

Application For Waiver of Road Frontage

Planning and Development Department Info

Application # N/A **Staff Sign-Off/Date** KM / 10/10/2025
Filing Date 10/13/2025 **Number of Signs to Post** 1
Current Land Use Category LDR
Waiver Sought
Reduce Required Minimum Road Frontage from 48 feet to 0 feet.
Applicable Section of Ordinance Code 656.133, 656.407
Notice of Violation(s) 0
Hearing Date N/A
Neighborhood Association ORTEGA FARMS TARA WOODS PRES ASSOCIATION
Overlay NONE

Application Info

Tracking # 6559 **Application Status** FILED COMPLETE
Date Started 09/23/2025 **Date Submitted** 09/23/2025

General Information On Applicant

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

General Information On Owner(s)

Last Name LLC **First Name** GROUND FLOOR **Middle Name** JACKSONVILLE
Company/Trust Name
 GROUND FLOOR JACKSONVILLE, LLC
Mailing Address
 7563 PHILIPS HIGHWAY BLDG 500
City JACKSONVILLE **State** FL **Zip Code** 32256
Phone 9046736336 **Fax** **Email** MHERZBERG@SLEIMAN.COM

Property Information

Previous Zoning Application Filed? ☐

If Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 103131 0000	9	4	RLD-60

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

Total Land Area (Nearest 1/100th of an Acre) 0.34

Current Property Use
SINGLE FAMILY DWELLING

Waiver Sought
Reduce Required Minimum Road Frontage from 48 feet to 0 feet.

In Whose Name Will The Exception Be Granted
GROUND FLOOR JACKSONVILLE, LLC.

Location Of Property

General Location

WEST SIDE OF SEABORAD AVENUE, NORTH OF SUE LANE

House #	Street Name, Type and Direction	Zip Code
5206	SEABOARD AVE	32210

Between Streets

SUE LANE and 101ST STREET

Utility Services Provider

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

Required Attachments

The following items must be attached to the application.

- ☒ Survey
- ☒ Site Plan
- ☒ Ownership Affidavit / Agent Authorization - Individual - Notarized Letter(s) - (Exhibit A)
- ☒ Ownership Affidavit / Agent Authorization - Corporation - Notarized letter(s) designating the agent - (Exhibit A)
- ☒ Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- ☒ Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- ☐ Letter From DCFS, Department of Children and Family Services - day care uses only
- ☐ Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(I), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."

Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:

(i) There are practical or economic difficulties in carrying out the strict letter of the regulation.

IT IS IMPRACTICAL TO IMPOSE THE PROVISIONS OF ROAD FRONTAGE UPON THIS PARCEL AS 7 DWELLINGS EXIST ON THE ADJACENT PARCELS TO THE WEST,

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UTILIZING SUE LANE, AN UNAPPROVED ROADWAY. THE PROPERTY POSSESSES 85 FEET OF FRONTAGE ALONG SEABOARD AVENUE, (MINIMUM 48 FEET), AND ANOTHER 175 FEET ALONG SUE LANE WHICH IS UTILIZED BY THE 7 DWELLINGS LOCATED TO THE WEST.

(ii) The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations).

THE REQUEST DOES NOT SERVE TO REDUCE THE COSTS ASSOCIATED WITH A NEW DWELLING ON THE PROPERTY, BUT SEEKS TO RECOGNIZE THE ADJOINING PROPERTIES USING SUE LANE FOR ACCESS AND PERMIT CONSIDERATION FOR AN ADDITIONAL DWELLING. THE REQUEST DOES NOT ACT TO CIRCUMVENT THE REQUIREMENTS OF CHAPTER 654, BUT RATHER TO PERMIT COMPARABLE DEVELOPMENT ON THIS PARCEL.

(iii) The proposed waiver 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 waiver.

THE WAIVER WILL NOT SUBSTANTIALLY DIMINISH PROPERTY VALUES OR ALTER THE CHARACTER OF THE AREA. AGAIN, THE AREA INCLUDES THE 7 DWELLINGS OPERATED BY THE JACKSONVILLE JUSTICE PROJECT, A LEGAL ENTITY THAT OPERATES THESE RESIDENTIAL HOMES. THE EXISTENCE OF THESE HOMES ESTABLISHES THE CHARACTER OF THE AREA, AND THIS REQUEST WOULD BE CONSISTENT WITH THE EXISTING USES LOCATED IMMEDIATELY TO THE WEST. NO OTHER OWNER WOULD BE INJURED OR OTHERWISE AFFECTED BY THIS WAIVER.

(iv) There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street.

THE PROPERTY HAS 85 FEET OF FRONTAGE ALONG SEABOARD AVENUE, BEING ALMOST TWICE THE MINIMUM REQUIRED. THE PROPERTY ALSO ABUTS SUE LANE, AN UNAPPROVED ACCESS TO THE 7 DWELLING UNITS LOCATED TO THE WEST.

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

THE WAIVER WOULD NOT HAVE A DETRIMENTAL EFFECT UPON THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES. THE ONLY PROPERTIES WHO WOULD BE AFFECTED ARE UTILIZING A PRIVATE DRIVEWAY, NOT OTHERWISE MEETING THE REQUIREMENTS OF THE CODE OF SUBDIVISION REGULATIONS. THE COMPREHENSIVE PLAN PERMITS THE WAIVING OF SUCH STANDARD WHERE THE CRITERIA OF THIS APPLICATION ARE DEEMED TO HAVE BEEN MET.

