

COMPANION APPLICATION

WRF-23-25

Date Submitted: 8/24/23
 Date Filed:

Application Number: AD-23-89
 Public Hearing:

Zoning Application for an Administrative Deviation City of Jacksonville, Florida Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

Lot Width
 60 ft to
 31'4".

For Official Use Only		
Current Zoning District: RLD-60	Current Land Use Category: LDR	
Deviation Sought: Lot Area reduction from 6000 sq. ft to 3646 for 2 lots. Front setback 20 to 15. Secondary front 10 to 5.	Applicable Section of Ordinance Code: Sec. 656 305(d)(1-2)	
Council District: 7	Planning District: 4	
Previous Zoning Applications Filed (provide application numbers): none		
Notice of Violation(s): none		
Number of Signs to Post: 2	Amount of Fee: \$1,337.00	Zoning Asst. Initials: Q.T.
Neighborhood Associations: SouthWestCPAC		
Overlay:		

PROPERTY INFORMATION	
1. Complete Property Address: 0 Fair St. Jax, FL 32210	2. Real Estate Number: 069335-0020
3. Land Area (Acres): 0.16	4. Date Lot was Recorded:
5. Property Located Between Streets: Beverly Ave + Irvington Ave	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. In whose name will the Deviation be granted: John Allmand	
8. Is transferability requested? If approved, the administrative deviation is transferred with the property. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

-Reduce required Lot Width from 60 feet to 31 feet 4 inches for 2 lots.

9. Deviation Sought:

- Reduce Required Minimum Lot Area from 6,000 to 3,646 feet.
- Increase Maximum Lot Coverage from _____ % to _____ %.
- Increase Maximum Height of Structure from _____ to _____ feet.
- Reduce Required Yard(s) Lot 1 + 2 - Reduce front setback to 15' instead of 20'.
reduce lot 1 - Secondary front from 10' to 5'
- Reduce Minimum Number of Off-street Parking Spaces from _____ to _____.
- Increase the Maximum Number of Off-street Parking Spaces from _____ to _____.
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of 15 feet to _____.
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of 25 feet to _____.
- Decrease minimum number of loading spaces from _____ required to _____ loading spaces.
- Reduce the dumpster setback along _____ from the required 5 feet to _____ feet.
- Decrease the minimum number of bicycle parking spaces from _____ required to _____ spaces.
- Reduce the minimum width of drive from _____ feet required to _____ feet.
- Reduce vehicle use area interior landscape from _____ sq. ft. required to _____ sq. ft.
- Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to _____ provided as indicated on the Landscape Site Plan dated _____.
- Reduce the number of terminal island trees from _____ terminal islands required to _____ terminal islands as indicated on the Landscape Site Plan dated _____.
- Reduce the landscape buffer between vehicle use area along _____ from 10 feet per linear feet of frontage and 5 feet minimum width required to _____ feet per linear feet of frontage and _____ feet minimum width.
- Reduce the number of shrubs along _____ from _____ required to _____ shrubs and relocate as indicated on the Landscape Site Plan dated _____.
- Reduce the number of trees along _____ from _____ required to _____ trees and relocate as indicated on the Landscape Site Plan dated _____.
- Reduce the perimeter landscape buffer area between vehicle use area and abutting property along the north / east / south / west property boundary from 5 feet minimum width required to _____ feet.
- Reduce the number of trees along the north / east / south / west property boundary from _____ required to _____ trees and relocate as indicated on the Landscape Site Plan dated _____.

PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 | Jacksonville, FL 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

last update: 1/09/17

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access from _____ from 24 / 36 / 48 feet required to _____ feet.

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access to adjoining property along the north / east / south / west property boundary from 24 feet required to _____ feet.

(Circle)

Reduce the uncomplimentary land use buffer width along the north / east / south / west property boundary from 10 feet wide required to _____ feet wide.

(Circle)

Reduce the uncomplimentary land use buffer trees along the north / east / south / west property boundary from _____ required to _____ trees.

(Circle)

Reduce the uncomplimentary land use buffer visual screen along the north / east / south / west property boundary from 6 feet tall and 85 % opaque required to _____ feet tall and _____ %.

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: 1746 Fair LLC (John Almond)	11. E-mail: John@jaaarchitecture.com
12. Address (including city, state, zip): 3750 Oak St. Jacksonville, FL 32205	13. Preferred Telephone: (904) 537-3992

APPLICANT'S INFORMATION (if different from owner)	
14. Name: N/A	15. E-mail: N/A
16. Address (including city, state, zip): N/A	17. Preferred Telephone: N/A

CRITERIA

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

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

- 1. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.***
 - 1. There are practical or economic difficulties in carrying out the strict letter of the regulation;*
 - 2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.*
 - 3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;*
 - 4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;*
 - 5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and*
 - 6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.*

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

- (i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;*
- (ii) The length of time the violation has existed without receiving a citation; and*
- (iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.*

18. Given the above definition of an "administrative deviation" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the deviation is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the deviation and to meet the criteria set forth above may result in a denial.

- We are requesting to reduce lot area from 6,000 sq ft. to 3,646 sq ft. Since we are splitting the lot into 2 lots.
- According to section 656.305 (h) - Minimum open space
The gross density for RLD Zoning district may not exceed the Land Use Category density. Where individual lot sizes may exceed the Land Use Category density, open space or conservation shall be platted as a separate tract & designated as "open space" on such plat.
- Lot 1 - Reduce front setback from 20'-0" to 15'-0"
& reduce secondary front from 10'-0" to 5'-0"
- Lot 2 - Reduce front Setback from 20'-0" to 15'-0"

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coi.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Letter from the Department of Children and Family Services (DCFS) – **day care uses only**
- Letter from the applicable Home Owner’s Association stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner’s Association – **residential only**
- Elevations are required with **height increase requests** and must be drawn to scale

FILING FEES

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

<u>Base Fee</u>	<u>Public Notices</u>
Residential Districts: \$966.00	\$7.00 per Addressee
Non-residential Districts: \$952.00	

AUTHORIZATION

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

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

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.

<p>Owner(s) Print name: <u>John Allmand</u> Signature: <u></u></p>	<p>Applicant or Agent (if different than owner) Print name: _____ Signature: _____</p> <p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>
<p>Owner(s) Print name: _____ Signature: _____</p>	

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 8.23.23

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

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

Address: O fair st. RE#(s): 069335-0020

To Whom it May Concern:

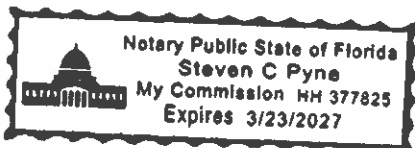
I John Allmand, as owner of O fair st., a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Administrative deviation submitted to the Jacksonville Planning and Development Department.

(signature) [Signature]
(print name) John Allmand

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 23 day of August 2023, by John Allmand, as President, of JAA Architecture, a Limited Liability Company, who is personally known to me or who has produced _____ as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)
Steven C Pyne
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 3/23/27



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

Detail by Entity Name

Florida Limited Liability Company

1746 FAIR, LLC

Filing Information

Document Number L17000124440

FE/EIN Number 37-1861228

Date Filed 06/07/2017

State FL

Status ACTIVE

Principal Address

3750 OAK STREET
JACKSONVILLE, FL 32205

Mailing Address

3750 OAK STREET
JACKSONVILLE, FL 32205

Registered Agent Name & Address

NAJAMAMA, LLC
3750 OAK STREET
JACKSONVILLE, FL 32205

Authorized Person(s) Detail

Name & Address

Title Manager

Allmand, John

3750 Oak Street
Jacksonville, FL 32205

Annual Reports

Report Year	Filed Date
2021	02/01/2021
2022	01/17/2022
2023	01/16/2023

Document Images

01/16/2023 -- ANNUAL REPORT [View image in PDF format](#)

Prepared by:
Carl M. Stewart, Esq.
Taylor, Stewart, Houston & Duss, P.A.
1050 Riverside Avenue
Jacksonville, FL 32204

Consideration: \$247,500.00

General Warranty Deed

Made this **June 9, 2017** by **MARY K. LEE**, whose address is 7429 Deepwood Drive, South, Jacksonville, FL 32244, hereinafter called the grantor, to **1746 FAIR, LLC, a Florida Limited Liability Company**, whose address is 3750 Oak Street, Jacksonville, Florida 32205, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

The North 1/2 of Lot 20, Block 31, St. Johns Park, according to the map or plat thereof, as recorded in Plat Book 6, Pages 22,22A and 22B, of the Public Records of Duval County, Florida.

