-----------|-----------------------------------|-------------------------------|----------|----------|----------|--------------|-----------|------------|
| 106201 00 | 14734 YELLOW BLUFF RD LAND TRI    | 1718 CAPITOL AVE              |          |          |          | CHEYENNE WY  |           | 82001-4528 |
| 106374 13 | ASENCIO IRVING                    | 2733 IVY POST DR              |          |          |          | JACKSONV FL  |           | 32226      |
| 106175 00 | CASTLEGATE ASSOCIATES III JACKSON | 11261 MIRADOR LN              |          |          |          | FISHERS IN   |           | 46037      |
| 106301 01 | CATTY SHACK RANCH WILDLIFE SAN    | 1860 STARRATT RD              |          |          |          | JACKSONV FL  |           | 32226-1760 |
| 106188 00 | CITY NATIONAL BANK OF FLORIDA     | P O BOX 025611                |          |          |          | MIAMI FL     |           | 33102-5611 |
| 106374 16 | CLUETT WILLIAM A                  | 2752 IVY POST DR              |          |          |          | JACKSONV FL  |           | 32226      |
| 106198 00 | CRIDER MARIE LIFE ESTATE          | 2626 STARRATT RD              |          |          |          | JACKSONV FL  |           | 32226-1761 |
| 106374 16 | CUICAS RUBEN D NEGRETTE           | 2732 IVY POST DR              |          |          |          | JACKSONV FL  |           | 32226      |
| 106197 01 | DEPARTMENT OF ENVIRONMENTAL       | 3900 COM MAIL STATION 130     |          |          |          | TALLAHAS FL  |           | 32399-3000 |
| 106374 13 | DISTLER LINCOLN MONROE            | 2745 IVY POST DR              |          |          |          | JACKSONV FL  |           | 32226      |
| 106205 00 | DUKE JAMES N                      | 2675 STARRATT RD              |          |          |          | JACKSONV FL  |           | 32226-1762 |
| 106374 16 | DYAL DEVENDRA                     | 2714 IVY POST DR              |          |          |          | JACKSONV FL  |           | 32226      |
| 106194 00 | GONZALEZ ESTEBAN                  | 2310 TORBAY DR                |          |          |          | ORANGE P FL  |           | 32073-5755 |
| 106167 00 | HASPEL JEFFREY W                  | 2732 HIDDEN CREEK DR          |          |          |          | JACKSONV FL  |           | 32226      |
| 106374 16 | HICKS TIFFANY                     | 2708 IVY POST DR              |          |          |          | JACKSONV FL  |           | 32226      |
| 106174 00 | HIDDEN CREEK LANDING LLC          | 2798 WAVERLY RD               |          |          |          | PAWLEYS I SC |           | 29585      |
| 106374 16 | IRVING NORRS                      | 2720 IVY POST DR              |          |          |          | JACKSONV FL  |           | 32226      |
| 106197 05 | JACKSONVILLE ELECTRIC AUTHORIT    | 225 N PEARL ST                |          |          |          | JACKSONV FL  |           | 32202      |
| 106374 13 | JOSEPH H CAROSIA JR AND MARY R    | 2739 IVY POST DR              |          |          |          | JACKSONV FL  |           | 32226      |
| 106374 13 | KELLY JENNIFER L                  | 2727 IVY POST DR              |          |          |          | JACKSONV FL  |           | 32226      |
| 106199 00 | LEGIT WAY INVESTMENT 6 LLC        | 100 JACKSON AVE S             |          |          |          | JACKSONV FL  |           | 32220      |
| 106201 00 | LOGUIDICE CURT ET AL              | 1860 STARRATT RD              |          |          |          | JACKSONV FL  |           | 32218      |
| 106374 16 | MACH RACHAEL                      | 2726 IVY POST DR              |          |          |          | JACKSONV FL  |           | 32226      |
| 106194 00 | MAPLES ANGELA M                   | 2708 HIDDEN CREEK DR          |          |          |          | JACKSONV FL  |           | 32226-1218 |
| 106194 00 | MORELAND JERRY C                  | 2704 HIDDEN CREEK DR          |          |          |          | JACKSONV FL  |           | 32226-1218 |
| 106198 01 | PLESSALA AMOS J                   | 2608 STARRATT RD              |          |          |          | JACKSONV FL  |           | 32226-1761 |
| 106197 00 | SMITH ANGELA MARIE                | 14733 YELLOW BLUFF RD         |          |          |          | JACKSONV FL  |           | 32226      |
| 106205 00 | SMITH JAMES C LIFE ESTATE         | 2677 STARRATT RD              |          |          |          | JACKSONV FL  |           | 32226-1762 |
| 106205 00 | SMITH RANDY                       | 2561 STARRATT RD              |          |          |          | JACKSONV FL  |           | 32226-1762 |
| 106167 00 | SPENCER JOANNE K                  | 2724 HIDDEN CREEK DR          |          |          |          | JACKSONV FL  |           | 32226-1218 |
| 106168 00 | STEVENS RONNIE DELVECKEO          | 2718 STARRATT RD              |          |          |          | JACKSONV FL  |           | 32226      |
| 106374 13 | TIMBER COVE HOMEOWNERS ASSC       | C/O KINGD 12620 3 BLANDING BL |          |          |          | JACKSONV FL  |           | 32246      |
| 106194 00 | TOOHEY DARRELL THOMAS             | 2716 HIDDEN CREEK DR          |          |          |          | JACKSONV FL  |           | 32226      |
|           | M & M DAIRY INC                   | TERESA L I 12275 HOLSTEIN DR  |          |          |          | JACKSONV FL  |           | 32226      |
|           | THE EDEN GROUP INC.               | DICK BERRY                    |          |          |          |              |           |            |
|           | PSI DELTA CHI MILITARY KARINE WI  | 2688 BLUFF ESTATE WAY         |          |          |          | JACKSONV FL  |           | 32226      |
|           | NORTH                             | JAMIE LAC 352 RIO RD          |          |          |          | JACKSONV FL  |           | 32218      |



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

**General Collection Receipt**

Account No: CR800076

User: Hetzel, Andrew - PDCU

**REZONING/VARIANCE/EXCEPTION**

Date: 12/16/2025

Email: A.Hetzel@coj.net

**Name:** Mike Herzberg

**Address:** 2675 Starratt Road, 32226

**Description:** Invoice for minor modification submittal Z-6760 for change to site plan for PUD 2007-0382.

| Fund  | Center | Account | Project | Activity | Interfund | Future  | Debit Amount | Credit Amount |
|-------|--------|---------|---------|----------|-----------|---------|--------------|---------------|
| 00111 | 000000 | 104001  | 000000  | 00000000 | 00000     | 0000000 | 1569.00      | 0.00          |
| 00111 | 140302 | 342218  | 000000  | 00000000 | 00000     | 0000000 | 0.00         | 1569.00       |

**Control Number: 8195824 | Paid Date: 12/16/2025**

**Total Due: \$1,569.00**

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

Account No: CR800076

**REZONING/VARIANCE/EXCEPTION**

Date: 12/16/2025

**Name:** Mike Herzberg

**Address:** 2675 Starratt Road, 32226

**Description:** Invoice for minor modification submittal Z-6760 for change to site plan for PUD 2007-0382.

**Total Due: \$1,569.00**



A NEW DAY.

