

Date Submitted: 9/8/23
Date Filed: 9/11/23

Application Number: AD-23-76
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.

For Official Use Only		
Current Zoning District: RR-Acre	Current Land Use Category: RR	
Deviation Sought: Reduce Lot Area 1acre to 0.26(11,463sq.ft.); Lot width 100 feet to 60 feet.	Applicable Section of Ordinance Code: 656.304. A. I. (d) (2)	
Council District: 2	Planning District: CPAC-PD6-North	
Previous Zoning Applications Filed (provide application numbers): \emptyset		
Notice of Violation(s): N/A		
Number of Signs to Post: 1	Amount of Fee: \$ 2274	Zoning Asst. Initials: Dr
Neighborhood Associations: North; Heckscher Dr. Community Club; M&M Dairy Inc; The Eden Group, Inc.; NPS Timucuan Ecological & Historic Preserve		
Overlay:		

PROPERTY INFORMATION	
1. Complete Property Address: 10110 Ft. George Road Jacksonville, FL 32226	2. Real Estate Number: 169193-0020
3. Land Area (Acres): 11,463 sq.ft / 0.26 acres	4. Date Lot was Recorded: 06/02/1987 05/05/2023
5. Property Located Between Streets: Heckscher Drive Palmetto Avenue	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. In whose name will the Deviation be granted? Christopher R. Martin, Jr and Stephanie Schafer	
8. Is transferability requested? If approved, the administrative deviation is transferred with the property. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

COMPANION APPLICATION / WRF-23-22
 AD-23-76

9. Deviation Sought:

- Reduce Required Minimum Lot Area from 43,560 to 11,463 feet.
- Increase Maximum Lot Coverage from _____ % to _____ %.
- Increase Maximum Height of Structure from _____ to _____ feet.
- Reduce Required ~~Yards~~ Lot width 100' to 60'
- 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 _____.

(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: Christopher Ray Martin, Jr.	11. E-mail: csmartman@yahoo.com
12. Address (including city, state, zip): 5404 Heckscher Dr. Jax, FL 32226	13. Preferred Telephone: (407) 222-8045

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:

- I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.***
 - 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 request an administrative deviation to reduce the required minimum lot area from 43,560 (one acre) to 11,463 (0.26 acre) based on a common issue to numerous sites on Batten Island along Ft. George Road in Jacksonville, Florida. The Plat Map of this area was filed and recorded in the public records of Duval County, Florida on June 2, 1887. (See attached Plat Map) This area on Batten Island, at that time, platted lots at 60 feet which now presents practical difficulties in carrying out the strict letter of the regulation. This request is not based upon the desire to reduce the cost of developing the site. The proposed administrative deviation will not substantially diminish property values in, nor alter the essential character of the surrounding property sites. 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 laws. The effect of this proposed deviation is in harmony with the spirit and intent of the zoning code.

Regards,



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, _____, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner,

- 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.

<p><u>Base Fee</u></p> <p>Residential Districts: \$966.00</p> <p>Non-residential Districts: \$952.00</p>	<p><u>Public Notices</u></p> <p>\$7.00 per Addressee</p>
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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>CHRISTOPHER RAY MARTIN JR</u> Signature: <u></u></p>	<p>Applicant or Agent (if different than owner) Print name: <u>N/A</u> Signature: _____</p>
<p>Owner(s) Print name: <u>STEPHANIE SCHAFER</u> Signature: <u></u></p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></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

OWNER'S INFORMATION

9. Name
Christopher Ray Martin, Jr.

10. E-mail
csmartman@yahoo.com

11. Address
5404 Heckscher Drive
Jacksonville, FL 32226

12. Preferred Telephone
(407)222-8045

OWNER'S INFORMATION

9. Name
Stephanie Schafer

10. E-mail
schaferandsteele@outlook.com

11. Address
5404 Heckscher Drive
Jacksonville, FL 32226

12. Preferred Telephone
(407)227-2817

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 9/6/2023

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: 10110 Fort George Road RE#(s): 169193-0020

Jacksonville, FL 32226

To Whom it May Concern:

I Christopher Ray Martin, Jr hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for zoning application for Administrative Deviation submitted to the Jacksonville Planning and Development Department.

By 

Print Name: Christopher Ray Martin, Jr.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 6th day of September 2023, by Christopher Ray Martin, Jr who is personally known to me or who has produced Drivers License as identification and who took an oath.


