

City of Jacksonville Landmark Designation Report

411 North Liberty Street

LM-23-04

October 25, 2023



Application Prepared By:
Historic Preservation Section
214 North Hogan Street
Jacksonville, FL 32202

Property Owner:
Duval Street Properties, LLC
10620 Palmetto Avenue
Jacksonville, FL 32226

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I. Planning and Development Department – Findings,
Conclusions, and Recommendation

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR DESIGNATION
AS A CITY OF JACKSONVILLE LANDMARK**

**LM-23-04
411 Liberty Street North
Jacksonville, Florida 32206**

GENERAL LOCATION: East side of Liberty Street North, between Duval Street East and Church Street East in the Downtown National Register Historic District

Prepared in accordance with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104, the Jacksonville Planning and Development Department hereby forwards to the Jacksonville Historic Preservation Commission, its "Findings, Conclusions and Recommendations" on the Landmark Designation, **LM-23-04**, sponsored by the Jacksonville Historic Preservation Commission. The owner of the property is:

Duval Street Properties, LLC
10620 Palmetto Avenue
Jacksonville, Florida 32226

FINDINGS AND CONCLUSIONS

- (A) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104(d), the Planning and Development Department determined that the application for designation of the property at 411 Liberty Street North as a Landmark was complete.
- (B) As required, the Planning and Development Department had signs posted in front of the property being considered for designation, as well as sent notices by U.S. Mail to each owner of real property within three hundred and fifty (350) feet of the proposed landmark. Notice of the public hearing on the designation of the property at 411 Liberty Street North as a Landmark was published in the *Financial News and Daily Report*. Proof of publication is attached to this report.
- (C) Once designated, any activity affecting the exterior of the building and site of the proposed landmark at 411 Liberty Street North will require a Certificate of Appropriateness (COA). All proposed work will be reviewed for consistency with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The review of most routine work scopes including repairs, maintenance, alterations of previously altered features, small additions and size-limited new construction that would not impact significant historic elements or would not be readily street visible can be processed by the Historic Preservation Section

(HPS) of the Jacksonville Planning and Development Department, but certain activities like alterations, additions, new construction, relocation and demolition that would be visible from the public right-of way, as well as any work the HPS determines to be potentially in conflict with the *Secretary of the Interior Standards*, will require review by the Jacksonville Historic Preservation Commission.

The purpose of the historic designation of this site is to provide protection to the residential structure at 411 Liberty Street North and not to discourage or prohibit the future development of the site. The review of work through the COA process is to preserve the historic character, architectural features and materials of this significant structure, as well as, to ensure any future development of the site is compatible with and sensitive to this primary historic resource.

(D) In preparing the application, the Planning and Development Department has found the application to meet **four of the seven criteria**. The four criteria include the following;

A. Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.

The significance of the subject properties, as related to the historical and architectural heritage of Downtown Jacksonville, can be viewed through the importance of the individual houses, as well as collectively by representing one of the last remaining concentrations of residential structures in downtown. The extensive loss of historical residences in downtown can be seen in comparing a historic survey completed in 1991 with one from 2005. The 1991 survey that included downtown, LaVilla and East Jacksonville documented 602 buildings of which 379 or 63 % were single and multi-family residences. By 2005 approximately four hundred of the 602 buildings recorded in 1991 had been demolished. The 379 residences listed in 1991 had been reduced to only 56 by 2005. The number of demolitions from 2005 until the present has not been determined.¹

Most of the demolitions were in LaVilla, Brooklyn, and East Jacksonville, so the remaining historic residences in downtown are concentrated in the extreme northeast section, currently referred to as the Cathedral District. While in the past this area has not been as heavily redeveloped for commercial and office uses as in other parts of downtown, the Cathedral District has recently been approved for a number of high density residential projects in the neighboring blocks, thereby threatening the survival of the few remaining smaller scale historic residential buildings, which currently only have the minimal protection through the demolition delay review process.

The two decades following the 1901 fire were a significant period of growth for Jacksonville, both in the downtown and in the surrounding suburbs, particularly Springfield and Riverside. Between 1900 and 1914, real estate value quadrupled in Jacksonville from 11 million to 50 million. The population grew from 28,429 to 57,699 between 1900 and 1910.² By 1903, the number of new

¹ Historic Property Associates. *Historic Building Survey of Downtown Jacksonville*, Jacksonville: Downtown Development Authority, 1991. Historic Property Associates. *A Historic Building Resurvey of Downtown Jacksonville*. Jacksonville Planning and Development Department, May, 2005.

² James B. Crooks. *Jacksonville After the Fire, 1901-1919: A New South City*. (Jacksonville, Florida: University of North Florida Presses, 1991) pp. 30 – 33.

buildings permitted exceeded the 2,368 structures destroyed in the 1901 fire.³ The significant increase in population during the first decade of the twentieth century created a strong demand for new housing. Many were constructed in the outlying suburbs, but a considerable number of the new homes were constructed in the part of downtown destroyed by the fire. Some of Jacksonville's leading citizens built large and elaborate new homes downtown, but there was also a significant collection of workforce housing as seen in the subject block.

In the Cathedral District, defined on the south by East Monroe Street, the north by East Church Street, the west by Ocean Street and the east by Catherine Street, the 1991 survey recorded fifty (50) residences. Eighty percent of the fifty structures were two-story with all reflecting the Frame Vernacular style or some variation such as Colonial Revival, Craftsman, and Queen Anne influences. The majority were two stories in height, with front-facing gable or hip roofs, had full width front porches, foundations set on brick piers, horizontal weatherboard or drop siding, usually had a masonry fireplace and sash style windows with a 2/2 or multi-light pattern. The subject structure embodies many of these details and is located at a well-traversed section of Liberty Street.

Based on the limited concentration of historic residences that still remain in the downtown, paired with the high level of integrity and the strong visual presence that the subject structures have being located at the corner, it is the determination of the Planning and Development Department that the subject structure meets this criterion.

B. Its location is the site of a significant local, state or national event.

It is the determination of the Planning and Development Department that the subject property at 411 North Liberty Street does not meet this landmark criterion.

C. It is identified with a person or persons who significantly contributed to the development of the City, state or nation.