R.E. No. 069335-0010

Together with:

The South 1/2 of Lot 20, Block 31, St. Johns Park, according to the map or plat thereof, as recorded in Plat Book 6, pages 22, 22A and 22B, of the Public Records of Duval County, Florida.

R.E. No. 069335-0020

Grantor(s) warrants and covenants that the above described property is not the homestead of Grantor(s), Grantor's spouse or dependent children, nor is it contiguous thereto.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Carl M. Stewart Mary K Lee
MARY K. LEE

Witness Printed Name Carl M. Stewart

Gayla S. Jones

Witness Printed Name Gayla S. Jones

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 9th day of June, 2017, by Mary K. Lee, who has produced Mary K. Lee as identification.

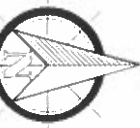
Carl M. Stewart

Notary Public
Print Name:

My Commission
Expires:



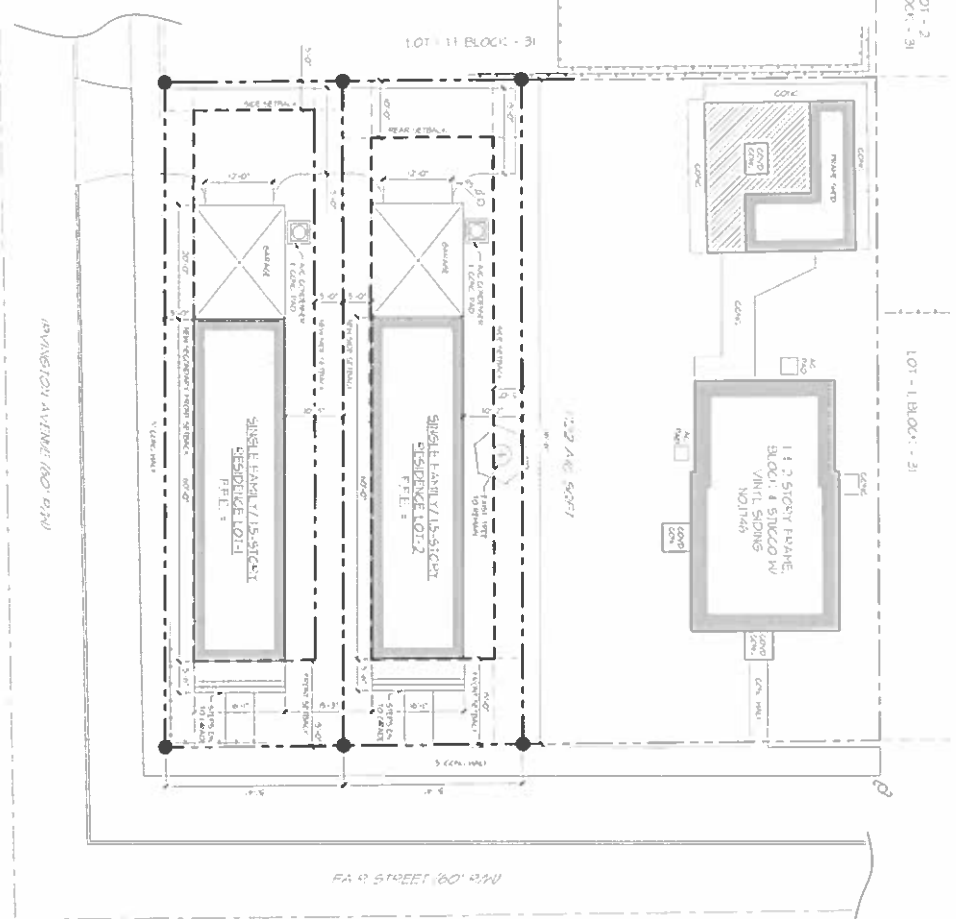
SHEET PLAN
SCALE 1" = 40'-0"



LOT - 2
BLOCK - 31

LOT - 1 BLOCK - 31

LOT - 11 BLOCK - 31



SHEET NOTES

1. TO BE SUBMITTED TO THE APPLICABLE JURISDICTION TO OBTAIN PERMITS FOR CONSTRUCTION OF THE PROJECT. ALL PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.

2. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UNEXPECTED UTILITIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. ANY OBSTRUCTIONS TO ACCESS SHALL BE REMOVED IMMEDIATELY UPON NOTICE.

SITE CALCULATIONS

DESCRIPTION	AREA (SQ. FT.)	PERCENT
Lot Area	10,000	100%
Building Footprint	2,500	25%
Parking	1,500	15%
Driveway	500	5%
Other	500	5%

DATE: 08.24.2023

PROJECT #:

SHEET

A0.1

REVISIONS:

1.5- STORY SPEC HOMES

JAA ARCHITECTURE

0 FAIR STREET

JACKSONVILLE, FLORIDA 32210

ARCHITECT: JAA ARCHITECTURE INC.

2000 UNIVERSITY BLVD.

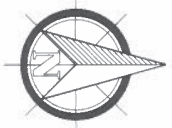
JACKSONVILLE, FL 32204

TEL: 904.255.1111

WWW.JAAARCHITECTURE.COM

On File

SITE PLAN
SCALE: 1" = 10'-0"



LEGAL DESCRIPTION:
S1, JONES PARK
LOT: 20th & LOT 20 - BLOCK 31
REG STRAKE # 00853-0020
ADDRESS: 0 FAIR STREET
JACKSONVILLE, FLORIDA 32210
*** AT BLOCK 31/27 / PAID *** 00802078 - DUAL COUNTY FLORIDA ***