**City of Jacksonville, Florida**  
*Donna Deegan, Mayor*

Planning Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 630-CITY  
Jacksonville.gov

(40)

**Notice of Certification**

**January 15, 2026**

**RE: Certified 350 ft. Property Owner List**

**I hereby certify that the attached is a true and accurate copy of the owners of real property within three hundred and fifty feet of the boundaries of the land regarding Application:**

**MM-25-16 heard on January 8, 2026**

---

**Patricia Sales**  
**Planning Commission Support Specialist**

**PLANNING AND DEVELOPMENT DEPARTMENT**

214 North Hogan Street, 3<sup>rd</sup> Floor | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | [www.coj.net](http://www.coj.net)

On File

Page 54 of 151

MM2516106201 0010  
14734 YELLOW BLUFF RD LAND TRUST  
1718 CAPITOL AVE  
CHEYENNE, WY 82001-4528

MM2516106374 1335  
ASENCIO IRVING  
2733 IVY POST DR  
JACKSONVILLE, FL 32226

MM2516106175 0020  
CASTLEGATE ASSOCIATES III JACKSONVILLE LLC  
11261 MIRADOR LN  
FISHERS, IN 46037

MM2516106301 0100  
CATTY SHACK RANCH WILDLIFE SANCTUARY  
INC  
1860 STARRATT RD  
JACKSONVILLE, FL 32226-1760

MM2516106188 0000  
CITY NATIONAL BANK OF FLORIDA TRUSTEE  
P O BOX 025611  
MIAMI, FL 33102-5611

MM2516106374 1660  
CLUETT WILLIAM A  
2752 IVY POST DR  
JACKSONVILLE, FL 32226

MM2516106198 0000  
✓ CRIDER MARIE LIFE ESTATE  
2626 STARRATT RD  
JACKSONVILLE, FL 32226-1761

MM2516106374 1665  
CUICAS RUBEN D NEGRETTE  
2732 IVY POST DR  
JACKSONVILLE, FL 32226

MM2516106197 0150  
DEPARTMENT OF ENVIRONMENTAL  
PROTECTION  
3900 COMMONWEALTH BV  
MAIL STATION 130  
TALLAHASSEE, FL 32399-3000

MM2516106374 1345  
DISTLER LINCOLN MONROE  
2745 IVY POST DR  
JACKSONVILLE, FL 32226

MM2516106205 0010  
DUKE JAMES N  
2675 STARRATT RD  
JACKSONVILLE, FL 32226-1762

MM2516106374 1680  
DYAL DEVENDRA  
2714 IVY POST DR  
JACKSONVILLE, FL 32226

MM2516106194 0000  
GONZALEZ ESTEBAN  
2310 TORBAY DR  
ORANGE PARK, FL 32073-5755

MM2516106167 0050  
HASPEL JEFFREY W  
2732 HIDDEN CREEK DR  
JACKSONVILLE, FL 32226

MM2516106374 1685  
HICKS TIFFANY  
2708 IVY POST DR  
JACKSONVILLE, FL 32226

MM2516106174 0000  
HIDDEN CREEK LANDING LLC  
2798 WAVERLY RD  
PAWLEYS ISLAND, SC 29585

MM2516106374 1675  
IRVING NORRS  
2720 IVY POST DR  
JACKSONVILLE, FL 32226

MM2516106197 0500  
JACKSONVILLE ELECTRIC AUTHORITY  
225 N PEARL ST  
JACKSONVILLE, FL 32202

MM2516106374 1340  
JOSEPH H CAROSIA JR AND MARY ROSE  
CAROSIA JOINT RE  
2739 IVY POST DR  
JACKSONVILLE, FL 32226

✓ MM2516106374 1330  
KELLY JENNIFER L  
2727 IVY POST DR  
JACKSONVILLE, FL 32226

MM2516106199 0000  
LEGIT WAY INVESTMENT 6 LLC  
100 JACKSON AVE S  
JACKSONVILLE, FL 32220

MM2516106201 0000  
LOGUIDICE CURT ET AL  
1860 STARRATT RD  
JACKSONVILLE, FL 32218

MM2516106374 1670  
MACH RACHAEL  
2726 IVY POST DR  
JACKSONVILLE, FL 32226

MM2516106194 0002  
MAPLES ANGELA M  
2708 HIDDEN CREEK DR  
JACKSONVILLE, FL 32226-1218

MM2516106194 0030  
MORELAND JERRY C  
2704 HIDDEN CREEK DR  
JACKSONVILLE, FL 32226-1218

MM2516106198 0100  
PLESSALA AMOS J  
2608 STARRATT RD  
JACKSONVILLE, FL 32226-1761

MM2516106197 0010  
SMITH ANGELA MARIE  
14733 YELLOW BLUFF RD  
JACKSONVILLE, FL 32226

MM2516106205 0000  
SMITH JAMES C LIFE ESTATE  
2677 STARRATT RD  
JACKSONVILLE, FL 32226-1762

MM2516106205 0020  
SMITH RANDY  
2561 STARRATT RD  
JACKSONVILLE, FL 32226-1762

MM2516106167 0040  
SPENCER JOANNE K  
2724 HIDDEN CREEK DR  
JACKSONVILLE, FL 32226-1218

MM2516106168 0010  
STEVENS RONNIE DELVECKEO  
2718 STARRATT RD  
JACKSONVILLE, FL 32226

MM2516106374 1300  
TIMBER COVE HOMEOWNERS ASSOCIATION  
C/O KINGDOM MANAGEMENT  
12620 3 BLANDING BLVD STE 301  
JACKSONVILLE, FL 32246