The structure at 411 Liberty Street was built for Ethel Muller and Maxey Dell Moody, a few years after they were married. Prior to moving into the new house, they lived nearby in the same block. The couple lived in the home and raised their family there. The subject structure appears to be in good condition, made possible by its brick and stucco exterior. While there were some changes made to the rear of the building to connect it with a detached garage and to add a secondary dwelling in 1964, the original portion of the building has a high degree of architectural integrity with few changes to the original building layout and significant details on both the interior and exterior.

Maxey D. Moody was in the road building construction equipment industry. His business, M.D. Moody & Sons, was formed in 1913, incorporated in 1946 and later expanded by his son Maxey Dell Moody Jr., into Moody Truck Center, Moody Light Equipment Rental, the Moody Machinery Corporation, Moody Fabrication and Machine, Dell Marine and MOBRO Marine, Inc., taking his contributions to the construction industry into the 21st century. While not all the businesses survey today, three do. According to Wikipedia, Moody's business once stood as the oldest family owned

³ Wayne W. Wood, *Jacksonville's Architectural Heritage, Landmarks for the Future*. (Jacksonville, Florida: University of North Florida Press, 1989), p. 28.

road equipment company in Florida.⁴ The Miami Herald obituary credits him with organizing the American Road Buildings Association⁵

D. *It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state or nation.*

It is the determination of the Planning and Development Department that the subject property at 411 North Liberty Street does not meet this landmark criterion.

E. *Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.*

It is the determination of the Planning and Development Department that the subject property at 411 North Liberty Street does not meet this landmark criterion.

F. *It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.*

Historically referred to as the Mafey D. Moody House residence, the subject property is an excellent example of a Craftsman bungalow style building. Common characteristics of the style include a low-pitched with exposed rafter ends and triangular eaves brackets, an incorporated end porch with truncated tapered columns on brick piers, two shed roof bay extensions, wood drop siding exterior wall fabric, and an open floor plan with irregular room shapes. The porch is often the most dominant architectural feature of the Bungalow. They are generally either full or partial width, with the roof supported by tapered square columns that either extends to ground level or sit on brick piers. Windows are usually double-hung sash with vertical lights in the upper sash. This structure, in particular, exhibits some Prairie Style details with its overall horizontal emphasis seen in its low-pitch hipped roof with wide eaves, differing stucco material and coloration of the second story, and massive columns.

The Craftsman style was the most popular design applied to small residential buildings throughout the country in the first three decades of the twentieth century. Influenced by the English Arts and Crafts Movement, as well as Oriental and Indian architecture, the style was popularized by the work of two brothers, Charles S. and Henry M. Greene. The Greene's began practicing architecture in Pasadena, California in 1893, and in the ensuing two decades designed a number of large, elaborate prototypes of the style. Their innovative designs received a significant amount of publicity in national magazines such as *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, and *Ladies' Home Journal*.

By the turn of the century, the design had been adapted to smaller homes, commonly referred to as bungalows. It was this scaled down version of the Craftsman style that became a ubiquitous feature of Florida's residential neighborhoods during the early twentieth century.

⁴ https://en.wikipedia.org/wiki/M._D._Moody_%26_Sons,_Inc.

⁵ The Miami Herald, Obituary for Maxwell Dell Moody (aged 65) , July 29, 2049, p3.

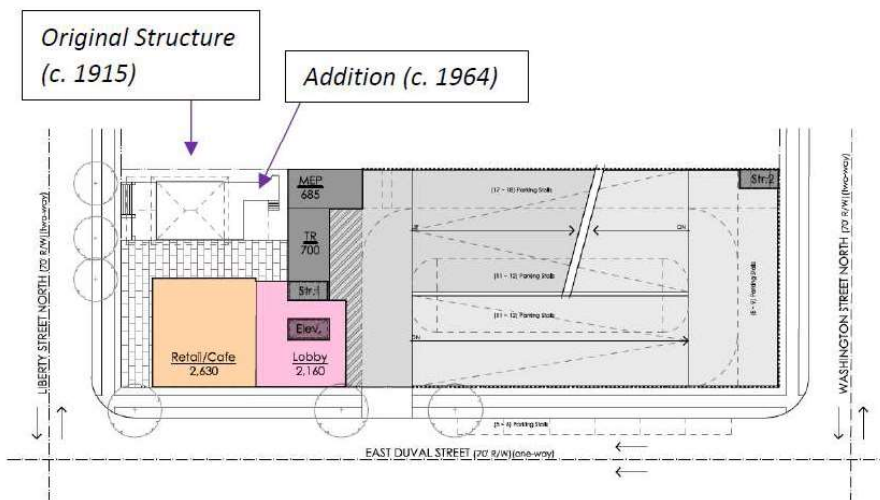
G. Its suitability for preservation or restoration.

In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate proposed landmarks based on evidence of significant exterior alterations that have negatively impacted character-defining features, as well as represent alterations difficult, costly, or impossible to reverse. Further, the degree and nature of any exterior deterioration, as well as the evidence of long term and potentially ongoing neglect are also a factor in evaluating potential landmarks for their suitability for preservation or restoration. Not having any evidence of significant exterior deterioration, the structure has been well maintained over the years. With the exception of a rear addition in 1964 (Building Permit # 485), there are no records on file for any major alterations that have occurred to the original building. The only other alterations on file for the building include central heating and air conditioning work (Miscellaneous Permit #297).

While the applicant, references compromised foundations, extensive damage, deteriorated interior finishes and mold, these issues appear to be present in limited areas on the structure and impacting secondary spaces. During the site visit, staff was able to tour the interior of both floors of the property to evaluate its condition. While the structure has been vacant for many years, it was found to be in fair condition, cleared of most belongings and trash, locked and secured, reasonably maintained for structures that are over 100 years old. The 2021 city aerials show the roof in reasonably good condition. As such, Staff finds the structure to possess a high level of historic integrity with much of the original or historic materials, features, and floor plan intact.

The owner has also expressed plans to restore the building and incorporate it into a larger multifamily/mixed-use project by using the abutting parcels. The structure is being contemplated for retail use—with ideas ranging from a bar, restaurant, café, lobby for the larger project, or a live/work option, as depicted in the plans below.