SITE PLAN NOTES:
1. I AM THE RESPONSIBILITY OF THE DESIGN, CONSTRUCTOR TO SURE THE
RESIDENTS OF THIS PROJECT ARE FULLY AWARE OF ALL THE RULES AND
REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA AND THE
COUNTY OF DUVAL COUNTY, FLORIDA. I AM NOT RESPONSIBLE FOR
ANY VIOLATIONS OF THE RULES AND REGULATIONS OF THE CITY OF
JACKSONVILLE, FLORIDA OR THE COUNTY OF DUVAL COUNTY,
FLORIDA. I AM NOT RESPONSIBLE FOR ANY VIOLATIONS OF THE
RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE,
FLORIDA OR THE COUNTY OF DUVAL COUNTY, FLORIDA.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE
BOOKS AND THE FLORIDA BUILDING CODE. ALL CONSTRUCTION
SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE
INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND THE
FLORIDA MECHANICAL AND ELECTRICAL CODES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND
MECHANICAL CODES AND THE FLORIDA PLUMBING AND
MECHANICAL CODES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL FIRE AND
SIGNALING CODES AND THE FLORIDA FIRE AND SIGNALING
CODES.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY
CODES AND THE FLORIDA ENERGY EFFICIENCY CODES.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING
CODES AND THE FLORIDA GREEN BUILDING CODES.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE
BUILDING CODES AND THE FLORIDA SUSTAINABLE BUILDING
CODES.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING
CODES AND THE FLORIDA WELL-BEING CODES.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL QUALITY
MANAGEMENT CODES AND THE FLORIDA QUALITY
MANAGEMENT CODES.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL SAFETY
CODES AND THE FLORIDA SAFETY CODES.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL SECURITY
CODES AND THE FLORIDA SECURITY CODES.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND
SAFETY CODES AND THE FLORIDA HEALTH AND SAFETY
CODES.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL
PROTECTION CODES AND THE FLORIDA ENVIRONMENTAL
PROTECTION CODES.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY
CODES AND THE FLORIDA ACCESSIBILITY CODES.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL COMMUNITY
DESIGN CODES AND THE FLORIDA COMMUNITY DESIGN
CODES.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL NEIGHBORHOOD
DESIGN CODES AND THE FLORIDA NEIGHBORHOOD DESIGN
CODES.
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL LANDSCAPE
ARCHITECTURE CODES AND THE FLORIDA LANDSCAPE
ARCHITECTURE CODES.
18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL SITE
PLANNING CODES AND THE FLORIDA SITE PLANNING
CODES.
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL TRAFFIC
ENGINEERING CODES AND THE FLORIDA TRAFFIC
ENGINEERING CODES.
20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL UTILITIES
ENGINEERING CODES AND THE FLORIDA UTILITIES
ENGINEERING CODES.
21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL WATER
SUPPLY CODES AND THE FLORIDA WATER SUPPLY
CODES.
22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL WASTE
WATER TREATMENT CODES AND THE FLORIDA WASTE
WATER TREATMENT CODES.
23. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL AIR
QUALITY CODES AND THE FLORIDA AIR QUALITY
CODES.
24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL SOIL
CONSERVATION CODES AND THE FLORIDA SOIL
CONSERVATION CODES.
25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL FLOOD
PROTECTION CODES AND THE FLORIDA FLOOD
PROTECTION CODES.
26. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL HAZARDOUS
WASTE MANAGEMENT CODES AND THE FLORIDA
HAZARDOUS WASTE MANAGEMENT CODES.
27. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL NUCLEAR
SAFETY CODES AND THE FLORIDA NUCLEAR SAFETY
CODES.
28. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL SPACE
ACTIVITY CODES AND THE FLORIDA SPACE ACTIVITY
CODES.
29. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL TERRORISM
PREVENTION CODES AND THE FLORIDA TERRORISM
PREVENTION CODES.
30. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL CYBERSECURITY
CODES AND THE FLORIDA CYBERSECURITY CODES.
31. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL INFORMATION
TECHNOLOGY CODES AND THE FLORIDA INFORMATION
TECHNOLOGY CODES.
32. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL TELECOMMUNICATIONS
CODES AND THE FLORIDA TELECOMMUNICATIONS
CODES.
33. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ENERGY
DELIVERY CODES AND THE FLORIDA ENERGY
DELIVERY CODES.
34. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION
CODES AND THE FLORIDA TRANSPORTATION CODES.
35. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL AVIATION
CODES AND THE FLORIDA AVIATION CODES.
36. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL MARITIME
CODES AND THE FLORIDA MARITIME CODES.
37. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL SPACE
OPERATIONS CODES AND THE FLORIDA SPACE
OPERATIONS CODES.
38. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL OUTER
SPACE CODES AND THE FLORIDA OUTER SPACE
CODES.
39. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL DEEP
SEA CODES AND THE FLORIDA DEEP SEA CODES.
40. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL POLAR
CODES AND THE FLORIDA POLAR CODES.
41. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-CORRUPTION
CODES AND THE FLORIDA ANTI-CORRUPTION CODES.
42. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-BRIBERY
CODES AND THE FLORIDA ANTI-BRIBERY CODES.
43. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-MONEY
LAUNDERING CODES AND THE FLORIDA ANTI-MONEY
LAUNDERING CODES.
44. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TAX
EVASION CODES AND THE FLORIDA ANTI-TAX
EVASION CODES.
45. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN HUMAN BEINGS CODES AND THE FLORIDA ANTI-TRAFFIC
IN HUMAN BEINGS CODES.
46. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-SLAVERY
CODES AND THE FLORIDA ANTI-SLAVERY CODES.
47. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-PEOPLE
TRAFFICKING CODES AND THE FLORIDA ANTI-PEOPLE
TRAFFICKING CODES.
48. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-ORGAN
TRAFFICKING CODES AND THE FLORIDA ANTI-ORGAN
TRAFFICKING CODES.
49. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN CULTURAL HERITAGE CODES AND THE FLORIDA ANTI-TRAFFIC
IN CULTURAL HERITAGE CODES.
50. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN ARTS AND CULTURE CODES AND THE FLORIDA ANTI-TRAFFIC
IN ARTS AND CULTURE CODES.
51. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN SPORTS CODES AND THE FLORIDA ANTI-TRAFFIC
IN SPORTS CODES.
52. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN GAMING CODES AND THE FLORIDA ANTI-TRAFFIC
IN GAMING CODES.
53. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN MEDIA CODES AND THE FLORIDA ANTI-TRAFFIC
IN MEDIA CODES.
54. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN INFORMATION CODES AND THE FLORIDA ANTI-TRAFFIC
IN INFORMATION CODES.
55. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN SERVICES CODES AND THE FLORIDA ANTI-TRAFFIC
IN SERVICES CODES.
56. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN GOODS CODES AND THE FLORIDA ANTI-TRAFFIC
IN GOODS CODES.
57. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN CAPITAL CODES AND THE FLORIDA ANTI-TRAFFIC
IN CAPITAL CODES.
58. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN LABOR CODES AND THE FLORIDA ANTI-TRAFFIC
IN LABOR CODES.
59. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN TECHNOLOGY CODES AND THE FLORIDA ANTI-TRAFFIC
IN TECHNOLOGY CODES.
60. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN INTELLECTUAL PROPERTY CODES AND THE FLORIDA ANTI-TRAFFIC
IN INTELLECTUAL PROPERTY CODES.
61. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN TRADEMARKS CODES AND THE FLORIDA ANTI-TRAFFIC
IN TRADEMARKS CODES.
62. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN PATENTS CODES AND THE FLORIDA ANTI-TRAFFIC
IN PATENTS CODES.
63. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN COPYRIGHTS CODES AND THE FLORIDA ANTI-TRAFFIC
IN COPYRIGHTS CODES.
64. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN TRADE SECRETS CODES AND THE FLORIDA ANTI-TRAFFIC
IN TRADE SECRETS CODES.
65. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN DATA CODES AND THE FLORIDA ANTI-TRAFFIC
IN DATA CODES.
66. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN INFORMATION CODES AND THE FLORIDA ANTI-TRAFFIC
IN INFORMATION CODES.
67. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN SERVICES CODES AND THE FLORIDA ANTI-TRAFFIC
IN SERVICES CODES.
68. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN GOODS CODES AND THE FLORIDA ANTI-TRAFFIC
IN GOODS CODES.
69. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN CAPITAL CODES AND THE FLORIDA ANTI-TRAFFIC
IN CAPITAL CODES.
70. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN LABOR CODES AND THE FLORIDA ANTI-TRAFFIC
IN LABOR CODES.
71. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN TECHNOLOGY CODES AND THE FLORIDA ANTI-TRAFFIC
IN TECHNOLOGY CODES.
72. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN INTELLECTUAL PROPERTY CODES AND THE FLORIDA ANTI-TRAFFIC
IN INTELLECTUAL PROPERTY CODES.
73. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN TRADEMARKS CODES AND THE FLORIDA ANTI-TRAFFIC
IN TRADEMARKS CODES.
74. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN PATENTS CODES AND THE FLORIDA ANTI-TRAFFIC
IN PATENTS CODES.
75. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN COPYRIGHTS CODES AND THE FLORIDA ANTI-TRAFFIC
IN COPYRIGHTS CODES.
76. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN TRADE SECRETS CODES AND THE FLORIDA ANTI-TRAFFIC
IN TRADE SECRETS CODES.
77. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN DATA CODES AND THE FLORIDA ANTI-TRAFFIC
IN DATA CODES.
78. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN INFORMATION CODES AND THE FLORIDA ANTI-TRAFFIC
IN INFORMATION CODES.
79. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN SERVICES CODES AND THE FLORIDA ANTI-TRAFFIC
IN SERVICES CODES.
80. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN GOODS CODES AND THE FLORIDA ANTI-TRAFFIC
IN GOODS CODES.
81. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN CAPITAL CODES AND THE FLORIDA ANTI-TRAFFIC
IN CAPITAL CODES.
82. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN LABOR CODES AND THE FLORIDA ANTI-TRAFFIC
IN LABOR CODES.
83. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN TECHNOLOGY CODES AND THE FLORIDA ANTI-TRAFFIC
IN TECHNOLOGY CODES.
84. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN INTELLECTUAL PROPERTY CODES AND THE FLORIDA ANTI-TRAFFIC
IN INTELLECTUAL PROPERTY CODES.
85. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN TRADEMARKS CODES AND THE FLORIDA ANTI-TRAFFIC
IN TRADEMARKS CODES.
86. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN PATENTS CODES AND THE FLORIDA ANTI-TRAFFIC
IN PATENTS CODES.
87. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN COPYRIGHTS CODES AND THE FLORIDA ANTI-TRAFFIC
IN COPYRIGHTS CODES.
88. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN TRADE SECRETS CODES AND THE FLORIDA ANTI-TRAFFIC
IN TRADE SECRETS CODES.
89. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN DATA CODES AND THE FLORIDA ANTI-TRAFFIC
IN DATA CODES.
90. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
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IN INFORMATION CODES AND THE FLORIDA ANTI-TRAFFIC
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91. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
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IN SERVICES CODES AND THE FLORIDA ANTI-TRAFFIC
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92. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
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IN GOODS CODES AND THE FLORIDA ANTI-TRAFFIC
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93. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN CAPITAL CODES AND THE FLORIDA ANTI-TRAFFIC
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94. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN LABOR CODES AND THE FLORIDA ANTI-TRAFFIC
IN LABOR CODES.
95. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN TECHNOLOGY CODES AND THE FLORIDA ANTI-TRAFFIC
IN TECHNOLOGY CODES.
96. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN INTELLECTUAL PROPERTY CODES AND THE FLORIDA ANTI-TRAFFIC
IN INTELLECTUAL PROPERTY CODES.
97. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN TRADEMARKS CODES AND THE FLORIDA ANTI-TRAFFIC
IN TRADEMARKS CODES.
98. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN PATENTS CODES AND THE FLORIDA ANTI-TRAFFIC
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99. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN COPYRIGHTS CODES AND THE FLORIDA ANTI-TRAFFIC
IN COPYRIGHTS CODES.
100. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL ANTI-TRAFFIC
IN TRADE SECRETS CODES AND THE FLORIDA ANTI-TRAFFIC
IN TRADE SECRETS CODES.