(Signature of NOTARY PUBLIC)

Raley T. Moore

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 9/23/25

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 9/6/2023

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: 10110 Ft. George Road RE#(s): 169193-0020
Jacksonville, FL 32226

To Whom it May Concern:

I Stephanie Schafer hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Zoning application for an Administrative Deviation submitted to the Jacksonville Planning and Development Department.

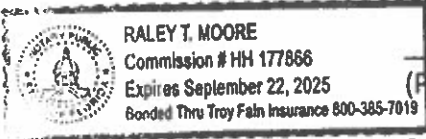
By [Signature]

Print Name: STEPHANIE SCHAFFER

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 6 day of September 2023 by Stephanie Schafer, who is personally known to me or who has produced Drivers License as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)



Raley T. Moore
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 9/22/25

Prepared by and return to:

Nolan Winarchick
Ponte Vedra Title, LLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

File Number: 23-1307

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 1st day of May, 2023, between Eric Petersen, a married man, whose post office address is 1606 6th Street South, Jacksonville Beach, FL 32250, grantor, and Christopher Ray Martin, Jr., an unmarried man, and Stephanie Schafer, a married woman, as joint tenants with right of survivorship, whose post office address is 5404 Heckscher Drive, Jacksonville, FL 32226, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

All that part of Lot Fourteen (14) of Johnson's Subdivision of Lower Batten Island Pilot Town that lies 224' on the Eastern most boundary from the Northerly right of way line of Heckscher Drive (State Road 105) extending 200.66 on the Eastern most boundary, 60.3' on the Northern most boundary, starting 200' from the Northerly right of way line of Heckscher Drive (State Road 105) extending 197.12' on the Western most boundary according to Former Public Records of Duval County, Florida: Recorded in Plat Book 1, Page 50.

Parcel Identification Number: 169193-0020

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.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

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 as specified herein.

The property described in this instrument is not, nor has it ever been, the constitutional homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household(s) of Grantor(s) reside thereon or have ever resided thereon.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:

Herbert W. Reynolds
Witness 1 Signature
Herbert W. Reynolds

Witness 1 Printed Name

Eric Petersen
Eric Petersen

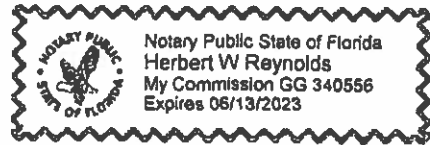
Nolan Winarchick
Witness 2 Signature
Nolan Winarchick

Witness 2 Printed Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of (X) Physical Presence or () Online Notarization, this 1st day of May, 2023, by Eric Petersen, a married man, who () is personally known to me or () has produced *FL OH* as identification.

Herbert W. Reynolds
NOTARY PUBLIC
Printed Name: **Herbert W. Reynolds**
My Commission Expires: _____



LEGAL DESCRIPTION:

ALL THAT PART OF LOT FOURTEEN (14) OF JOHNSON'S SUBDIVISION OF LOWER BATTEN ISLAND PILOT TOWN THAT LIES 224' ON THE EASTERN MOST BOUNDARY FROM THE NORTHERLY RIGHT OF WAY LINE OF HECKSCHER DRIVE (STATE ROAD 105) EXTENDING 200.66 ON THE EASTERN MOST BOUNDARY 80.3' ON THE NORTHERN MOST BOUNDARY, STARTING 200' FROM THE NORTHERLY RIGHT OF WAY LINE OF HECKSCHER DRIVE (STATE ROAD 105) EXTENDING 197.12' ON THE WESTERN MOST BOUNDARY ACCORDING TO FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RECORDED IN PLAT BOOK 1, PAGE 50.