Level 1



RECOMMENDATION

In reviewing the application, the Planning and Development Department has found the application to meet four of the seven criteria. Based on the findings of this report, the Jacksonville Planning and Development Department recommends that the Jacksonville Historic Preservation Commission **APPROVE** the designation of 411 North Liberty Street North (**LM-23-04**) as a City of Jacksonville Landmark.

II. Designation Application

Duval / Liberty Street
Jacksonville Historic Preservation Commission

TO: Chairman and Members
Jacksonville Historic Preservation Commission

FROM: Jack Kelley
Owner of Kelley Partners, LLC

RE: Pertaining to three (3) properties located at:
403 Liberty Street (aka 403 East Duval Street) / RE# 073630-0000
411 East Duval Street / RE# 073631-0000
411 Liberty Street / RE# 073629-0000

This memorandum to the Chairman and Members of the Jacksonville Historic Preservation Commission (“JHPC”) seeks to offer a few points of consideration for JHPC when evaluating the demolition permit(s) filed by Jack Kelley of Kelley Partners, LLC on the subject properties above. Various references are made below to the properties located at 403 Liberty Street, 411 Liberty Street, and 411 East Duval Street (the “Properties”) for which an affiliate of Kelley Partners, LLC signed a Purchase and Sale Agreement with Mrs. Barbara Buck (as the manager of the separate entities owning the above referenced parcels) on May 5th, 2022. The following areas could be helpful for the discussion when forming JHPC’s recommendation, since the memorandum of the Community Planning Division (the “Duval and Liberty HPC Book_11-16-22”) has recommended that 411 Liberty Street, for which we will refer to as the “Bungalow” or the “Craftsman” should be considered historic in the context of JHPC, while 403 Liberty and 411 East Duval do not meet at least four (4) of the seven (7) historic criteria and are not recommended to be designated as historic landmarks.

Background

Jack Kelley grew up in Ponte Vedra Beach and has parents, John and Diana Kelley, who still reside in the Jacksonville community. After attending Harvard University where he studied economics and history, Jack worked in real estate development in Seattle, Washington and Los Angeles, California, where he was a part of investment and development teams that brought over 1,500 apartment units to those communities, as well as working on historic preservation projects including an old Woolworth’s center redevelopment in downtown Seattle. An earnest supporter of downtown Jacksonville’s efforts at revitalization, Kelley’s senior research paper in *Designing the American City* was titled *The Rise and Decline of Downtown Jacksonville: The Gateway City*. Kelley owns another downtown property located at **0 Ocean St N**, and has a strong vision and desire for seeing downtown Jacksonville come to life again.

The goal of the intended real estate development at this site would be a mixed-use multifamily project of approximately 120 units, with ground-floor retail amenities and structured parking. Kelley Partners believes in the historic neighborhood that is the Cathedral District, once the bedroom and working-class community of downtown Jacksonville. It is the goal of Kelley Partners to make this Cathedral District community a desirable place to live again. However, it is Kelley Partners position that the buildings intended for demolition are not of special value compared to (i) the historical buildings of Jacksonville’s past that have been demolished with much less opposition and (ii) the positive impact that a well-designed and curated residential project would bring to this neighborhood.

Historical Context¹

Below is a list of five (5) historic buildings within downtown Jacksonville that have been demolished; the point of the below is to showcase the true significance of some of these structures, as compared to the three (3) structures being evaluated for demolition today:

- Old Jacksonville Woman’s Club
 - 16 East Duval Street
 - Date: 1903
 - Architect(s): McClure & Holmes
 - One of the earliest examples of Prairie style of architecture in Jacksonville.
- American Furniture & Carpet Company Building (Mather Furniture Company)
 - 201 East Forsyth Street
 - Date: 1927
 - Architect(s): C. C. Oehme
 - Another example of Prairie style of architecture in Jacksonville, albeit at the tail-end of that architectural movement; this building was known for sharing lozenge designs similar to Henry Klutho’s Claude Nolan Building (existing today).
- Brereton & Liggett Building
 - 15-27 West Forsyth Street
 - Date: 1901
 - Architect(s): Arthur B. Gilkes
 - The building was one of the first large commissions for Arthur Gilkes.
- Clark Funeral Home
 - 38 West Forsyth Street
 - Date: 1902
 - Architect(s): Thomas E. Wite – Lansing, Michigan
 - In 1914, the building was converted into a movie theatre, known as the “Republic” and later the “Roxy.”
- Heard National Bank Building (Graham Building, Florida Title Building)
 - 110 West Forsyth Street
 - Date: 1911-1913
 - Architect(s): John K. Peebles
 - The Heard National Bank Building was the tallest skyscraper in Florida and Jacksonville’s tallest building until 1926; faced with ornate terra-cotta, brick, and marble.

When compared to the three (3) residential structures that are being evaluated for development, the above offer a strong comparison. The Old Jacksonville Woman’s Club served as the clubhouse for the organization (founded in 1897), built with Florida brick and stucco, and showcased the Prairie style. These features would certainly contribute to meeting several of the criteria that JHPC would deem to be historically significant today. The building was demolished and is now a parking lot/parking garage. The Clark Funeral Home also served a strong purpose in the community, at one time seating over 700 people when it had been converted to a movie theatre; it also showcased a strong influence of Second

¹ *Jacksonville’s Architectural Heritage: Landmarks for the Future*, Wayne W. Wood

Renaissance Revival style, as each of its floors were unique in their design. The building was demolished and is also now a parking lot/parking garage.

Looking at the properties that Kelley Partners intends to purchase, there are strong architectural elements which benefit these properties and make them interesting. Further, in the defined ranking system laid out in *Jacksonville's Architectural Heritage: Landmarks for the Future*, (the "Priorities for Preservation"), the Properties would likely be a one star – interesting and of slight significance – preservation would be desirable. As was pointed out in the *Duval and Liberty HPC Book_11-16-22*, 403 Liberty Street has elements of Queen Anne and Colonial Revival styles, although several alterations have changed the structure throughout the years. 411 East Duval Street is a classic example of Colonial Revival; 411 Liberty Street (the "Craftsman") a fine example of the Bungalow or Craftsman style.