SITE INFO:

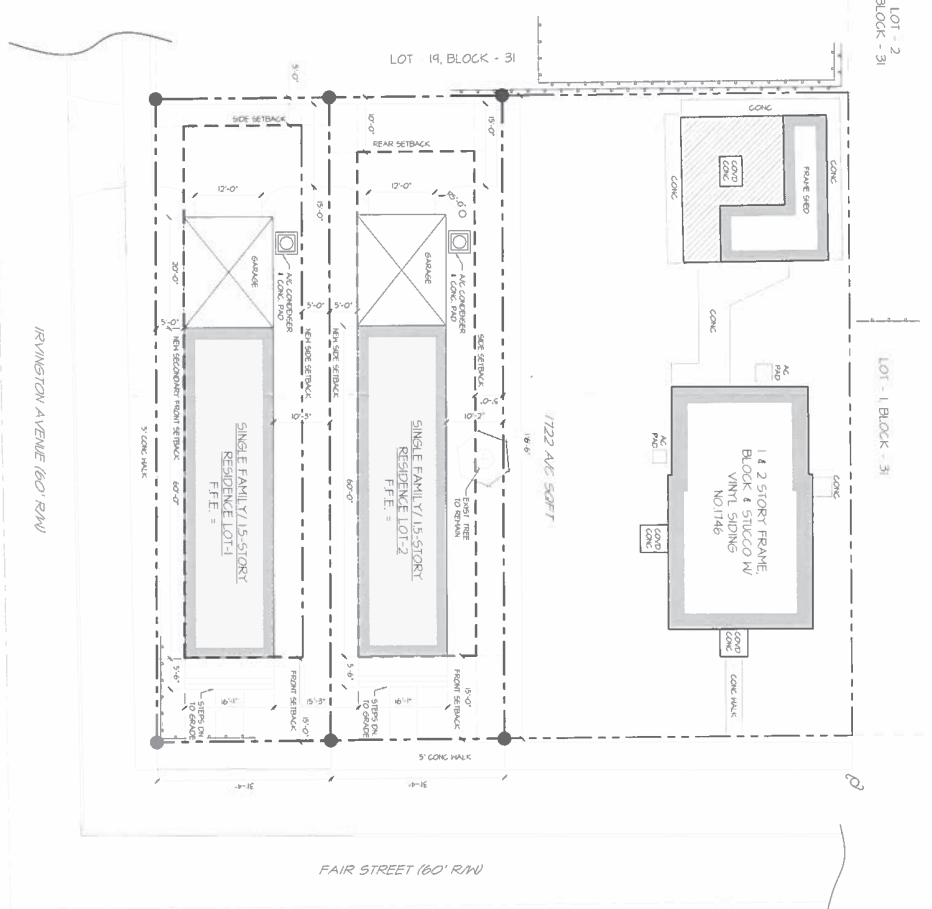
ZONE: R1-D-60
FLOOR ZONE: NOT IN FLOOR ZONE
FRONT SETBACK: 30'-0"
SIDE SETBACK: 5'-0"
REAR SETBACK: 10'-0"

SITE CALCULATIONS:

LAND AREA PER ANIMATE: 0.0 ACRES ± 1.0000 SQFT
LAND AREA PER SHED: 1.2000 SQFT
MAX. SQFT LOT COVERABLE: 3444.00 SQFT

CONCRETE:

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DATE: 08/24/2023
PROJECT #: SHEET
A0.1
PERMIT SET

THIS IS A SEVERE PENALTY VIOLATION OF THE CITY OF JACKSONVILLE, FLORIDA AND THE COUNTY OF DUVAL COUNTY, FLORIDA. ANY VIOLATION OF THE RULES AND REGULATIONS OF THE CITY OF JACKSONVILLE, FLORIDA OR THE COUNTY OF DUVAL COUNTY, FLORIDA SHALL BE PENALIZED AS FOLLOWS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

1.5- STORY SPEC HOMES
JAA ARCHITECTURE
0 FAIR STREET
JACKSONVILLE, FLORIDA 32210

On File
Page 14 of 19

JAA ARCHITECTURE, INC.
2008 S. FAIR STREET, SUITE 100
JACKSONVILLE, FLORIDA 32210
TEL: 904.734.7777
WWW.JAAARCHITECTURE.COM

SITE PLAN

SCALE: 1" = 10'-0"

LEGAL DESCRIPTION:

LOT 1, BLOCK 31, JAA ARCHITECTURE TRACT, JACKSONVILLE, FLORIDA 32209

LOT 2, BLOCK 31, JAA ARCHITECTURE TRACT, JACKSONVILLE, FLORIDA 32209

LOT 3, BLOCK 31, JAA ARCHITECTURE TRACT, JACKSONVILLE, FLORIDA 32209

LOT 4, BLOCK 31, JAA ARCHITECTURE TRACT, JACKSONVILLE, FLORIDA 32209

LOT 5, BLOCK 31, JAA ARCHITECTURE TRACT, JACKSONVILLE, FLORIDA 32209

LOT 6, BLOCK 31, JAA ARCHITECTURE TRACT, JACKSONVILLE, FLORIDA 32209

LOT 7, BLOCK 31, JAA ARCHITECTURE TRACT, JACKSONVILLE, FLORIDA 32209



SITE PLANNING NOTES:

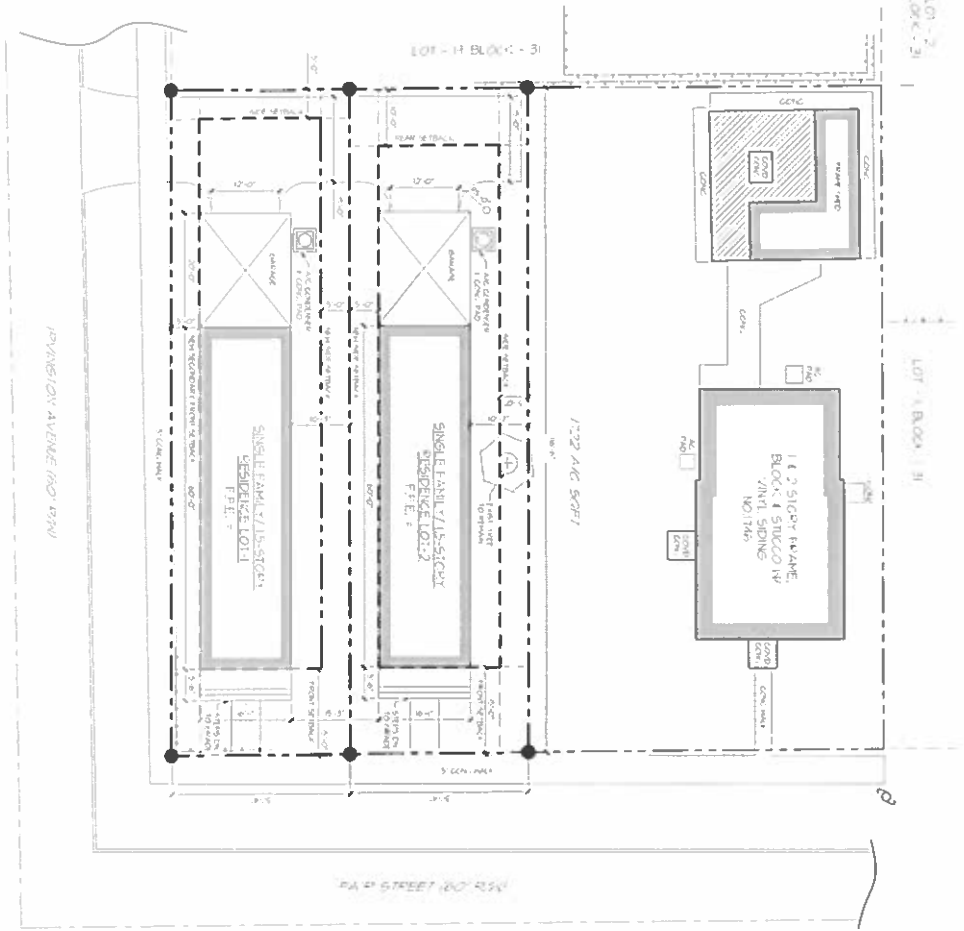
1. THE SITE IS TO BE DEVELOPED FOR THE PROPOSED CONSTRUCTION OF ONE (1) SINGLE-FAMILY RESIDENCE ON LOT 1, BLOCK 31, JAA ARCHITECTURE TRACT, JACKSONVILLE, FLORIDA 32209.
2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.
3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE SUBDIVISION ORDINANCES AND ALL APPLICABLE REGULATIONS.
4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE UTILITY ORDINANCES AND ALL APPLICABLE REGULATIONS.
5. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE TREE ORDINANCES AND ALL APPLICABLE REGULATIONS.
6. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE SIGN ORDINANCES AND ALL APPLICABLE REGULATIONS.
7. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE FLOOD DAMAGE PREVENTION ORDINANCES AND ALL APPLICABLE REGULATIONS.
8. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE HISTORIC PRESERVATION ORDINANCES AND ALL APPLICABLE REGULATIONS.
9. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE LANDSCAPE ARCHITECTURE ORDINANCES AND ALL APPLICABLE REGULATIONS.
10. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE COMMUNITY DEVELOPMENT ORDINANCES AND ALL APPLICABLE REGULATIONS.
11. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE COMMUNITY DESIGN ORDINANCES AND ALL APPLICABLE REGULATIONS.
12. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE COMMUNITY ENGAGEMENT ORDINANCES AND ALL APPLICABLE REGULATIONS.
13. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE COMMUNITY IMPROVEMENT ORDINANCES AND ALL APPLICABLE REGULATIONS.
14. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE COMMUNITY PARTICIPATION ORDINANCES AND ALL APPLICABLE REGULATIONS.
15. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE COMMUNITY WELL-BEING ORDINANCES AND ALL APPLICABLE REGULATIONS.
16. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE COMMUNITY RESILIENCE ORDINANCES AND ALL APPLICABLE REGULATIONS.
17. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE COMMUNITY EQUITY ORDINANCES AND ALL APPLICABLE REGULATIONS.
18. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE COMMUNITY INCLUSION ORDINANCES AND ALL APPLICABLE REGULATIONS.
19. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE COMMUNITY ENGAGEMENT ORDINANCES AND ALL APPLICABLE REGULATIONS.
20. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE COMMUNITY IMPROVEMENT ORDINANCES AND ALL APPLICABLE REGULATIONS.

SITE INFO:

2.00 AC SITE
 1.00 AC ZONED
 1.00 AC UNZONED

SITE CALCULATIONS:

ITEM	DESCRIPTION	AMOUNT	UNIT
1	LOT AREA	2.00	AC
2	ZONED AREA	1.00	AC
3	UNZONED AREA	1.00	AC
4	TOTAL AREA	2.00	AC
5	PERCENT ZONED	50%	%
6	PERCENT UNZONED	50%	%
7	TOTAL PERCENT	100%	%