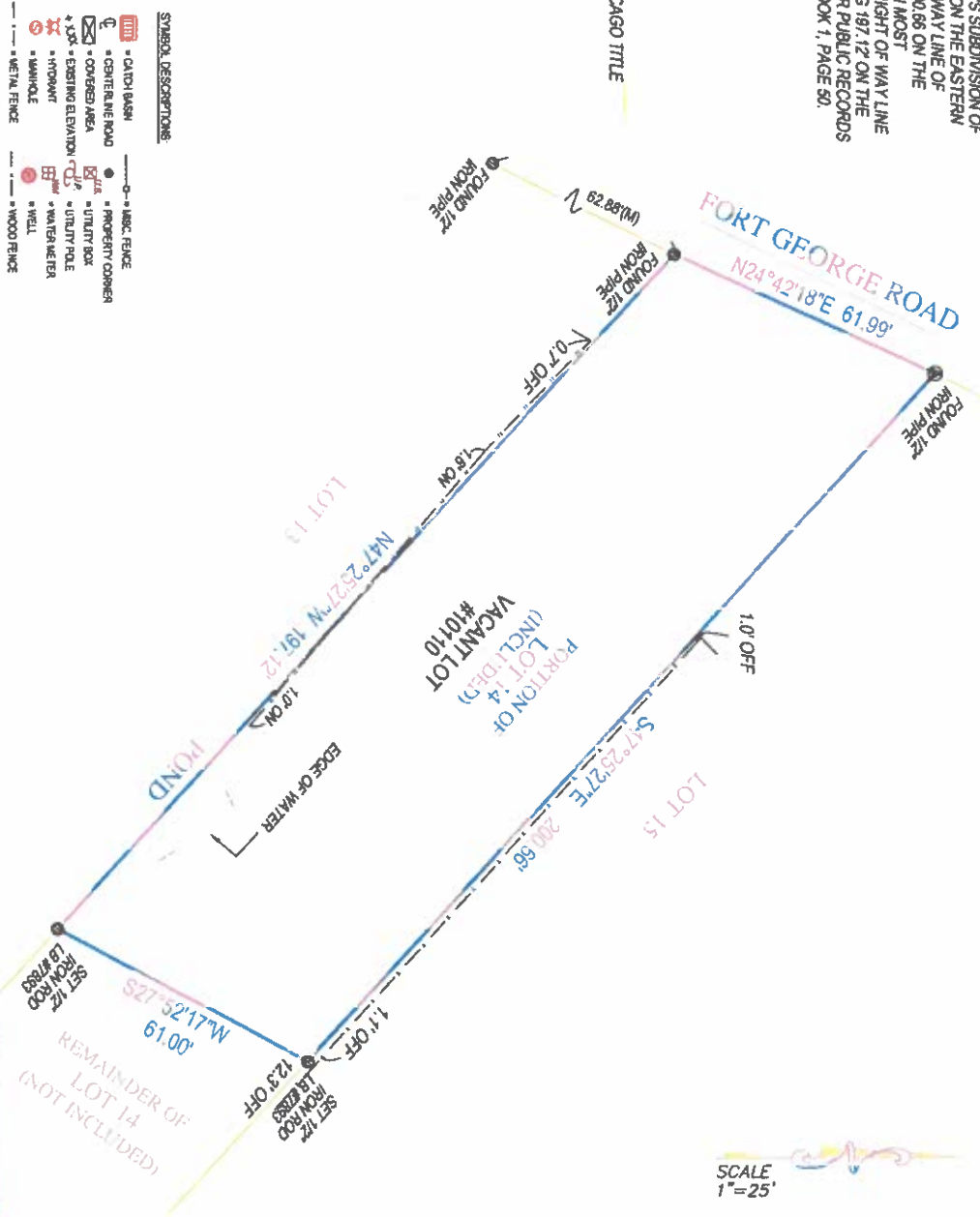
COMMUNITY NUMBER: 120077
 CITY OF JACKSONVILLE
 PANEL: 1203102243
 SUFFIX: J
 F.I.R.M. DATE: 11/22/2018
 FLOOD ZONE: AE
 FIELD WORK: 4/25/2023

CERTIFIED TO:
 STEPHANIE SCHAFFER- PONTE VEDRA TITLE LLC, CHICAGO TITLE INSURANCE COMPANY, N/A

PROPERTY ADDRESS:
 10110 FORT GEORGE ROAD
 JACKSONVILLE, FL 32226

SURVEY NUMBER: 595195
 CLIENT FILE NUMBER: 23-1307

BOUNDARY SURVEY
 PAGE 1 OF 1



- ABBREVIATION DESCRIPTION:**
- AC ANGLE
 - CD CENTERLINE
 - CE CENTRAL IDEAL ANGLE
 - ID IDENTIFICATION
 - L LENGTH
 - LB LICENSED BUSINESS
 - NA.V.D. NORTH AMERICAN VERTICAL DATUM
 - NG.V.D. NATIONAL GEODETIC VERTICAL DATUM
 - ONE OVERHEAD UTILITIES
 - P.C. POINT OF CURVATURE
 - P.O.C. POINT OF CURVATURE
 - P.P.C. POINT OF PIVOT CURVE
 - PSI PROFESSIONAL SURVEYOR MAPPER
 - R RADIAL RADIOS
 - RAW RIGHT OF WAY