MM2516106194 0010  
TOOHEY DARRELL THOMAS  
2716 HIDDEN CREEK DR  
JACKSONVILLE, FL 32226

MM2516  
M & M DAIRY INC  
TERESA L. MOORE  
12275 HOLSTEIN DR  
JACKSONVILLE, FL 32226

MM2516  
THE EDEN GROUP INC. DICK BERRY

MM2516  
PSI DELTA CHI MILITARY SORORITY INC  
KARINE WILLIAMS  
2688 BLUFF ESTATE WAY  
JACKSONVILLE, FL 32226

MM2516  
NORTH  
JAMIE LACY  
352 RIO RD  
JACKSONVILLE, FL 32218

**MM-25-16**

**MM-25-16**

**MM-25-16**  
MICHAEL HERZBERG  
12483 ALADDIN ROAD  
JACKSONVILLE, FL 32223

**MM-25-16**  
MICHAEL HERZBERG  
12483 ALADDIN ROAD  
JACKSONVILLE, FL 32223

**MM-25-16**  
MICHAEL HERZBERG  
12483 ALADDIN ROAD  
JACKSONVILLE, FL 32223

**MM-25-16**  
JAMES DUKE  
2675 STARRATT ROAD  
JACKSONVILLE, FL 32226

**MM-25-16**  
JAMES DUKE  
2675 STARRATT ROAD  
JACKSONVILLE, FL 32226

**MM-25-16**  
JAMES DUKE  
2675 STARRATT ROAD  
JACKSONVILLE, FL 32226

**MM-25-16**  
14734 YELLOW BLUFF ROAD LAND TRUST  
14734 YELLOW BLUFF ROAD  
JACKSONVILLE, FL 32226

**MM-25-16**  
14734 YELLOW BLUFF ROAD LAND TRUST  
14734 YELLOW BLUFF ROAD  
JACKSONVILLE, FL 32226

**MM-25-16**  
14734 YELLOW BLUFF ROAD LAND TRUST  
14734 YELLOW BLUFF ROAD  
JACKSONVILLE, FL 32226



**A NEW DAY.**

# **City of Jacksonville, Florida**

*Donna Deegan, Mayor*

**Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 630-CITY  
Jacksonville.gov**

48 - (2)  
(46)

## **Notice of Certification**

**January 15, 2026**

**RE: Certified Speaker / Provider of Written Statement List**

**I hereby certify that attached are the complete names and mailing addresses of any and all persons who either provided a written statement to, or testified before, the Commission regarding Application:**

**MM-25-16 heard on January 8, 2026**

**Patricia Sales  
Planning Commission Support Specialist**

### **PLANNING AND DEVELOPMENT DEPARTMENT**

214 North Hogan Street, 3<sup>rd</sup> Floor | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | Jacksonville.com

**On File**

**Page 57 of 151**

**WRITTEN STATEMENTS SUBMITTED via e-mail FOR MM-25-16**

- 1. Jennifer Kelly - [jenniferkellynyc@gmail.com](mailto:jenniferkellynyc@gmail.com)**
- 2. Ruth Nelson Peeples - [rrcabin@bellsouth.net](mailto:rrcabin@bellsouth.net)**
- 3. Alan Jung - [adjung@comcast.net](mailto:adjung@comcast.net)**
- 4. Jason Rife - [Jason@jercustomdesigns.com](mailto:Jason@jercustomdesigns.com)**



# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Marie Crider DATE: 1-8-26  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 2626 Starhatt Rd. Jax FL 32226  
(Street) (City) (State) (Zip Code)  
PHONE: 904 581-8860 E-MAIL: FMCI@Bmaid.com  
(area code) (Phone Number)

REPRESENTING: SELF  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 2516 PAGE NUMBER: 5  
(E-??-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: \_\_\_\_\_

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# Jacksonville Planning Commission

## R-U-L-E-S

### **RULE 4.505    DISRUPTION OF MEETING**

No member of the audience shall applaud nor make any noise or remarks that are audible to the Committee that would indicate approval or disapproval of anything being discussed. Any disregard of this rule may result in removal by security.

**COMMENTS FROM THE PUBLIC.** Comments from the public shall be limited to no more than three minutes per person and no person shall be allowed to give or transfer his/her time to speak to another person.

**ADDRESSING THE BOARD/COMMITTEE.** At public hearings required by law or fixed by the Board/Committee, the presiding officer shall extend the floor to proponents and opponents of the subject matter of the public hearing, and those filing written requests or speakers cards shall be heard prior to other persons who appear at the hearing. Each person addressing the Board/Committee shall proceed to the place assigned for speaking, give his/her name in an audible tone of voice for the records, (if the person has not filled out a speaker's request card and returned it to the Board/Committee staff before addressing the Board/Committee, the person shall also give his/her address in an audible tone of voice for the records), and limit his/her comments to three (3) minutes, unless further time is granted by the Board/Committee. All remarks shall be addressed to the Board/Committee as a body and not to any member thereof. No person other than a Board/Committee Member or the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Board/Committee, without the permission of the presiding officer. All questions to the Board/Committee shall be directed through the presiding officer.

**PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Jon Spurgeon (First Name) Spurgeon (Last Name) DATE: 1-8-26 (Month/Day/Year)  
ADDRESS: 14524 Yellow Bloss Rd (Street) (City) (State) (Zip Code)  
PHONE: (904) 252-8100 (area code) (Phone Number)

E-MAIL: \_\_\_\_\_

REPRESENTING: myself

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 25-16 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐

I OPPOSE THIS APPLICATION ☒

(Check if in support)

(Check if in opposition)

2. COMMENTS FROM THE PUBLIC: \_\_\_\_\_

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# Jacksonville Planning Commission

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*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Donna Gleaton DATE: 1-8-26  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 14872 yellow Bluff  
(Street) (City) (State) (Zip Code)  
PHONE: 904 401-9373 E-MAIL: D.Gleaton13@yahoo  
(area code) (Phone Number)

REPRESENTING: Self

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM-25-16 PAGE NUMBER: 5  
(E-??-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐

I OPPOSE THIS APPLICATION ☒

(Check if in support)

(Check if in opposition)

2. COMMENTS FROM THE PUBLIC: \_\_\_\_\_

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# Jacksonville Planning Commission

## R - U - L - E - S

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# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Shirley Surgeon DATE: 1-18-24  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 14524 Yellow Bluff Rd Jax FL  
(Street) (City) (State) (Zip Code)

PHONE: (904) 327-3868 E-MAIL: \_\_\_\_\_  
(area code) (Phone Number)

REPRESENTING: Self  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER mm2516 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒

2. COMMENTS FROM THE PUBLIC: this is not compatible on a rural  
2 lane road that needs improvements  
(Check if in support) (Check if in opposition)

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER  
PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD



# Jacksonville Planning Commission

## R — U — L — E — S

### **RULE 4.505    DISRUPTION OF MEETING**

No member of the audience shall applaud nor make any noise or remarks that are audible to the Committee that would indicate approval or disapproval of anything being discussed. Any disregard of this rule may result in removal by security.