1.5- STORY SPEC HOMES
JAA ARCHITECTURE
 0 FAIR STREET
 JACKSONVILLE, FLORIDA 32210

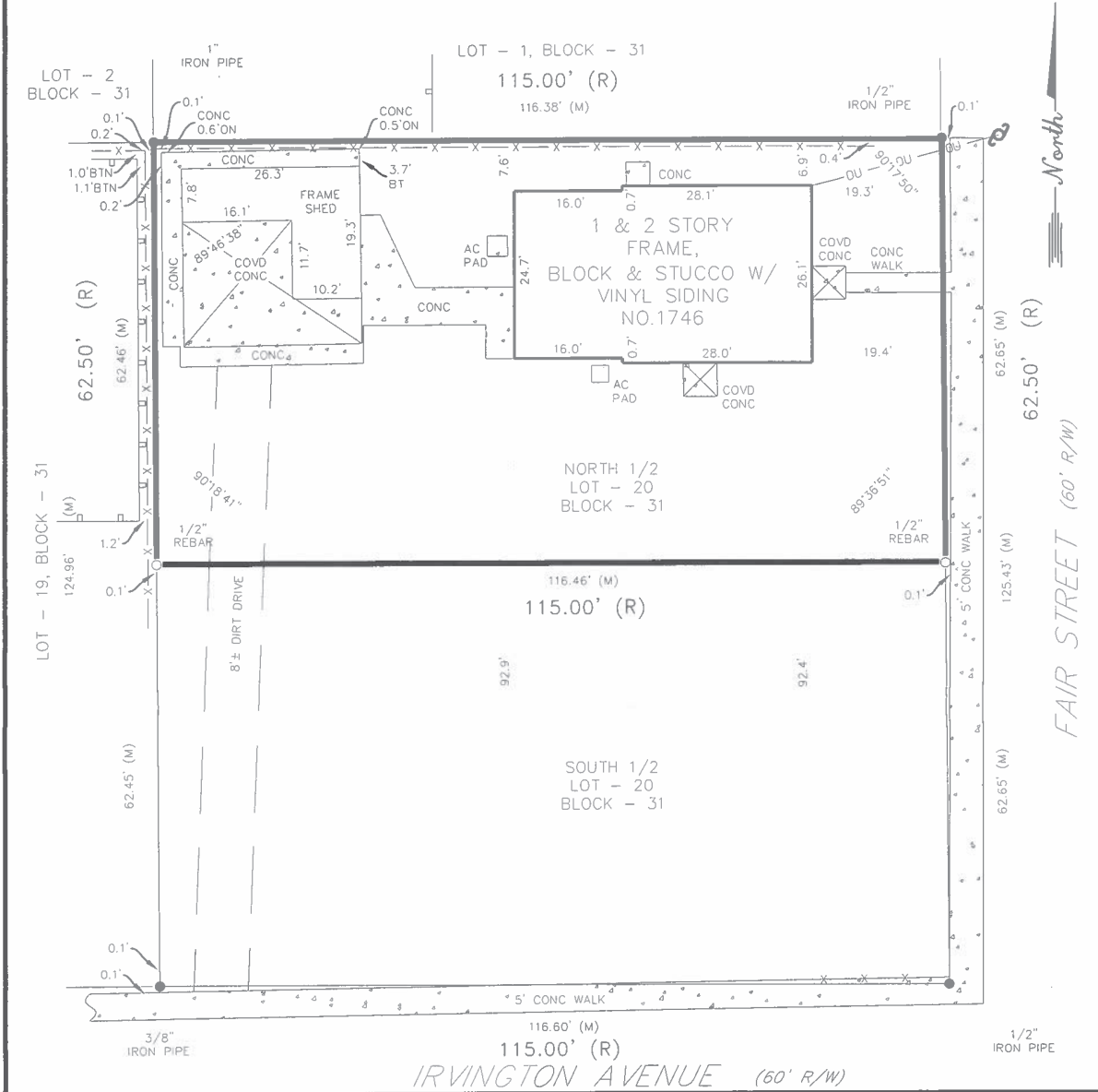


DATE: 09.24.2023
 PROJECT #: 2023-001
 SHEET: A0.1
 PERMIT SET

JAA ARCHITECTURE, INC.
 1000 WEST BAY STREET, SUITE 100
 JACKSONVILLE, FLORIDA 32209
 TEL: 904.350.1000
 WWW.JAAARCHITECTURE.COM

On File

MAP SHOWING BOUNDARY SURVEY OF
 NORTH 1/2 LOT 20 BLOCK 31 ACCORDING TO THE PLAT OF
ST. JOHNS PARK
 AS RECORDED IN PLAT BOOK 6, PAGE(S) 22,22A & 22B OF THE CURRENT
 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



ASSOCIATED SURVEYORS INC.
 LAND & ENGINEERING SURVEYS
 3846 BLANDING BOULEVARD
 JACKSONVILLE, FLORIDA 32210
 904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

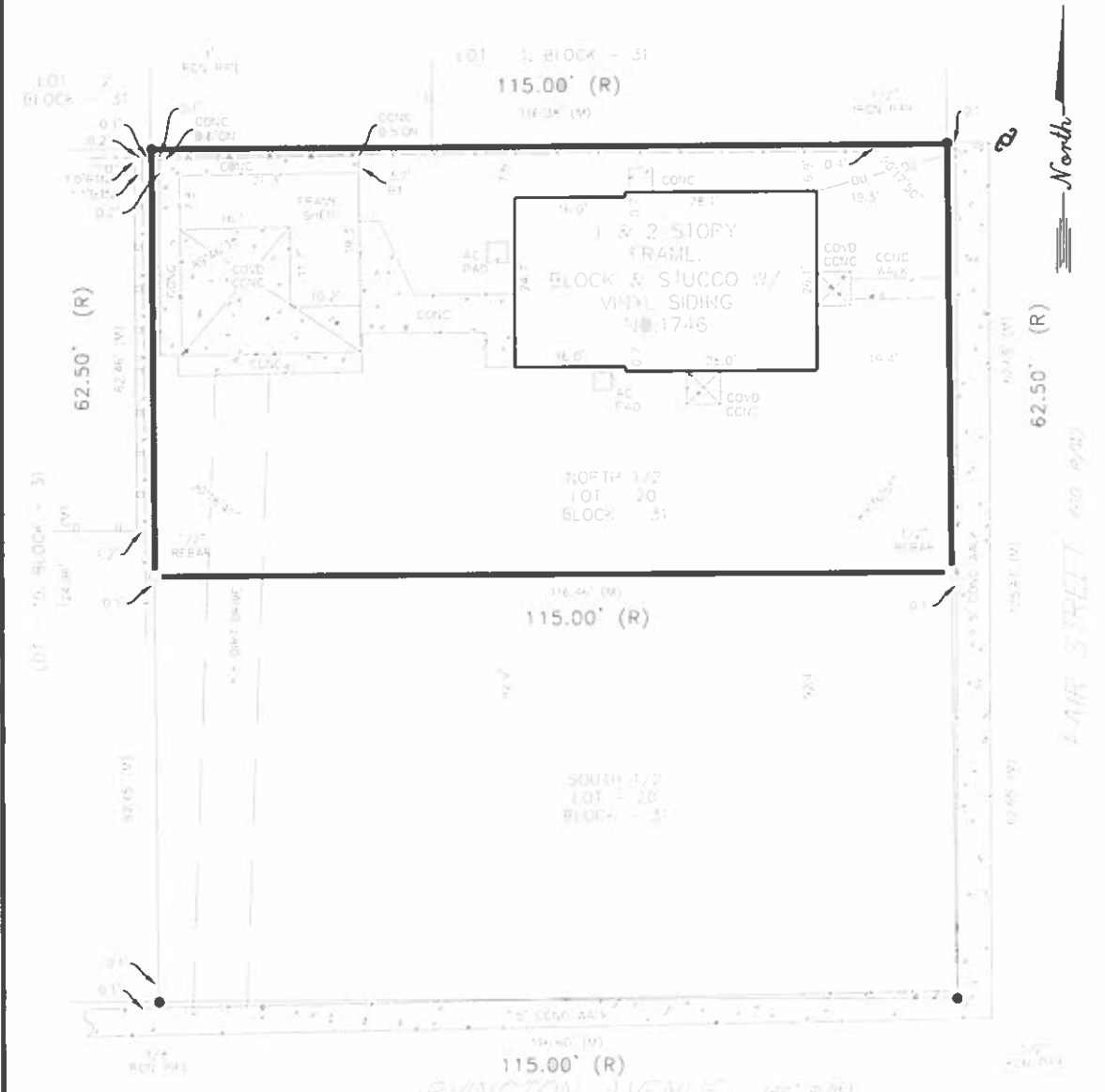
BY:
 CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771
 CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579
 RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 69638 DATE 06/05/2017
 SCALE: 1" = 20' DRAFTER ECA

GENERAL NOTES:

- ANGLES ARE SHOWN ON THIS SURVEY.
 - STRUCTURE NO. 1746 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 362 DATED 06/03/2013
 - THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
 - JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY
 - THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, B.R.L.'S RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC.
 - THE HEAVY LINE SHOWN HEREON, MAY NOT INDICATE ACTUAL OWNERSHIP.
 - UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.
- | | | | | |
|---|-------|------------------------------------|-------|----------------------------------|
| L | AC | = AIR CONDITIONER | PSM | = PROFESSIONAL SURVEYOR & MAPPER |
| E | BT | = BUILDING RESTRICTION LINE | R | = RADIUS |
| G | BTN | = BUILDING TIE | (R) | = RECORD |
| E | CO | = BETWEEN | RLS | = REGISTERED LAND SURVEYOR |
| B | C&R | = COMPUTED FROM RECORD | R/W | = RIGHT OF WAY |
| N | CH | = COVENANTS & RESTRICTIONS | (TYP) | = TYPICAL |
| D | CH | = CHORD | | |
| N | (CNR) | = CAN NOT READ | | |
| L | CONC | = CONCRETE | | |
| & | COVD | = COVERED | | |
| E | EB | = COVERED | | |
| A | ET | = ELECTRIC BOX | | |
| B | JEA | = ELECTRIC TRANSFORMER & PAD | | |
| A | PC | = JACKSONVILLE, ELECTRIC AUTHORITY | | |
| T | PC | = POINT OF CURVE | | |
| B | PC | = POINT OF COMPOUND CURVE | | |
| R | PL | = POINT OF INTERSECTION | | |
| I | PL | = POINT OF REVERSE CURVE | | |
| O | PRM | = PERMANENT REFERENCE MONUMENT | | |
| T | PLS | = POINT OF TANGENCY | | |
| S | PLS | = PROFESSIONAL LAND SURVEYOR | | |

MAP SHOWING BOUNDARY SURVEY OF
 NORTH 1/2 LOT 20 BLOCK 31 ACCORDING TO THE PLAT OF
ST. JOHN'S PARK
 AS RECORDED IN PLAT BOOK 6, PAGE(S) 22,22A & 22B OF THE CURRENT
 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



FLOOD ZONE - AREA DETERMINED TO BE OUTSIDE THE OUTSTANDING GRAYED FLOOD PLAN / FLOOD ZONE - UNDESIGNED - AREAS OF 0.25 ACRES UNLINED FLOOD AREAS OF 1.0 ACRES OR MORE WITH ANIMAL DEBRIS OF LESS THAN 1 TON OR ANY UNLINED AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY DICES FROM TRUNKAL CHANNEL FLOOD

ASSOCIATED SURVEYORS INC
 LAND & ENGINEERING SURVEYS
 3546 BLANDING BOULEVARD
 JACKSONVILLE, FLORIDA 32210
 904-771-6442

CERTIFICATE OF AUTHORIZATION NO. 18 000544

- GENERAL NOTES:**
1. ANGLES ARE SHOWN ON THIS SURVEY.
 2. STATIONARY POINTS SHOWN WERE USED AS THE FLOOD ZONE - ALL POINTS DETERMINED BY THE FLOOD ZONE MAPS WERE USED TO BE DATED 08/03/2011.
 3. THIS IS A SURFACE SURVEY ONLY. THE EXISTENCE OF UNDERGROUND UTILITIES, PIPES, AND STRUCTURES IS NOT DETERMINED.
 4. ARCHITECTURAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY NOT LOCATED - THIS SURVEY HAS SURVEYED TO BE DETERMINED. IF ANY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY FOR EASEMENTS, TITLE COVENANTS, ETC., RESTRICTIONS, COVENANTS, TAXES OR CHARGES, ETC.
 5. THE HEAVY LINE SHOWS HEIGHTS MAY NOT BE AN ACTUAL CENTERLINE.
 6. ALL SURVEYING STATIONS ARE INDICATED BY BLACK DOTS.

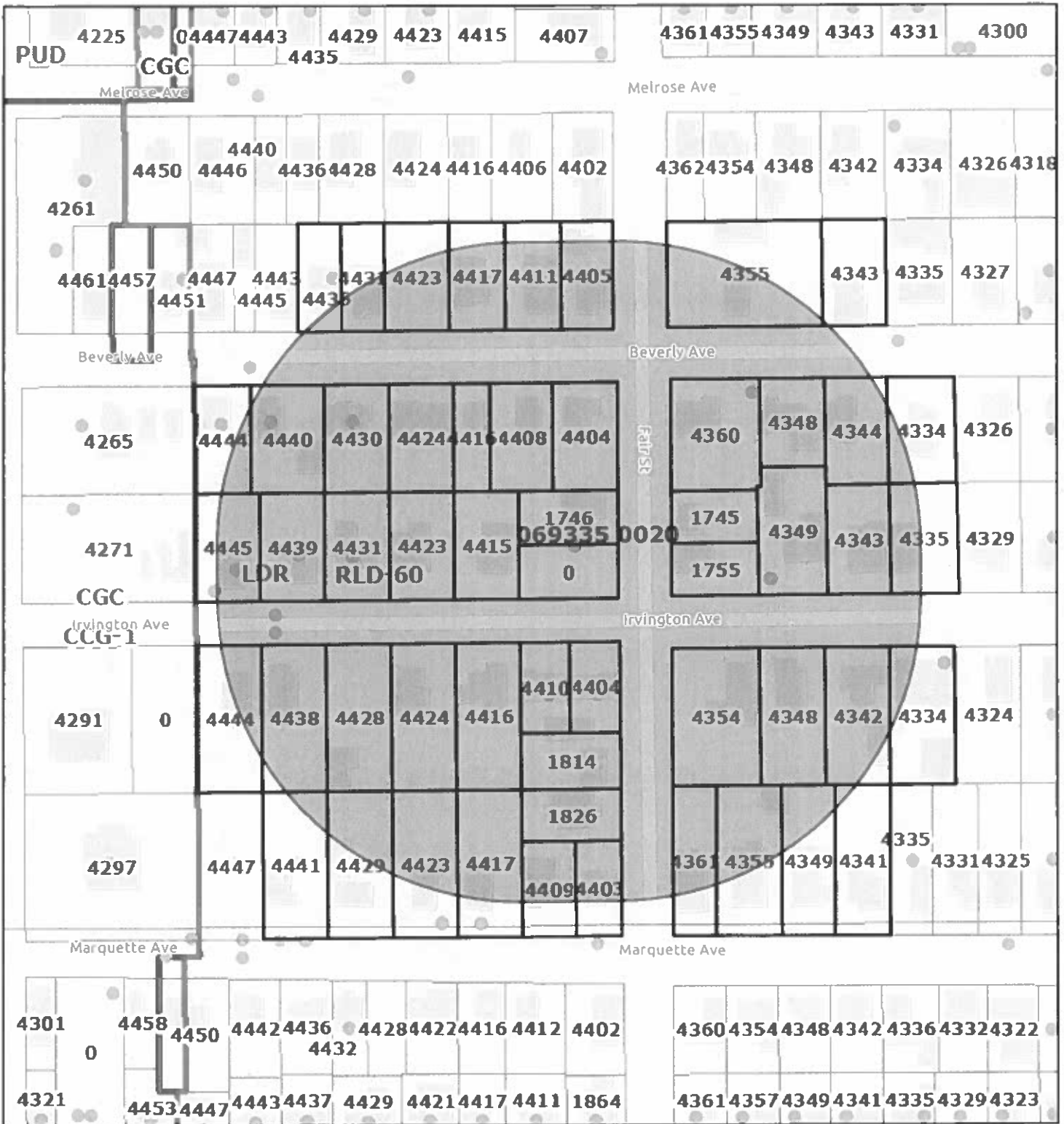
I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 50, 17.000 THROUGH 17.002 FLORIDA ADMINISTRATIVE CODE (CHAPTER 472, F.S.)