However it seems the significance with these properties stops there: there is no community oriented use around them right now; in fact, these properties have been vacant for the last several decades and have led to a decay of the neighborhood in which they reside. The simple question of urban planning and design has to ask: if the use of these properties is not fulfilling any need to the community around them, why would it benefit the community to keep them? Especially in light of the fact that more prominent buildings that were fervently contributing to Jacksonville society were demolished with much less opposition and with nothing to show for them. For at least the Old Jacksonville Women's Club and the Clark Funeral Home (movie theatre), these properties were demolished for a parking lot/parking garage to stand in their stead.

Intended Use

Before discussing any intended use, it is important to understand how timing of a development and any demolition of the Properties would practically work. Put simply, there would be no immediate demolition of the Properties until Kelley Partners had absolute certainty (i) in the design approvals from the city of Jacksonville, (ii) in the construction budget from a reputable general contractor and (iii) that financing was secured for a project to commence and carry through to completion. Without certainty on any of these topics, the Properties would never be demolished as that would only lead to more vacant land in downtown Jacksonville, which is counter to the goals of Kelley Partners.

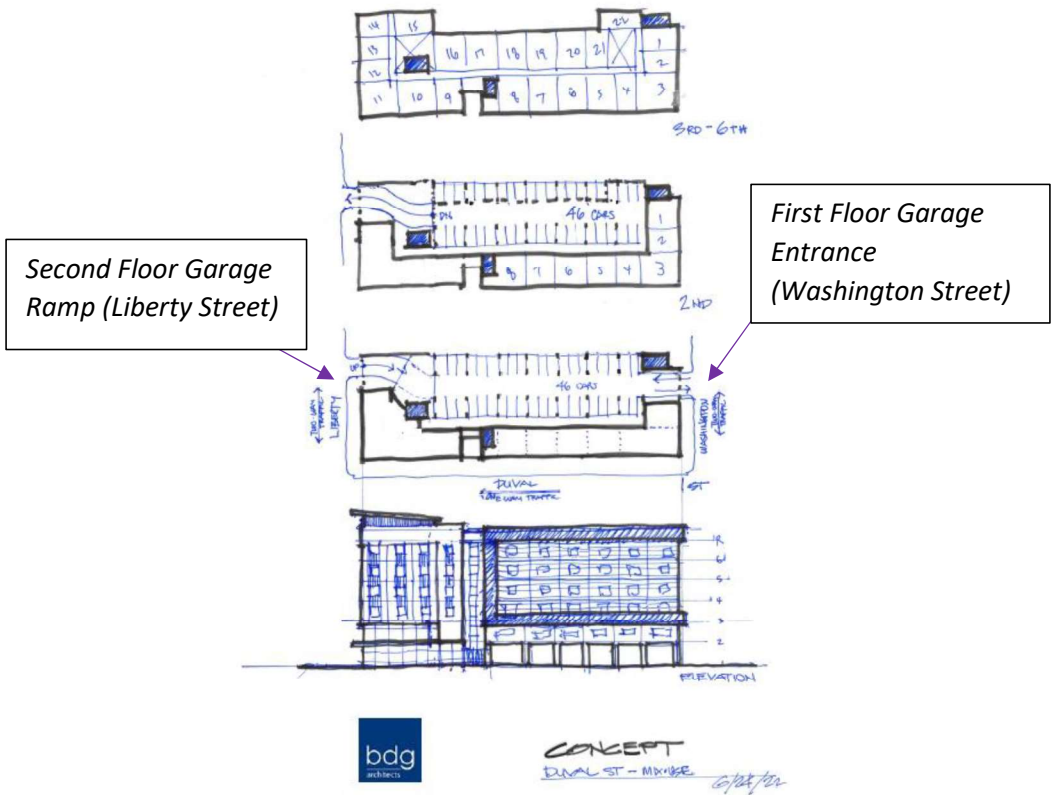
More realistically, upon receiving approval through the JHPC, Kelley Partners would pursue entitlements with the city of Jacksonville to further the design concepts laid out below, with a goal of starting construction on the project in 1-2 years, if not sooner. Only right before construction were to commence would the Properties be demolished. And to state the obvious, if Kelley Partners decided not to carry out the intended development below, the Properties would never be demolished.

Option 1 – Entire Site Utilization²

The first option laid out below assumes that none of the Properties are considered historic landmarks by the JHPC, and the entire site can be utilized. This is the preferred route of development and the priority of Kelley Partners as it gives the team the most flexibility in designing a future project. To be clear, just because each of the Properties are not given landmark status (which is the intent of Kelley Partners) doesn't mean that all would be demolished. Simply, it allows the design team the most flexibility with the least amount of constraints. Specifically, employing the entire lot allows the design team to use both

² All architectural design work by BDG Architects, LLP.

Liberty and Washington streets for parking access, with a first floor entrance to the parking garage on Washington street, and a ramp to the second floor parking garage from Liberty street. Above all else, this is the most efficient design and would lower the costs of the project dramatically, allowing more time and money to be spent on other areas of design to curate the best project possible for the neighborhood. To state it again, there is still a chance that any of the Properties could be kept and incorporated into a larger project, but without having any of the Properties landmarked, it would give Kelley Partners and the team the most flexibility to use their best judgement in the project design.

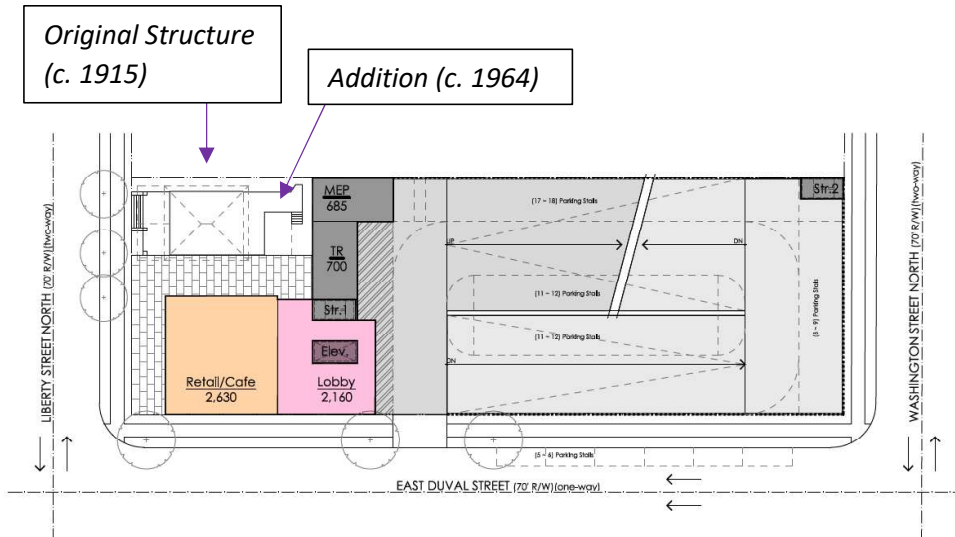


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Option 2 – Craftsman Landmark