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### **ADDRESSING THE BOARD/COMMITTEE.**

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Gregory Carroll DATE: Jan 8, 2026  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 14488 Amelia Cove Dr. Jacksonville FL 32226  
(Street) (City) (State) (Zip Code)  
PHONE: (904) 338-1821 E-MAIL: gpearroll191@icloud.com  
(area code) (Phone Number)

REPRESENTING: Myself  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM-25-110 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒

2. COMMENTS FROM THE PUBLIC: Due to constrained roadways  
(Check if in support) (Check if in opposition)  
poor drainage and a poor intersection, traffic, etc.

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# Jacksonville Planning Commission

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# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: JASON (First Name) Rice (Last Name) DATE: 1/8/16 (Month/Day/Year)  
ADDRESS: 14560 Yellow Bump Rd 5A (Street) FL (State) 32226 (Zip Code)  
PHONE: (704) 701 8655 (area code) (Phone Number) E-MAIL: JASON@JSEKCUSTOMDESIGNS.COM

REPRESENTING:

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM-25-16 (E-??-?? THIS NUMBER MUST FILLED IN) PAGE NUMBER: 5

I SUPPORT THIS APPLICATION



(Check if in support)

2. COMMENTS FROM THE PUBLIC: 463

I OPPOSE THIS APPLICATION



(Check if in opposition)

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

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# **Jacksonville Planning Commission**

## **R - U - L - E - S**

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# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Laura Fulford DATE: 1-8-2026  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 14096 Grover Rd Jacksonville FL 32226  
(Street) (City) (State) (Zip Code)  
PHONE: (904) 6970036 E-MAIL: LKMaier86@gmail.com  
(area code) (Phone Number)

REPRESENTING: Oceanway Community Impact  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM-25-16 PAGE NUMBER: 5  
(E- ??-??-?? THIS NUMBER MUST FILLED IN)



I SUPPORT THIS APPLICATION



I OPPOSE THIS APPLICATION

(Check if in support)

(Check if in opposition)

2. COMMENTS FROM THE PUBLIC: Intersection needs rework for better traffic flow  
is a RESIDENTIAL AREA; storage units attract crime, traffic, transients

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# Jacksonville Planning Commission

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# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Debra Suber DATE: 1-8-26  
(First Name) (Last Name) (Month/Day/Year)

ADDRESS: 15059 Mamie Bell Ln  
(Street) (City) (State) (Zip Code)

PHONE: (904) 446-7419 E-MAIL: \_\_\_\_\_  
(area code) (Phone Number)

REPRESENTING: my self  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER mm 25-16 PAGE NUMBER: 5  
(E- ??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: \_\_\_\_\_

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# Jacksonville Planning Commission

## R-U-L-E-S

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# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: James Pippin DATE: 1/8/25  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 13227 Cape Dr. N Jacksonville FL  
(Street) (City) (State) (Zip Code)  
PHONE: (904) 891-9754 E-MAIL: Aaron.pippin@gmail.com  
(area code) (Phone Number)

REPRESENTING: myself

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM-25-110 PAGE NUMBER: 5  
(E-??-?? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: infrastructure upgrades need to be done before anymore building. Do not wish to speak.

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

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# Jacksonville Planning Commission

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# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Margaret Probst DATE: 1/8/26  
(First Name) (Last Name) (Month/Day/Year)

ADDRESS: 14532 Yellow Bluff Rd JAX  
(Street) (City) (State) (Zip Code)

PHONE: (412) 527 6817 E-MAIL: mcdrost@gmail  
(area code) (Phone Number)

REPRESENTING: Your self  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 25-16 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: To much traffic - Enough  
Storage site already exist or already building

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

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# Jacksonville Planning Commission

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# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Jim Drost (First Name) (Last Name) DATE: 1-8-26 (Month/Day/Year)  
ADDRESS: 14532 Yellow Bluff Rd (Street) (City) (State) (Zip Code)  
PHONE: (239) 314-6414 (area code) (Phone Number) E-MAIL: SRDROST76@gmail.com  
REPRESENTING: Myself (example: Client / Organization / Business / Company / Yourself)  
1. APPLICATION NUMBER MM 2516 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐

I OPPOSE THIS APPLICATION ☒

(Check if in support)

(Check if in opposition)

2. COMMENTS FROM THE PUBLIC: Wait to speak

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

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# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Wesley McMillan DATE: 1-8-26  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 14386 Bailey Rd FL 32226  
(Street) (City) (State) (Zip Code)

PHONE: 904 553-2669 E-MAIL: \_\_\_\_\_  
(area code) (Phone Number)

REPRESENTING: SELF \_\_\_\_\_  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM-25-16 PAGE NUMBER: \_\_\_\_\_  
(E- ??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: \_\_\_\_\_

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# Jacksonville Planning Commission

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# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Amanda Hansen DATE: 1-8-2026  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 2694 Bluff Estate Way, JAX FL 32226  
(Street) (City) (State) (Zip Code)  
PHONE: (713) 859-0272 E-MAIL: mandyhansen@outlook.com  
(area code) (Phone Number)

REPRESENTING: self

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM25-16 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)



I SUPPORT THIS APPLICATION



I OPPOSE THIS APPLICATION

(Check if in support)

(Check if in opposition)

2. COMMENTS FROM THE PUBLIC: I would like to make a statement

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

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# Jacksonville Planning Commission

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# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Terri Moody DATE: 1/2/20  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 930 Fields Rd Jax (City) (State) (Zip Code)  
PHONE: (904) 813 5904 E-MAIL: terri.moody77@gmail.com  
(area code) (Phone Number)

REPRESENTING: Myself

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 25-14 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)  
2. COMMENTS FROM THE PUBLIC: NOT SPEAKING

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

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# Jacksonville Planning Commission

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**ADDRESSING THE BOARD/COMMITTEE.** At public hearings required by law or fixed by the Board/Committee, the presiding officer shall extend the floor to proponents and opponents of the subject matter of the public hearing, and those filing written requests or speakers cards shall be heard prior to other persons who appear at the hearing. Each person addressing the Board/Committee shall proceed to the place assigned for speaking, give his/her name in an audible tone of voice for the records, (if the person has not filled out a speaker's request card and returned it to the Board/Committee staff before addressing the Board/Committee, the person shall also give his/her address in an audible tone of voice for the records), and limit his/her comments to three (3) minutes, unless further time is granted by the Board/Committee. All remarks shall be addressed to the Board/Committee as a body and not to any member thereof. No person other than a Board/Committee Member or the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Board/Committee, without the permission of the presiding officer. All questions to the Board/Committee shall be directed through the presiding officer.

### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: LEWARD MOODY DATE: 1/8/26  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 930 FIELDS AVE FL (State)  
(Street) (City) (Zip Code)  
PHONE: (904) 813-5832 E-MAIL: \_\_\_\_\_  
(area code) (Phone Number)

REPRESENTING: MYSELF  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 25-16 PAGE NUMBER: \_\_\_\_\_  
(E- ??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)  
2. COMMENTS FROM THE PUBLIC: NOT SPEAKING

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER  
PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD



# Jacksonville Planning Commission

## R-U-L-E-S

### **RULE 4.505    DISRUPTION OF MEETING**

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*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Susan (First Name) Shinego (Last Name) DATE: 1/8/16 (Month/Day/Year)  
ADDRESS: 3085 Sunset Landing Dr. (Street) Jacksonville, FL (City) 32226 (Zip Code)  
PHONE: (904) (area code) \_\_\_\_\_ (Phone Number) E-MAIL: Sshinego@yahoo.com

REPRESENTING: myself

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 25-16 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION



(Check if in support)

I OPPOSE THIS APPLICATION



(Check if in opposition)

2. COMMENTS FROM THE PUBLIC: I would like to speak

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# Jacksonville Planning Commission

## R — U — L — E — S

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Rita Sweat DATE: 1-8-2006  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 14717 Nassau Sound Drive Apt 1 (City) (State) (Zip Code)  
PHONE: (904) 904-5423 (area code) (Phone Number)  
E-MAIL: no email to hellmouth.net  
REPRESENTING: MM 25-70 Rita Sweat  
(example: Client / Organization / Business / Company / Yourself)  
1. APPLICATION NUMBER MM 25-10 PAGE NUMBER: 5  
(E- ??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)  
2. COMMENTS FROM THE PUBLIC: Do Not Want to Speak.

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

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# Jacksonville Planning Commission

## R-U-L-E-S

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Ralph Nelson-keeper DATE: 1/08/26  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 14724 Nassau Sound Dr. S.W. (City) (State) (Zip Code)  
PHONE: (561) 329-8037 E-MAIL: rrcabin@bellsouth.net  
(area code) (Phone Number)

REPRESENTING: myself

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 25-16

PAGE NUMBER: 5

(E- ???-?? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐

I OPPOSE THIS APPLICATION ☒

(Check if in support)

(Check if in opposition)

2. COMMENTS FROM THE PUBLIC: I do wish to speak

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# Jacksonville Planning Commission

## R-U-L-E-S

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME:  Catherine DelRe  
ADDRESS: 14757 Cape Dr. E.  
Jacksonville, FL 32226

DATE: 1/18/26  
(Month/Day/Year)

PHONE: ( ) (area code) E-MAIL: ( ) (City) (State) (Zip Code)

REPRESENTING: Hester My Self  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 25-16 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒ (Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: Oppose this in a high traffic intersection

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER  
PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD



# Jacksonville Planning Commission

## R - U - L - E - S

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*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Aaron Sayer DATE: 01/08/2025  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 12339 Naomi Dr Jacksonville FL  
(Street) (City) (State) (Zip Code)  
PHONE: (360) 433 8186 E-MAIL: sayer.aaron@gmail.com  
(area code) (Phone Number)

REPRESENTING: Myself

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM-25-16 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐

(Check if in support)

I OPPOSE THIS APPLICATION ☒

(Check if in opposition)

2. COMMENTS FROM THE PUBLIC: SUBJECT MATTER: I just want to go on record that I oppose.

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD → → → → →



# Jacksonville Planning Commission

## R - U - L - E - S

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Bill (First Name) Luc (Last Name) DATE: 1-8-26 (Month/Day/Year)  
ADDRESS: 14574 Yecow Bwif (City) (State) (Zip Code)  
PHONE: (904) 289-9515 (area code) (Phone Number) E-MAIL: dictonsbaen@yahoo

### REPRESENTING:

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER 2007-0382-E / MM-25-14 PAGE NUMBER: 1

I SUPPORT THIS APPLICATION



(Check if in support)

I OPPOSE THIS APPLICATION



(Check if in opposition)

2. COMMENTS FROM THE PUBLIC: Do NOT WSTH TO SPEAK

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# Jacksonville Planning Commission

## R-U-L-E-S

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*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Brittany Jones Lyle DATE: 01/08/26  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 2612 Baylor Ln. Jacksonville FL 32218  
(Street) (City) (State) (Zip Code)  
PHONE: (530) 990-5393 E-MAIL: brittany.hill831@yahoo.com  
(area code) (Phone Number)

REPRESENTING: Self

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER

MM 2516

PAGE NUMBER: 5

(E-??-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐

(Check if in support)

I OPPOSE THIS APPLICATION ☒

(Check if in opposition)

2. COMMENTS FROM THE PUBLIC: Would not like to speak

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# **Jacksonville Planning Commission**

## **R — U — L — E — S**

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*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Kim Ranson (First Name) (Last Name) DATE: 6-8-26 (Month/Day/Year)  
ADDRESS: 2941 Sunset Landing Drive (Street) (City) (State) (Zip Code)  
PHONE: 703 402 7618 (area code) (Phone Number) E-MAIL: klranson@verizon.net  
REPRESENTING: Anelia View Neighborhood Kim Ranson  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 2516 (E-??-?? THIS NUMBER MUST FILLED IN) PAGE NUMBER: 5

I SUPPORT THIS APPLICATION ☐





I OPPOSE THIS APPLICATION ☒

(Check if in support)

(Check if in opposition)

2. COMMENTS FROM THE PUBLIC: will not speak

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD    



# Jacksonville Planning Commission

## R — U — L — E — S

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Linda Mack DATE: 1/8/26  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 14625 Preserve Landing dr E Jax 32226  
(Street) (City) (State) (Zip Code)  
PHONE: (904) 751-6742 E-MAIL: lmack1577@comcast.net  
(area code) (Phone Number)

REPRESENTING: self  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER mmas16 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)  
2. COMMENTS FROM THE PUBLIC: will not speak

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER  
PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD



# Jacksonville Planning Commission

## R-U-L-E-S

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# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: John D'Angelo (First Name) DATE: 1/8/26 (Month/Day/Year)  
ADDRESS: 1565 Jake Rd (Street) Jacksonville (City) FL (State) 32226-9504 (Zip Code)  
PHONE: (904) 327-9766 (area code) (Phone Number) E-MAIL: crickettjdc@gmail.com

REPRESENTING: myself

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM25-16 PAGE NUMBER: 5  
(E- ??-?? THIS NUMBER MUST FILLED IN)



I SUPPORT THIS APPLICATION

(Check if in support)



I OPPOSE THIS APPLICATION

(Check if in opposition)

2. COMMENTS FROM THE PUBLIC:

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# Jacksonville Planning Commission

## R — U — L — E — S

### **RULE 4.505    DISRUPTION OF MEETING**

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Risa Grant DATE: 1-8-26  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 14951 Cape Forest Trail  
(Street) (City) (State) (Zip Code)  
PHONE: 904 910-4283 E-MAIL: jaxrisa@yahoo.com  
(area code) (Phone Number)

REPRESENTING: setb

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER

mm-25-16

PAGE NUMBER: 5

(E-??-?? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION



I OPPOSE THIS APPLICATION



(Check if in support)

(Check if in opposition)

2. COMMENTS FROM THE PUBLIC:

I wish to speak

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

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# Jacksonville Planning Commission

## R-U-L-E-S

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

MM 2516

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: THOMAS SMITH DATE: 01/08/26  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 2949 SUNSET LANE JACKSONVILLE, FL 32226  
(Street) (City) (State) (Zip Code)  
PHONE: (281) 703-6691 E-MAIL: tom.smith@jacksonville.com  
(area code) (Phone Number)

REPRESENTING: SELF 2516  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 2516 PAGE NUMBER: 3  
(E- ??-?? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC:  
DO NOT WANT TO SPEAK

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER  
PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD



# Jacksonville Planning Commission

## R — U — L — E — S

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*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Robert McFeeley DATE: 1/8/26  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 14673 Preserve Landing Dr E Jacksonville FL 32226  
(Street) (City) (State) (Zip Code)  
PHONE: (904) 602 8035 E-MAIL: RMcFeeley  
(area code) (Phone Number)  
REPRESENTING: Hyse H  
(example: Client / Organization / Business / Company / Yourself)  
1. APPLICATION NUMBER MM-25-16 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION



(Check if in support)

2. COMMENTS FROM THE PUBLIC: Yes

I OPPOSE THIS APPLICATION



(Check if in opposition)

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

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# Jacksonville Planning Commission

## R — U — L — E — S

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Arvita Gail Smith (First Name) (Last Name) DATE: 1/8/26 (Month/Day/Year)  
ADDRESS: 2949 Sunset Landing Dr (Street) Jax (City) FL (State) 32225 (Zip Code)

PHONE: (281) 923-4000 (area code) (Phone Number) E-MAIL: gws.kittyhawk@gmail.com

REPRESENTING: Self (example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 2516 (E- ???-??? THIS NUMBER MUST FILLED IN) PAGE NUMBER: 5

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒ (Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: Do Not Wish to Speak  
Am In opposition

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





MM-2014

# Jacksonville Planning Commission

## R-U-L-E-S

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### PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Richie Josey DATE: 1/8/26  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 2935 Preserve Landing Dr. JAX, FL 32226  
(Street) (City) (State) (Zip Code)  
PHONE: (904) 608-5511 E-MAIL: rjoseykjosey@att.net  
(area code) (Phone Number)

REPRESENTING: self

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 2516 PAGE NUMBER: 5  
(E-??-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)  
2. COMMENTS FROM THE PUBLIC: The intersection of Starvitt & yellow bluff can't support increase in traffic.

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD



# **Jacksonville Planning Commission**

## **R - U - L - E - S**

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# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Wm Pogburn DATE: 1/8/26  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 531 Polican Ky Gap Fl 32233  
(Street) (City) (State) (Zip Code)  
PHONE: 904 614 7390 E-MAIL: \_\_\_\_\_  
(area code) (Phone Number)

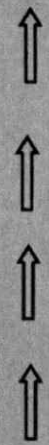
REPRESENTING: \_\_\_\_\_  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 2576 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒

2. COMMENTS FROM THE PUBLIC: What is the point of planning  
(Check if in support) (Check if in opposition)  
if gone if not engaged

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER  
PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# Jacksonville Planning Commission

## R - U - L - E - S

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*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Katherine Overby (First Name) (Last Name) DATE: 1/8/26 (Month/Day/Year)  
ADDRESS: 3901 Sunset Carding Dr (City) FL (State) 32226 (Zip Code)

PHONE: 678-464-1863 (area code) (Phone Number) E-MAIL: \_\_\_\_\_

REPRESENTING: Amelia View Subdivision  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 2516 (E-??-??? THIS NUMBER MUST FILLED IN) PAGE NUMBER: 5

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒ (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: Not speaking (Check if in support)

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER  
PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# **Jacksonville Planning Commission**

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# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Toni Levene-Syos DATE: 1/8/2026  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 1388 DUNNS LAKE DR FAX: FL 32213  
(Street) (City) (State) (Zip Code)  
PHONE: 904 318 6540 E-MAIL: oliejay@gmail.com  
(area code) (Phone Number)

REPRESENTING: self

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER AM2576

PAGE NUMBER: 5

(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐

I OPPOSE THIS APPLICATION ☒

(Check if in support)

(Check if in opposition)

2. COMMENTS FROM THE PUBLIC: I just want to go on record

that I oppose.