- SURVEY NOTES:**
 THESE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.
 VACANT LOT AT TIME OF SURVEY.
- SYMBOL DESCRIPTIONS:**
- CD CENTERLINE ROAD
 - CF CENTERLINE ROAD
 - CP COVERED AREA
 - EX EXISTING ELEVATION
 - HT HORIZONTAL
 - MA METAL
 - WO WOOD
 - PR PROPERTY CORNER
 - UB UTILITY BOX
 - UP UTILITY POLE
 - WA WATER METER
 - WE WELL
 - WF WOOD FENCE

- GENERAL NOTES:**
1. LEGAL DESCRIPTION PROVIDED BY OTHERS
 2. THE LINES SHOWN HEREON WERE NOT ABSTRACTED FROM EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
 3. UNRECORDED PORTIONS OF EASEMENTS, ENCUMBRANCES OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY. THESE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.
 4. ONLY VISIBLE ENCUMBRANCES ARE LOCATED.

5. DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
6. FENCE OWNERSHIP NOT DETERMINED.
7. ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1889 DATUM UNLESS OTHERWISE NOTED.
8. IN SOME INSTANCES, COLORIC REPRESENTATION HAVE BEEN USED TO MAKE CLEAR ILLUSTRATE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:

SURVEYORS CERTIFICATE:
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

KENNETH OSBORNE
 (SIGNED)

KENNETH J OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415

Digitally signed by KENNETH OSBORNE
 Date: 2023.08.27 17:50:14 -0400



LB #7893
 SERVING FLORIDA
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE: <http://targetsurveying.net>

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

THIS IS TO CERTIFY THAT THE ABOVE LINES HAVE BEEN SURVEYED UNDER MY PERSONAL SUPERVISION AND ACCORDING TO THE STANDARDS OF PRACTICE SET FORTH IN THE FLORIDA STATUTES, CHAPTER 551, FIDELITY AND RESPONSIBILITY ACT OF 1975, CHAPTER 553, CERTIFICATE OF PRACTICE, AND CHAPTER 552, FIDELITY AND RESPONSIBILITY ACT OF 1975.