Given Kelley Partners' desire to work with the city of Jacksonville on bringing the Cathedral District something special, the BDG team put together a design which incorporates the Craftsman into a larger multifamily/mixed-use project. The thought would be that the Craftsman/Bungalow would interact well with a retail use on the opposite side of a pathway entrance to the larger project. As for the Craftsman's intended use, ideas range from a bar, restaurant, café, lobby for the larger project, or a live/work option.

Level 1



2 | E. Duval St. (L1)(Opt.3)
Oct. 26, 2022

Scale: 1:30
0 10 25 50

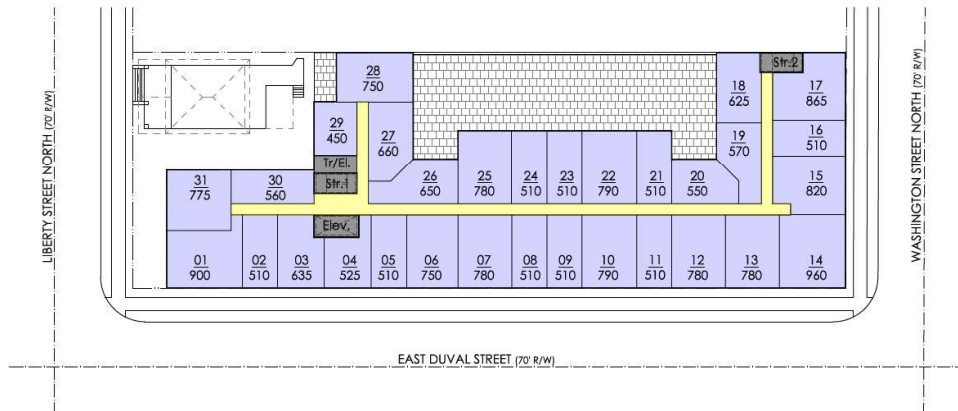


As can be seen above, the Craftsman is incorporated into the larger project design; shown here it is likely a restaurant or bar use. A special attention should be paid to the outlined portion called 'Original Structure' vs. the portion called 'Addition.' The Original Structure is the true historic portion of this building, as the Addition (a detached garage and secondary dwelling) was added at a subsequent later date (≈ 1964)³. If 411 Liberty Street is to be recommended for landmark status by the JHPC, Kelley Partners would request that only the Original Structure be given this status. Through numerous conversations with BDG Architects, it is clear that if the Addition were able to be removed, there would be much more space for (i) a courtyard for outdoor use (perhaps with a bar or restaurant concept) and (ii) more flexibility in the design of the larger multifamily structure, as it pertains to the International Building Code ("ICC").

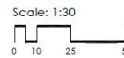
Level 3-6

Seen below are levels 3-6 of the intended project, which are mainly residential in use.

³ Duval and Liberty HPC Book_11-16-22, pg. 4



4 | E. Duval St. (L3-L6)(Opt.3)
Oct. 26, 2022



Other Considerations

For any of the Properties if the JHPC is to decide not to recommend a landmark status, Kelley Partners would offer a timeline of six (6) months for any constituent or patron to claim any of the Properties (the improvements, specifically) and move them to another land parcel in the city for no expense to said patron (i.e. the improvements would be given away if there were an interested party).

Finally, Kelley Partners has already begun conversations with stakeholders in the Cathedral District, notably the members of Cathedral District Jax. It is the intent of Kelley Partners to continue these conversations with Cathedral District Jax, as well as other stakeholders who's opinions are valued, as the intended project is carefully crafted, considered, and adapted to the Cathedral District.