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

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# Jacksonville Planning Commission

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*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission





## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: DEBBIE L. QUIST (First Name) (Last Name) DATE: 1/18/25 (Month/Day/Year)  
ADDRESS: 15240 LANDMARK CIR, N. (Street) (City) (State) (Zip Code)  
PHONE: (904) 718-9318 (area code) (Phone Number) E-MAIL: DEBQQ63@gmail.com  
REPRESENTING: STARLATT RD, YELLOW BLUFF STORAGE UNITS  
(example: Client / Organization / Business / Company / Yourself)  
1. APPLICATION NUMBER MM2016 PAGE NUMBER: 5  
(E- ??-??-?? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)  
2. COMMENTS FROM THE PUBLIC: \_\_\_\_\_

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD    



# **Jacksonville Planning Commission**

## **R-U-L-E-S**

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# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: James Quist (First Name) (Last Name) DATE: 1/8/26 (Month/Day/Year)  
ADDRESS: 15240 Landmark Cir. N. Jacksonville, FL 32226 (Street) (City) (State) (Zip Code)  
PHONE: (904) 710-0821 (area code) (Phone Number) E-MAIL: quist3574@gmail.com  
REPRESENTING: SAFE ESCAPE SUBDIVISION (example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM2516 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

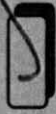
I SUPPORT THIS APPLICATION



(Check if in support)

2. COMMENTS FROM THE PUBLIC: \_\_\_\_\_

I OPPOSE THIS APPLICATION



(Check if in opposition)

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

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# Jacksonville Planning Commission

## R — U — L — E — S

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**ADDRESSING THE BOARD/COMMITTEE.** At public hearings required by law or fixed by the Board/Committee, the presiding officer shall extend the floor to proponents and opponents of the subject matter of the public hearing, and those filing written requests or speakers cards shall be heard prior to other persons who appear at the hearing. Each person addressing the Board/Committee shall proceed to the place assigned for speaking, give his/her name in an audible tone of voice for the records, (if the person has not filled out a speaker's request card and returned it to the Board/Committee staff before addressing the Board/Committee, the person shall also give his/her address in an audible tone of voice for the records), and limit his/her comments to three (3) minutes, unless further time is granted by the Board/Committee. All remarks shall be addressed to the Board/Committee as a body and not to any member thereof. No person other than a Board/Committee Member or the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Board/Committee, without the permission of the presiding officer. All questions to the Board/Committee shall be directed through the presiding officer.

### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

MM 25/6

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Michael Curtin (First Name) (Last Name) DATE: 1/8/2026 (Month/Day/Year)  
ADDRESS: 3053 Sunset Landing Dr (Street) (City) (State) (Zip Code) FL 32226  
PHONE: (904) 859 2910 (area code) (Phone Number) E-MAIL: 2216490@gmail.com

REPRESENTING: Self (example: Client / Organization / Business / Company / Yourself) PAGE NUMBER: 5

1. APPLICATION NUMBER MM 25/6 (E- ??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒ (Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: Not speaking

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER  
PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD



# Jacksonville Planning Commission

## R - U - L - E - S

### **RULE 4.505    DISRUPTION OF MEETING**

No member of the audience shall applaud nor make any noise or remarks that are audible to the Committee that would indicate approval or disapproval of anything being discussed. Any disregard of this rule may result in removal by security.

**COMMENTS FROM THE PUBLIC.** Comments from the public shall be limited to no more than three minutes per person and no person shall be allowed to give or transfer his/her time to speak to another person.

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Haven Curtin DATE: 1/8/2024  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 3053 Sanset Landing Dr FL  
(Street) (City) (State) (Zip Code)  
PHONE: (904) 836 4335 E-MAIL: Curtin.Haven@OCMGA.org  
(area code) (Phone Number)

REPRESENTING: Self

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM2516 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: Not Speaking

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# Jacksonville Planning Commission

## R - U - L - E - S

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Bake Adams (First Name) (Last Name) DATE: 1/28/2024 (Month/Day/Year)

ADDRESS: 14687 Lathia Court (Street) (City) (State) (Zip Code)

PHONE: ( ) (area code) (Phone Number) E-MAIL: \_\_\_\_\_

### REPRESENTING:

(example: Client / Organization / Business / Company / Yourself)

### 1. APPLICATION NUMBER

MM-25-16

PAGE NUMBER: 5

### I SUPPORT THIS APPLICATION



(Check if in support)

### 2. COMMENTS FROM THE PUBLIC: SUBJECT MATTER:

### I OPPOSE THIS APPLICATION



(Check if in opposition)

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# Jacksonville Planning Commission

## R-U-L-E-S

### **RULE 4.505**

#### **DISRUPTION OF MEETING**

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#### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*



# *(Applicant)* Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Michael Herby (First Name) Herby (Last Name) DATE: 1/8/2026 (Month/Day/Year)  
ADDRESS: 12483 Aladdin Rd (Street) Tam, FL 32223 (City) (State) (Zip Code)

PHONE: 904 673-6336 (area code) (Phone Number) E-MAIL: \_\_\_\_\_

REPRESENTING: Buyer/seller  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM-25-16 PAGE NUMBER: 5  
(E-??-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☒ I OPPOSE THIS APPLICATION ☐  
(Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: \_\_\_\_\_

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

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# Jacksonville Planning Commission

## R - U - L - E - S

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Jennifer Kelly DATE: FL 32224  
(First Name) (Last Name) (Month/Day/Year) (Zip Code)  
ADDRESS: 2121 Ivy Point Drive (City) (State)  
PHONE: 732 1851 2825 (area code) (Phone Number) E-MAIL: Jennifer Kelly nyc@gmail.com

REPRESENTING: my self

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER 2007-0382-E PAGE NUMBER: 5

(E-??-?? THIS NUMBER MUST FILLED IN) MM 25/16



I SUPPORT THIS APPLICATION

I OPPOSE THIS APPLICATION

(Check if in support)

(Check if in opposition)

2. COMMENTS FROM THE PUBLIC:

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# Jacksonville Planning Commission

## R - U - L - E - S

### **RULE 4.505    DISRUPTION OF MEETING**

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*



# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME:

*Jeff Krith Sims*

DATE:

*11/8/2020*

ADDRESS:

*14845 Capstan Dr*

(Month/Day/Year)

(Street)

(City)

(State)

(Zip Code)

PHONE:

*18904-294-4240*

(area code)

(Phone Number)

E-MAIL:

REPRESENTING:

*The Cape*

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER

*mm2514*

PAGE NUMBER:

*5*

(E-??-?? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION



(Check if in support)

I OPPOSE THIS APPLICATION



(Check if in opposition)

2. COMMENTS FROM THE PUBLIC:

*We don't want this*

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD



# **Jacksonville Planning Commission**

## **R — U — L — E — S**

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*



# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Tracey Cappiello DATE: 1/8/2020  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 14842 Capstan Dr (City) (State) (Zip Code)  
PHONE: 800 966 7648 E-MAIL: Tracey@cgsnet.net  
(area code) (Phone Number)  
REPRESENTING: The Cape  
(example: Client / Organization / Business / Company / Yourself)  
1. APPLICATION NUMBER mm2516 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)  
I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)  
2. COMMENTS FROM THE PUBLIC: Do not allow

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD



# Jacksonville Planning Commission

## R - U - L - E - S

### **RULE 4.505    DISRUPTION OF MEETING**

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Kelli Dix DATE: 1-8-20  
(First Name) (Last Name) (Month/Day/Year)