DATE: 06/24/2015

SCALE: AS SHOWN

QUANTITY WILL VARY BASED UPON FINISHED SURFACE

JAMES D. HARRISON, P.E., No. 2047

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

1410 S. UNIVERSITY AVENUE, SUITE 100, TALLAHASSEE, FLORIDA 32310

TEL: 904.224.1111

FAX: 904.224.1112

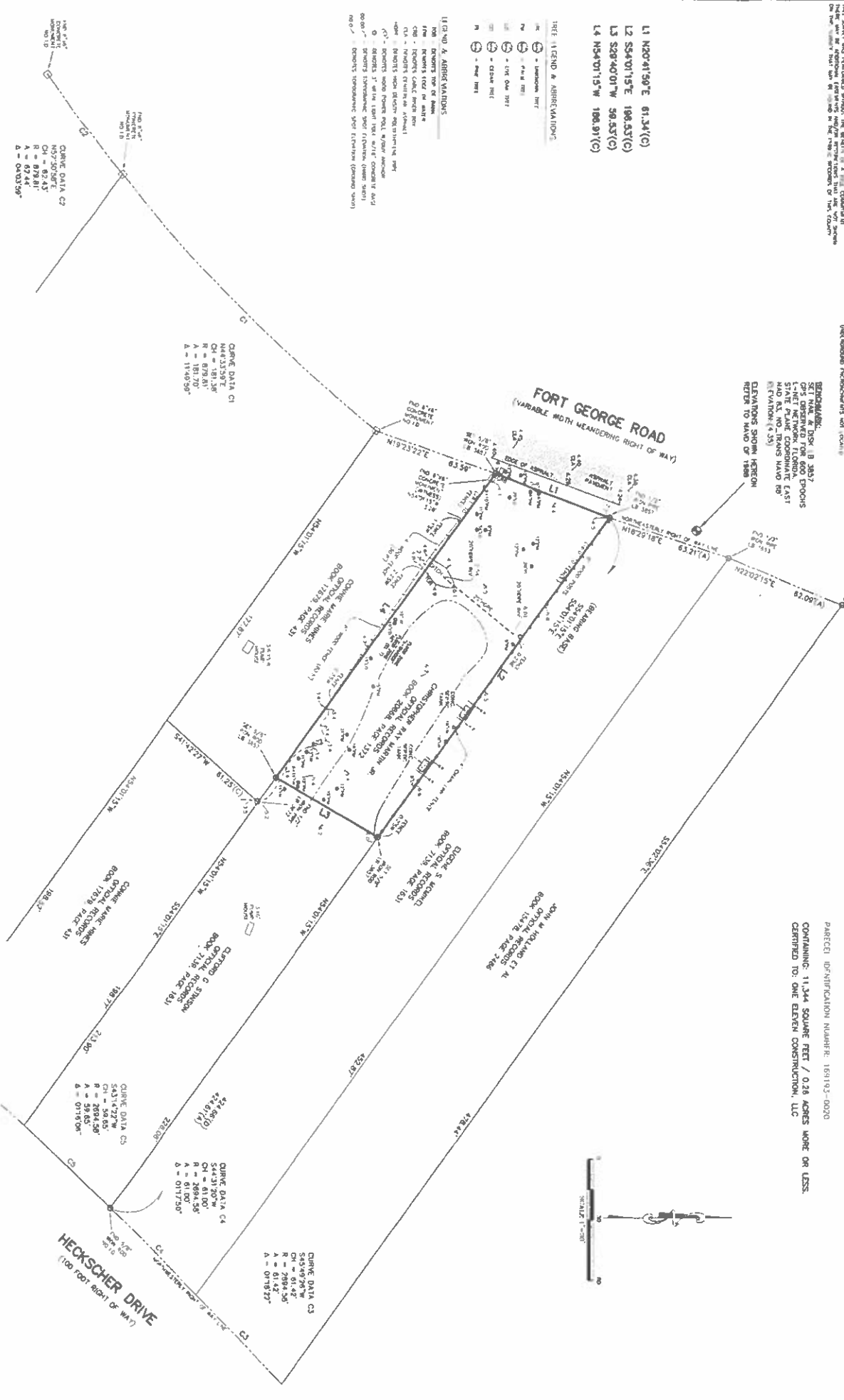
WWW.AASURVEYORS.COM

THIS SURVEY WAS REFERENCED THROUGH THE RECORDS OF A PUBLIC COMPANY AND THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COMPANY AND HAS REVIEWED THE RECORDS OF THE COMPANY AND HAS REVIEWED THE RECORDS OF THE COMPANY.

- L1 N20°41'50"E 81.34'(C)
- L2 S54°01'15"E 196.53'(C)
- L3 S28°40'01"W 98.53'(C)
- L4 N54°01'15"W 198.91'(C)

NOTE: 1. LEGEND & ABBREVIATIONS:
 (C) - CURB
 (S) - SIDEWALK
 (W) - WALKWAY
 (D) - DRIVE
 (R) - RAMP
 (E) - ELEVATION
 (A) - AREA
 (V) - VOLUME
 (L) - LENGTH
 (W) - WIDTH
 (H) - HEIGHT
 (D) - DIAMETER
 (R) - RADIUS
 (C) - CHORD
 (A) - ANGLE
 (S) - SLOPE
 (V) - VOLUME
 (L) - LENGTH
 (W) - WIDTH
 (H) - HEIGHT
 (D) - DIAMETER
 (R) - RADIUS
 (C) - CHORD
 (A) - ANGLE
 (S) - SLOPE

IF (C) AND (S) ABBREVIATIONS
 FROM RECORDS OF A
 PUBLIC COMPANY, THE
 SURVEYOR HAS REVIEWED
 THE RECORDS OF THE
 COMPANY AND HAS REVIEWED
 THE RECORDS OF THE
 COMPANY AND HAS REVIEWED
 THE RECORDS OF THE
 COMPANY.



MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF

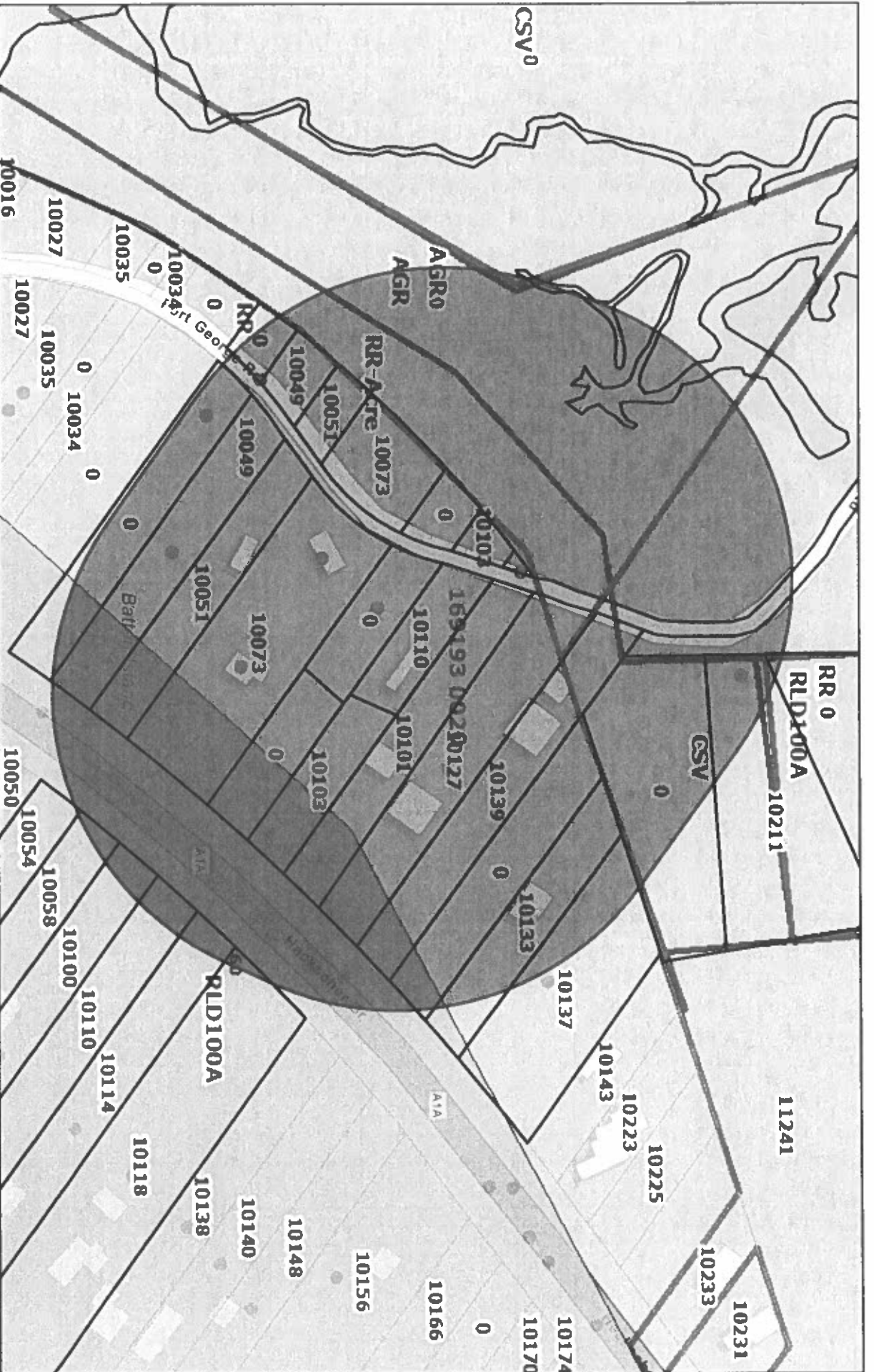
(DESCRIPTION OF RECORD-OFFICIAL RECORDS BOOK 19903, PAGE 1963)

ALL THAT PART OF LOT 10 (PART OF LOT 14) OF JOHNSON'S SUBDIVISION OF LONE ISLAND PLANTATION TRACT LIES 294' ON THE EASTERN MOST BOUNDARY FROM THE NORTHERLY POINT OF WAY LINE INTERSECTION FROM STATE ROAD 1933 (CITRONIC 298.66' ON THE EASTERN MOST BOUNDARY) AND ON THE NORTHERLY MOST BOUNDARY, 347.17' FROM THE NORTHERLY MOST OF WAY LINE INTERSECTION FROM STATE ROAD 1933 (CITRONIC 147.17' ON THE WESTERN MOST BOUNDARY) ACCORDING TO FEDERAL PUBLIC RECORDS OF DUNDY COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 50 PARCEL IDENTIFICATION NUMBER: 160193-0020

CONTAINING: 11,344 SQUARE FEET / 0.26 ACRES MORE OR LESS.