Sincerely,

Jack Kelley

Kelley Partners, LLC

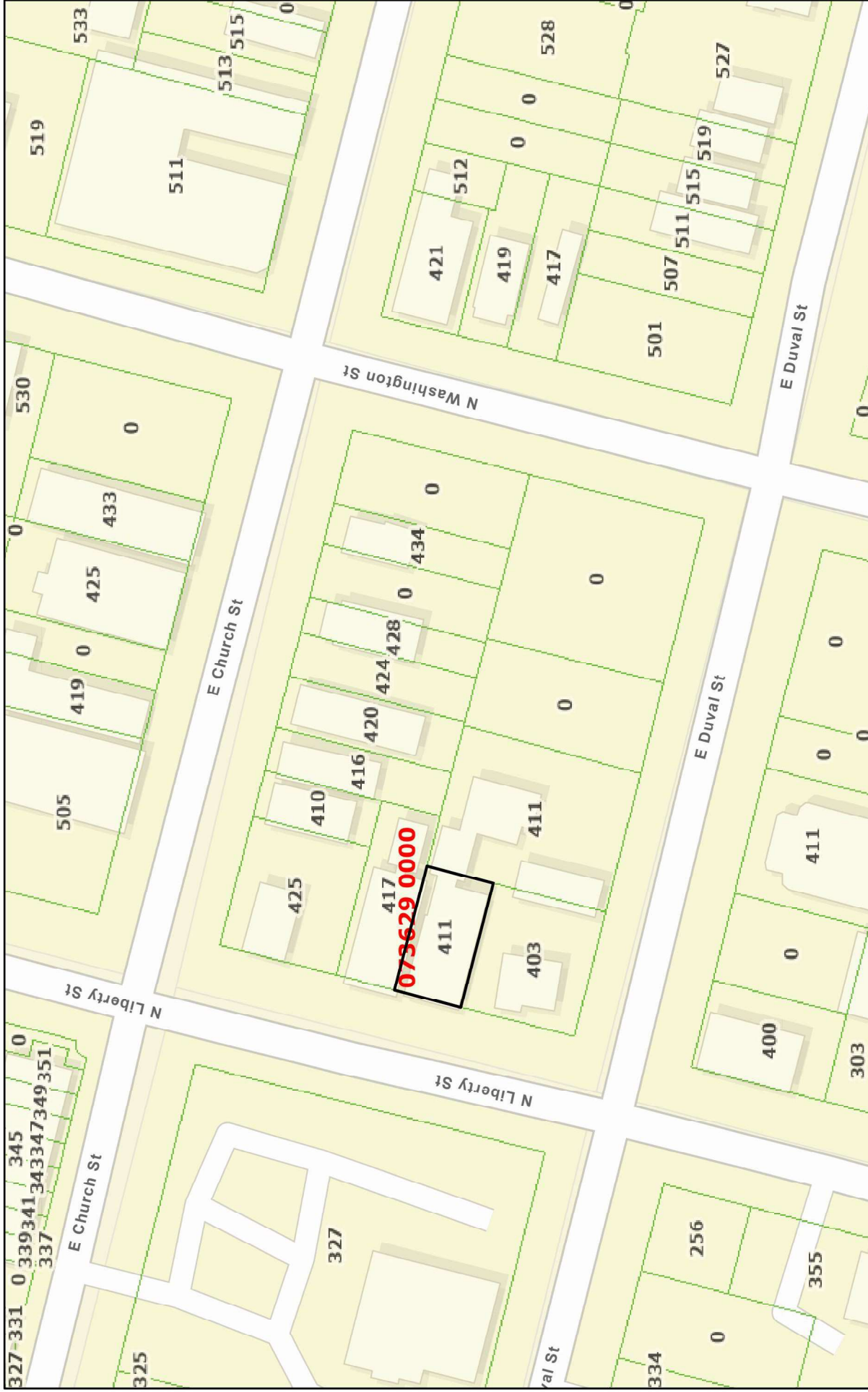
III. Legal Description and Location Map

Legal Description

PARCEL A:

North 40 feet of the West 75 feet of Lot 1, Block 29, Jacksonville Hart's Map, current public records of Duval County, Florida.

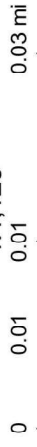
Land Development Review



July 20, 2023

 Parcels

1:1,128



IV. Proof of Public Notice

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**NOTICE OF
PUBLIC HEARING ON
APPLICATION TO
DESIGNATE
SUBJECT PROPERTY
LOCATED AT
411 LIBERTY ST
LM-23-04
AS A CITY OF
JACKSONVILLE HISTORIC
LANDMARK**

NOTICE IS HEREBY GIVEN that on May 24, 2023 at 3:00 P.M., the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a public hearing for the consideration of subject property, 411 Liberty Street as a City of Jacksonville Historic Landmark, pursuant to *Jacksonville Ordinance Code 307.104*. The public hearing will be in the Don Davis Room, 1st floor of City Hall, 117 West Duval Street, Jacksonville, Florida.

Exhibit A

Legal Description
**NORTH 40 FEET OF
THE WEST 75 OF LOT 1,
BLOCK 29, JACKSON-
VILLE HART'S MAP, CUR-
RENT PUBLIC RECORDS
OF DUVAL COUNTY,
FLORIDA**

RE #073629-0000

This application (LM-23-04) is being sponsored by Duval Street Properties, LLC, 10620 Palmetto Avenue, Jacksonville, Florida 32206. A copy of the application may be examined in the Offices of the Planning and Development Department, 3rd Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800. All interested parties are notified to be present and will be heard at the *Public Hearing*.

Please contact the Historic Preservation Section at historicpreservation@coj.net or by phone at (904) 255-7800.

DATED this 3rd day of May, 2023.