ADDRESS: 14959 Cape Dr. E Jax FL 32220  
(Street) (City) (State) (Zip Code)

PHONE: (904) 838-0344 E-MAIL: \_\_\_\_\_  
(area code) (Phone Number)

REPRESENTING: \_\_\_\_\_  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM2516 PAGE NUMBER: 3  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC: We don't want this

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# Jacksonville Planning Commission

## R — U — L — E — S

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*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*



# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Andrew Sweedinger (First Name) (Last Name) DATE: 01/18/2022 (Month/Day/Year)  
ADDRESS: 14580 Springlight Ct Jacksonville FL 32226 (Street) (City) (State) (Zip Code)  
PHONE: (916) 897 6106 (area code) (Phone Number) E-MAIL: Sweedinger.aj@gmail.com

REPRESENTING: \_\_\_\_\_

(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER MM 25-16 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)  
2. COMMENTS FROM THE PUBLIC: Would like to speak

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD

# Jacksonville Planning Commission

## R - U - L - E - S

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*



# Jacksonville Planning Commission

## SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing  
or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: Mary Rose Carosla DATE: 12-8-2025  
(First Name) (Last Name) (Month/Day/Year)  
ADDRESS: 2734 Ivy Post Dr Jacksonville FL 32226  
(Street) (City) (State) (Zip Code)  
PHONE: (732) 859-9601 E-MAIL: \_\_\_\_\_  
(area code) (Phone Number)

REPRESENTING: Self  
(example: Client / Organization / Business / Company / Yourself)

1. APPLICATION NUMBER 442516 PAGE NUMBER: 5  
(E- ???-??? THIS NUMBER MUST FILLED IN)

I SUPPORT THIS APPLICATION ☐ I OPPOSE THIS APPLICATION ☒  
(Check if in support) (Check if in opposition)

2. COMMENTS FROM THE PUBLIC:  
would like to speak

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER

PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD





# Jacksonville Planning Commission

## R-U-L-E-S

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### **PUBLIC HEARING - ALL SPEAKERS WILL BE SWORN IN WITH THE FOLLOWING AFFIRMATION:**

*"Do you affirm that the testimony you're about to give is the truth, the whole truth and nothing but the truth?"*

**RECEIPT** DATE 1-20-2026 No. 323429

RECEIVED FROM First Coast Prop. of Tax \$ 1763-

one thousand seven hundred sixty-three DOLLARS

☐ FOR RENT Appeal (Planning) Starratt Rd

☒ FOR Comm. check # 11719

|          |                |
|----------|----------------|
| ACCOUNT  |                |
| PAYMENT  | <u>1763 00</u> |
| BAL. DUE |                |

☐ CASH ☒ CHECK ☐ MONEY ORDER ☐ CREDIT CARD

FROM Van Hale TO check # 11719

BY Van Hale

3-11

11719

63-9202/670 711

**CHECK ARMOR**

DATE 02/01/11

PAY TO THE ORDER OF Duval County Tax Collector

**FIRST COAST PROPERTIES OF JACKSONVILLE INC.**  
DBA A.J. WELLS ROOFING & CONSTRUCTION  
942 BLANCH ST, BLDG 3  
JACKSONVILLE, FL 32204

\$ 1,763.00 DOLLARS

ONE THOUSAND SEVEN HUNDRED SIXTY THREE DOLLARS

**First Citizens Bank**

FOR STARRATT RD PROJ

Photo Safe  
Durable not black

11717191100890600220260690011

**Duval County, City Of Jacksonville****Jim Overton, Tax Collector**231 E. Forsyth Street  
Jacksonville, FL 32202**General Collection Receipt**Account No: CR803010  
User: Smith, Bernadette - CCSS  
Generic CRDate: 1/20/2026  
Email: BDSmith@coj.net

Name: Legislative Services Division

Address: 117 W. Duval Street, Suite 430, Jacksonville, FL 32202

Description: Appeal Filing Fee &amp; Notice fee for MM-25-16 for property located at 2675 Starratt Road and 14734 Yellow Bluff Road, submitted by Michael Herzberg, dated 1/20/26, Check No. 11719

| Fund  | Center | Account | Project | Activity | Interfund | Future  | Debit Amount | Credit Amount |
|-------|--------|---------|---------|----------|-----------|---------|--------------|---------------|
| 00111 | 000000 | 104001  | 000000  | 00000000 | 00000     | 0000000 | 1763.00      | 0.00          |
| 00111 | 000000 | 369050  | 000000  | 00000000 | 00000     | 0000000 | 0.00         | 1763.00       |

|   |                |   |                   |
|---|----------------|---|-------------------|
| <b>RECEIPT</b>  |                | DATE <u>1-20-2026</u>   | No. <u>323429</u> |
| RECEIVED FROM <u>First Coast Prop. of Tax</u>         |                | <u>\$1763-</u>  |                   |
| <u>one thousand seven hundred sixty-three</u> DOLLARS |                |   |                   |
| <input type="radio"/> FOR RENT                        |                | <input checked="" type="radio"/> FOR <u>Appeal (Planning) Starratt Rd</u> |                   |
| <input type="radio"/> CASH                            |                | <input checked="" type="radio"/> CHECK # <u>11719</u>                     |                   |
| ACCOUNT   |                | FROM  | TO                |
| PAYMENT   | <u>1763.00</u> | <u>Van Haler</u>  |                   |
| BAL. DUE  |                | BY <u>Van Haler</u>   |                   |

Total Due: \$1,763.00

**Jim Overton, Tax Collector**  
**General Collections Receipt**  
**City of Jacksonville, Duval County**Account No: CR803010  
Generic CR

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Total Due: \$1,763.00



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

Date/Time: 01/20/2026 03:01PM  
Drawer: P01  
Clerk: GJA  
Transaction: 8308786

| Item                               | Paid       |
|------------------------------------|------------|
| CR Processing:                     |            |
| CR803010                           | \$1,763.00 |
| Legislative Services               |            |
| Division                           |            |
| 117 W. Duval Street, Suite         |            |
| 430, Jacksonville, FL 32202        |            |
| Total:                             | \$1,763.00 |
| Receipt: 395-27-00055915           |            |
| Total Tendered                     | \$1,763.00 |
| Check:                             | \$1,763.00 |
| Chk#11719                          |            |
| Balance:                           | \$0.00     |
| Paid By: FIRST COAST PROPERTIES OF |            |
| JACKSONVILLE                       |            |
| DBA A.J. WELLS ROOFING &           |            |
| CONSTRUCTION                       |            |