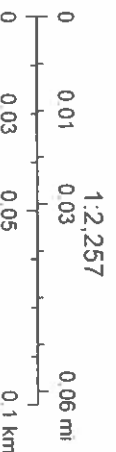
CERTIFIED TO: ONE ELEVEN CONSTRUCTION, LLC

Land Development Review



September 8, 2023

- Parcels
- Noise Contours 60
- Land Use
- Zoning
- Address Points
- Panel Index



1:2,257

Esri, Community Maps Contributors, City of Jacksonville, FDEP, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph.

RE	LNAME1	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_ZIP
169194 0020	10085 FORT GEORGE LLC		9401 WAYPOINT PL		JACKSONVILLE	FL 32257
169192 0000	ALBERT D STEWART LIVING TRUST		C/O SARA AND ANDREW PELTON	10100 HECKSCHER DR	JACKSONVILLE	FL 32226-2508
169188 0000	BYOVS OSCAR		10049 HECKSCHER DR		JACKSONVILLE	FL 32226
169194 0010	DAVID RICHARD LEVESQUE REVOCABLE LIVING TRUST		10110 HECKSCHER DR		JACKSONVILLE	FL 32226
169190 0100	GARNER TRUST		10058 HECKSCHER DR		JACKSONVILLE	FL 32226-2506
169190 0000	GRANADA CARLOS ALEXANDER		10054 HECKSCHER DR		JACKSONVILLE	FL 32226
169197 0000	HOLLAND JOHN M ET AL		10127 FT GEORGE RD		JACKSONVILLE	FL 32226-2464
168206 0020	HOLMES DONALD C		5458 SKYLARK CT		JACKSONVILLE	FL 32257
168206 0010	MATTHEWS LAMAR T		15973 CROAKER RD		JACKSONVILLE	FL 32226
169193 0010	MCCRARY WARREN C		10114 HECKSCHER DR		JACKSONVILLE	FL 32226
169191 0000	MCGURRIN JANIS		127 1TH AVE N		JACKSONVILLE BEACH	FL 32250
169195 0000	MCMIKEL EUGENE S		10101 FT GEORGE RD		JACKSONVILLE	FL 32226-2464
169198 0000	MILLER COURTENAY H		10139 HECKSCHER DR		JACKSONVILLE	FL 32226
169196 0000	MOLLER EDWARDS TRUST		10118 HECKSCHER DR		JACKSONVILLE	FL 32226-2508
169187 0000	SCHULTZ SCOTT		4505 ORTEGA FARMS CIR		JACKSONVILLE	FL 32210
169203 0050	SHAHNACKER WILLIAM M		10137 HECKSCHER DR		JACKSONVILLE	FL 32226
169202 0000	SPRINGER ROBERT C		10133 HECKSCHER DR		JACKSONVILLE	FL 32226-2507
169193 0030	STINSON CLIFORD G		10103 HECKSCHER DR		JACKSONVILLE	FL 32226-2507
169201 0000	TILKERS MICHAEL R		11427 AVERY DR		JACKSONVILLE	FL 32218-4047
168206 0030	UNITED STATES OF AMERICA		1849 C ST NW 2540		WASHINGTON	DC 20240
169193 0000	WUNDER BARRY W		1476 MARCIA DR		ORANGE PARK	FL 32073-5229
	NORTH	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S		JACKSONVILLE	FL 32226
	HECKSCHER DR COMMUNITY CLUB	HECKSHHER DR CC PRESIDENT	9364 HECKSCHER DR		JACKSONVILLE	FL 32226
	M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR		JACKSONVILLE	FL 32226
	THE EDEN GROUP INC.	DICK BERRY				
	NPS TIMUCUAN ECOLOGICAL AND HISTORIC PRE	CHRIS HUGHES	13165 MT PLEASANT RD		JACKSONVILLE	FL 32225