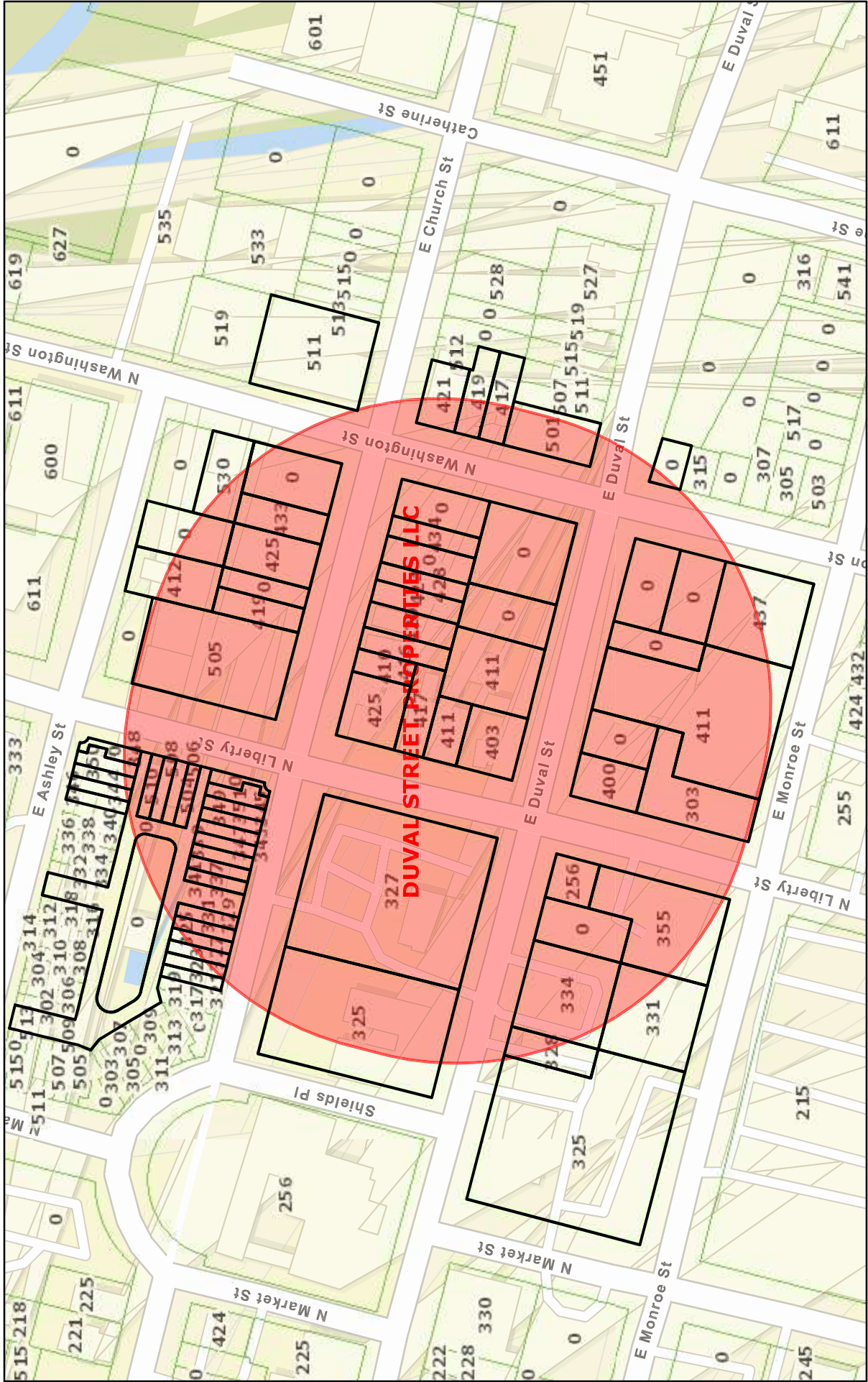
Jack C. Demetree, III
Chairman

**Jacksonville Historic
Preservation Commission
City of Jacksonville**

May 4 00 (23-02821D)

V. List of Property Owners Located within 350 Feet of
the Proposed Landmark

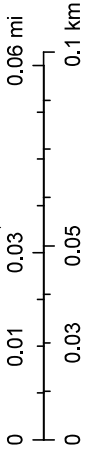
Land Development Review



May 1, 2023

Parcels

1:2,257



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADC	CITY	STATE	MAIL_STA	MAIL_ZIP
073547 0000	16 FLAT LLC		1032 HENDRICKS AVE			JACKSONVILLE	FL		32207
073655 0000	421 WASHINGTON STREET LLC		175 FOX LN			NORTHPOF NY			11768
073527 0000	444 EAST DUVAL LLC		444 E DUVAL ST THIRD FLOOR			JACKSONVILLE	FL		32202
073902 0070	AVANIER KARA LYNN		350 E ASHLEY ST			JACKSONVILLE	FL		32202
073902 0052	BAKER BETH		343 CHURCH ST E			JACKSONVILLE	FL		32202
073902 0058	BERRY MICHAEL V		349 E CHURCH ST			JACKSONVILLE	FL		32202-2725
073902 0062	BROWN JENNIFER T		4318 CHARTER POINT BLVD			JACKSONVILLE	FL		32277
073902 0048	CHAMBERS ADRIAN JARRED		339 E CHURCH ST			JACKSONVILLE	FL		32202
073634 0000	CHARLES E WILLMOTT P A		425 N LIBERTY ST			JACKSONVILLE	FL		32202-2728
073531 0000	COLEMAN DONALD RAY JR		400 E DUVAL ST			JACKSONVILLE	FL		32202-2761
073902 0038	COLEMAN LAKIMBERLY		4072 GOLDEN WILLOW CIR			APOPKA FL			32712
073902 0040	CREWS TANNER W		327 E CHURCH ST			JACKSONVILLE	FL		32202
073902 0068	DEAS DAMON R		113 RIVER MARSH DR			PONTE VEL FL			32082
073530 0000	DUKE PROPERTIES INC		437 MONROE ST E STE 100			JACKSONVILLE	FL		32202
073632 0000	DUVAL STREET PROPERTIES LLC		10620 PALMETTO AVE			JACKSONVILLE	FL		32226
073902 0044	FINN LAURA ANNE		331 E CHURCH ST			JACKSONVILLE	FL		32202
073649 0000	FITZ BIZ LLC		7563 PHILIPS HWY BLDG 500			JACKSONVILLE	FL		32256
073919 0000	FRATERNAL ORDER OF POLICES-30		LODGE #5-30		5530 BEACH BLVD	JACKSONVILLE	FL		32207-5161
073541 0000	GILBILL INC		111 N LIBERTY ST			JACKSONVILLE	FL		32202
073639 0000	GJR JIR HOLDINGS LLC		5225 COUNTER PLAY RD			PALM BEACH FL			33418
	HISTORIC EASTSIDE COMMUNITY DEV CORP		1105 PHELPS ST	SUZANNE PICKETT		JACKSONVILLE	FL		32206
073923 0000	HOOSE A LLC		7563 PHILIPS HWY SUITE 208			JACKSONVILLE	FL		32256
073644 0000	HOOSE FREDDIE 2 LLC		7563 PHILIPS HWY SUITE 208			JACKSONVILLE	FL		32256
073645 0000	HOOSE HOMES AND INVESTMENTS LLC		7563 PHILIPS HWY SUITE 208			JACKSONVILLE	FL		32256
	JACKSONVILLE CULTURAL DEVL P CORP		648 UNION ST E	SUZANNE PICKETT		JACKSONVILLE	FL		32206
073912 0150	KEIFERT DANIEL O		1033 W TERRA NOVA WAY			SAINT AUG FL			32092
073617 1000	LOFTS AT CATHEDRAL LTD		3030 HARTLEY RD STE 310			JACKSONVILLE	FL		32257
073902 0034	LYNCH TIMOTHY J		321 CHURCH ST E			JACKSONVILLE	FL		32202
073902 0036	MCCLOUD TYRONE BARON		323 CHURCH ST E			JACKSONVILLE	FL		32202-2725
073902 0004	PARKS AT THE CATHEDRAL HOMEOWNERS ASSOCIATION		2180 WEST SR 434 STE 5000			LONGWOC FL			32779
	PARKS OF CATHEDRAL HOA		309 E CHURCH ST	PARKS @ CATHEDRAL PRESIDENT		JACKSONVILLE	FL		32202
073902 0046	PARRA YANELLA		337 E CHURCH ST			JACKSONVILLE	FL		32202-2725
073902 0060	PATEL SACHIN H		351 E CHURCH ST			JACKSONVILLE	FL		32202
073537 0000	PROTESTANT EPISCOPAL CHURCH		325 N MARKET ST			JACKSONVILLE	FL		32202-2732
073902 0066	RUSSELL JAMES H JR		1155 HICKORY COVE			JACKSONVILLE	FL		32221
073902 0056	SHIRK MATTHEW A & CHRISTY MICHELLE ET AL		347 E CHURCH ST			JACKSONVILLE	FL		32202-2725
073902 0074	SPIVEY ROBERT D		346 E ASHLEY ST			JACKSONVILLE	FL		32202-2710
073902 0050	ST GEORGE MATTHEW TYLER		341 E CHURCH ST			JACKSONVILLE	FL		32202
073511 0000	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		1109 S MARION AVE			LAKE CITY FL			32025-5874
073902 0054	STONELION MANAGEMENT GROUP LLC		97100 CARAVEL TRL			YULEE FL			32097
073902 0064	TIMOTHY A KLUSE LIVING TRUST		506 N LIBERTY ST			JACKSONVILLE	FL		32202-2731
073902 0072	TORKAR ROBERT A		348 ASHLEY ST E			JACKSONVILLE	FL		32202-2710
073634 0010	TRUST NO 417LS		P O BOX 186			LAKE WALL FL			33859
	URBAN CORE		303 4TH ST W	BRYANT SHUMAKER		JACKSONVILLE	FL		32206
073902 0076	UTLEY JESSICA L		817 GARRISON DR			SAINT AUG FL			32092
073524 0000	VANDAVIS PROPERTIES LLC		303 LIBERTY ST N			JACKSONVILLE	FL		32202
073902 0042	VAYNMAN MICHAEL A		329 E CHURCH ST			JACKSONVILLE	FL		32202-2725
073643 0010	VILLAGE OF CATHEDRAL LLC		1033 WEST TERRA NOVA WAY			SAINT AUG FL			32092
073927 0000	WARE DOUGLAS D		511 E CHURCH ST			JACKSONVILLE	FL		32202