BY: CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 9271
 CHARLES J. STAPLING FLORIDA CERTIFICATE NO. 4578
 RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6142

JOB NO. 09035 DATE 06/05/2015
 SCALE: 1" = 20' DRAFTER: JCA







L	LINE	ALL BOUNDARIES	CON	CONCRETE	CONC	CONCRETE
C	CURB	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
E	EASEMENT	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
N	NOTICE	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
D	DECK	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
B	BUILDING	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
A	ARCHITECTURE	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
B	BUILDING	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
R	REAR	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
E	EASEMENT	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
C	CURB	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
T	TERRACE	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
I	IRVINGTON	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
O	OPEN	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
N	NORTH	CONCRETE	CONC	CONCRETE	CONC	CONCRETE
S	SOUTH	CONCRETE	CONC	CONCRETE	CONC	CONCRETE

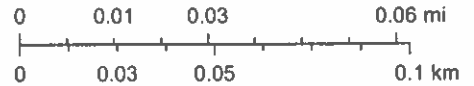
Land Development Review



August 24, 2023

1:2,257

-  Parcels
-  Land Use
-  Parcels For Notice
-  Panel Index
-  Address Points
-  Zoning



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RE	LNAME	MAIL_ADDR1	MAIL_CITY	L_ST	MAIL_ZIP
069335 0010	1746 FAIR LLC	3750 OAK ST	JACKSONVILLE	FL	32205
069330 0000	ALLESTERO HOLDINGS LLC	9484 STAPLEHURST CT	JACKSONVILLE	FL	32244-8419
069310 0020	ALLMAND JOHN A	3650 OAK ST	JACKSONVILLE	FL	32205
069385 0000	ANDREWS JASON L	4342 IRVINGTON AVE	JACKSONVILLE	FL	32210
069356 0000	ARMES FAYE ESTATE	4416 IRVINGTON AVE	JACKSONVILLE	FL	32210-2020
069309 0000	ASHBAUGH HEIDI	1828 GREENWOOD AVE	JACKSONVILLE	FL	32205
069369 0010	BELLOIT JONATHAN BRETT	4441 MARQUETTE AVE	JACKSONVILLE	FL	32210
069373 0000	BLAYLOCK TAMARA	4409 MARQUETTE AVE	JACKSONVILLE	FL	32210
069252 0000	BRYANT MARY ANN	4417 BEVERLY AVE	JACKSONVILLE	FL	32210
069359 0000	CANNON JOHN K ET AL	4438 IRVINGTON AVE	JACKSONVILLE	FL	32210-2020
069371 0000	CHAFIN HARRISON ET AL	4423 MARQUETTE AVE	JACKSONVILLE	FL	32210
069312 0000	CHAUNCEY LAUREN M	4335 IRVINGTON AVE	JACKSONVILLE	FL	32210
069353 0000	CLAXTON TRAVIS D	1814 FAIR ST	JACKSONVILLE	FL	32210-2117
069308 0000	CRUMPLER DAVID H	4344 BEVERLY AVE	JACKSONVILLE	FL	32210-2105
069318 0000	DAVIS JANICE M	4408 BEVERLY AVE	JACKSONVILLE	FL	32210
069372 0000	DEKLE JOSEPH C JR	4417 MARQUETTE AVE	JACKSONVILLE	FL	32210
069317 0000	DONOHER CORY MICHAEL	4404 BEVERLY AVE	JACKSONVILLE	FL	32210
069370 0010	ELFIKRI REDOUANE	4429 MARQUETTE AVE	JACKSONVILLE	FL	32210-2023
069391 0000	ELIAN ELIZABETH J LIFE ESTATE	4341 MARQUETTE AVE	JACKSONVILLE	FL	32210-2128
069319 0000	FALCON REAL ESTATE INVESTMENTS LLC	12025 N COUNTY RD 125	GLEN ST MARY	FL	32040
069323 0060	GARVIN TERESA J	7203 BALBOA RD	JACKSONVILLE	FL	32217-3249
069389 0000	GINTER RICK	4361 MARQUETTE AVE	JACKSONVILLE	FL	32210
069323 0000	HABERMANN CHRIS	4440 BEVERLY AVE	JACKSONVILLE	FL	32210
069310 0010	HANSEN TERRI L	1745 FAIR ST	JACKSONVILLE	FL	32210-2114
069360 0000	HEDGES JEFFREY M	4444 IRVINGTON AVE	JACKSONVILLE	FL	32210-2020
069322 0000	HINKA ANITA M	4430 BEVERLY AVE	JACKSONVILLE	FL	32210-2018
069321 0000	HOOPER JON LIFE ESTATE	4424 BEVERLY AVE	JACKSONVILLE	FL	32210
069262 0000	HOYLES ADAM	4355 BEVERLY AVE	JACKSONVILLE	FL	32210-2104
069384 0000	JAMES AND NANCY MCFAULS FAMILY TRUST	3142 LAKESHORE BLVD	JACKSONVILLE	FL	32210
069250 0000	JARVIS MATTHEW	4431 BEVERLY AVE	JACKSONVILLE	FL	32210
069263 0000	JOVIC KATICA	4343 BEVERLY AVE	JACKSONVILLE	FL	32210
069386 0000	KANUPP SAMUEL BENJAMIN	4348 IRVINGTON AVE	JACKSONVILLE	FL	32210
069357 0000	KENNEL ALEX RYAN	4424 IRVINGTON AVE	JACKSONVILLE	FL	32210
069333 0000	KILDARE ENTERPRISES LLC	3131 ST JOHNS BLUFF RD S	JACKSONVILLE	FL	32246
069311 0000	KOLAR MARK	4343 IRVINGTON AVE	JACKSONVILLE	FL	32210
069375 0000	MARTIN TERRELL A	4403 MARQUETTE AVE	JACKSONVILLE	FL	32210-2023
069354 0000	MULKEARNS KATHLEEN ET AL	4404 IRVINGTON AVE	JACKSONVILLE	FL	32210-2020
069249 0000	NIRSCHER CLINTON XAVIER	4435 BEVERLY AVE	JACKSONVILLE	FL	32210
069390 0000	OHAGAN MIRIAM	4349 MARQUETTE AV	JACKSONVILLE	FL	32210
069331 0000	PENDLETON ALEN R LIFE ESTATE	4439 IRVINGTON AVE	JACKSONVILLE	FL	32210
069307 0000	PENNINGTON MARK BRIAN	4334 BEVERLY AVE	JACKSONVILLE	FL	32210
069310 0000	REEDER DAVID L LIFE ESTATE	4360 BEVERLY AVE	JACKSONVILLE	FL	32210-2105
069253 0000	REEDY KRISTINE	4411 BEVERLY AVE	JACKSONVILLE	FL	32210-2017
069332 0000	SABIN JESSICA M	4431 IRVINGTON AVE	JACKSONVILLE	FL	32210
069388 0000	SHINALL BRIAN JAMES	485 PURCELL DR	JACKSONVILLE	FL	32221
069387 0000	SMITH BETTY J	4354 IRVINGTON AVE	JACKSONVILLE	FL	32210-2121
069308 0010	SPAULDING NATHAN DANIEL JR	4348 BEVERLY AVE	JACKSONVILLE	FL	32210
069254 0000	SULLIVAN KAREN KATHLEEN	4405 BEVERLY AVE	JACKSONVILLE	FL	32210
069358 0000	TAYLOR TRUST	4053 STARRATT RD	JACKSONVILLE	FL	32226-1331
069251 0000	TERRY JEFFREY ARTHUR	4423 BEVERLY AVE	JACKSONVILLE	FL	32210
069334 0000	VARNES DOYLE E LIFE ESTATE	4415 IRVINGTON AVE	JACKSONVILLE	FL	32210
069355 0000	WEBB JUDSON E	4410 IRVINGTON AVE	JACKSONVILLE	FL	32210-2020
069374 0000	WHELAN JOHN	1826 FAIR ST	JACKSONVILLE	FL	32210
	SOUTHWEST	6746 SHINDLER DR	JACKSONVILLE	FL	32222