073544 0000 WELDON LAW GROUP OFFICE LLC
073536 0000 WESTLING DALE G ET AL
073540 0000 WFT MONROE LLC

334 E DUVAL ST
331 E UNION ST
5549 FT CAROLINE RD

JACKSONVILLE
JACKSONVILLE
JACKSONVILLE

32202-2724
32202
32277

VI. Photographs and Images



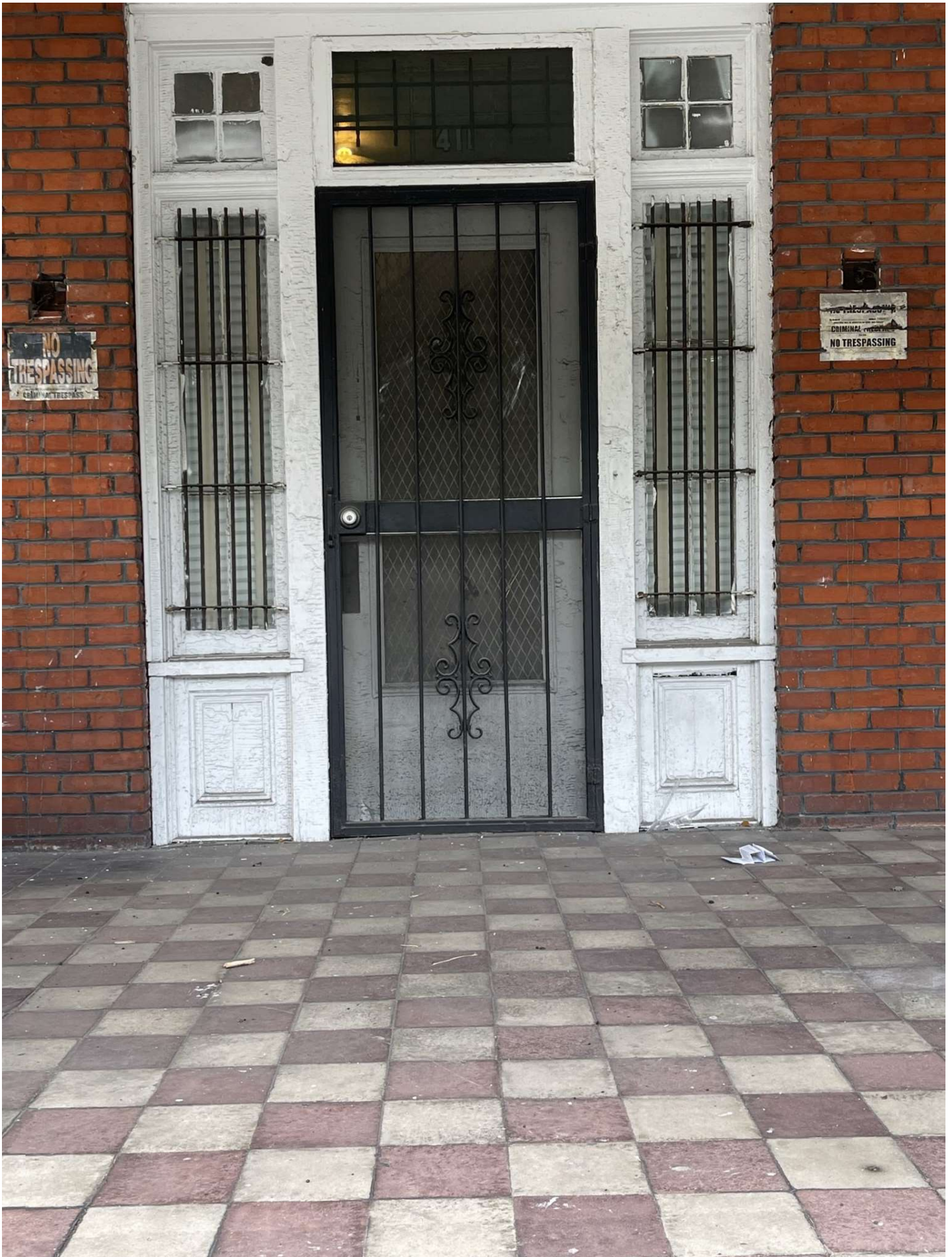












NO
TRESPASSING
CRIMINAL TRESPASS

NO
TRESPASSING
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