Public Hearings

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

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

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

☒ Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee	\$1,161.00
2) Plus Notification Costs Per Addressee	
41 Notifications @ \$7.00/each:	\$287.00
3) Total Application Cost:	\$1,448.00

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

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



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

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity

GROUND FLOOR JACKSONVILLE, LLC
Owner Name

5206 Seaboard Ave
Address(es) for Subject Property

103131-0000
Real Estate Parcel Number(s) for Subject Property

Michael Herzberg, AICP
Appointed or Authorized Agent(s)

WAIVER OF ROAD FRONTAGE
Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

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

1. Affiant is the MANAGING DIRECTOR of GROUND FLOOR JACKSONVILLE, LLC, a LLC (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.


Signature of Affiant

Michael B. Grandjean
Printed/Typed Name of Affiant

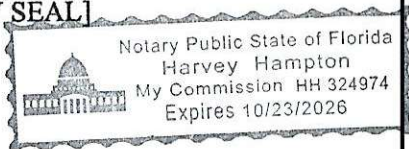
* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8th, day of August, 2025, by Michael B. Grandjean, as managing director for Ground Floor, who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced FL DL

[NOTARY SEAL]




Notary Public Signature

Harvey Hampton

Printed/Typed Name – Notary Public

My commission expires: 10/23/2026

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

This instrument prepared by/Return to:
Ian McKillop
McKillop Law Firm, PL
7563 Philips Hwy, Building 500
Jacksonville, FL 32256

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES

THIS NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES is made and entered into this _____ day of _____, 2025, by and between **GROUND FLOOR JACKSONVILLE, LLC**, a Delaware limited liability company, having a mailing address of 3948 3rd St. S. #172, Jacksonville Beach, FL 32250 (hereinafter referred to as "Grantor") and **GROUND FLOOR JACKSONVILLE, LLC**, a Delaware limited liability company, having a mailing address of 3948 3rd St. S. #172, Jacksonville Beach, FL 32250 (hereinafter referred to as "Grantee").

WHEREAS, Grantor owns certain lands in Duval County, Florida, described on Exhibit "A" attached hereto (hereinafter the "Grantor Property"); and

WHEREAS, Grantee owns certain lands in Duval County, Florida, described on Exhibit "B" attached hereto (hereinafter "Appurtenant Property"); and

WHEREAS, Grantor wishes to grant to Grantee, and its successors and assigns, a non-exclusive easement for ingress and egress in and over, and for utilities underneath, the portion of the Grantor Property described on Exhibit "C" attached hereto (the "Easement Property").

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Subject to all terms, conditions and agreements set forth herein, Grantor does hereby grant unto Grantee, and its successors and assigns, a perpetual, non-exclusive easement for vehicular and pedestrian ingress and egress over, along and across the Easement Property for the limited purpose of vehicular and pedestrian access to the Appurtenant Property from the public road known as Seaboard Avenue, for residential purposes, together with the right, privilege, and authority to construct, operate, lay, maintain, improve, and/or repair, lines, facilities and associated equipment for water reuse, water, sewer, fiber, communications, other public utilities, or quasi-utilities, either or all, below the surface of the Easement Property (the "Easement").

2. Grantor shall have the right, but not the obligation, to maintain and improve the Easement Property by landscaping or installing utilities, paving, driveways, or any other improvements in the Easement Property, so long as such improvements do not unreasonably interfere with the Easement.

3. Grantee shall not expand the scope of the Easement or allow others to use the Easement, other than for residential access to the Appurtenant Property and for the installation and maintenance of utilities as set forth above. Any installation or maintenance of utilities performed by Grantee or its agents or others shall be at Grantee's sole cost and expense. Grantee shall be responsible for the cost of any damage to the Easement Property caused by Grantee's use of the Easement. Grantee shall repair any landscaping, paving, driveways or other improvements damaged or disturbed by the installation or maintenance of utilities in the Easement Property. Grantee shall not cause or permit any lien to be placed on the Easement Property.

4. Neither Grantor or Grantee shall park on, or block access to, the Easement Property, or allow others to do so.

5. Grantee hereby holds Grantor harmless from, and indemnifies Grantor against, any and all loss, liability, claim, injury, or damage (including attorney's fees and court costs) arising out of or relating to Grantee's use of the Easement or the use of the Easement by any other person or entity.

6. The Easement herein granted shall benefit the Appurtenant Property, run with title to the Grantor Property and the Appurtenant Property, and bind and inure to Grantor's and Grantee's successors and assigns. The terms "Grantor" and "Grantee" shall include their successors and assigns.

7. This Easement shall be governed by Florida law. The sole jurisdiction and venue for any litigation arising out of or relating to this Easement shall be a court of competent jurisdiction in Duval County, Florida.

8. The parties shall be entitled to temporary and permanent injunctive relief to prevent or remedy any violation of the terms of this Easement. In the event of any litigation arising out of or relating to this Easement, the prevailing party thereto shall be entitled to reimbursement of his, her or its costs and attorney's fees from the non-prevailing party.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the date and year set forth herein above.

[Signatures continued on following pages.]

Signed in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #1 Address (**Required**):

Witness #2 Signature

Witness #2 Printed Name

Witness #2 Address (**Required**):

GRANTOR:

**GROUND FLOOR JACKSONVILLE, LLC, a
Delaware limited liability company**

By: _____

Name: Michael Grandjean

Title: Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of [] physical presence or []
online notarization this ___ day of _____, 2025, by **Michael Grandjean**, who is personally known
to me or produced _____ as identification.

Print Name:

Notary Public, State of Florida

Commission No.:

My Commission Expires:

Signed in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #1 Address (**Required**):

Witness #2 Signature

Witness #2 Printed Name

Witness #2 Address (**Required**):

GRANTEE:

**GROUND FLOOR JACKSONVILLE, LLC, a
Delaware limited liability company**

By: _____
Name: Michael Grandjean
Title: Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online
notarization this _____ day of _____, 2025, by **Michael Grandjean**, who is personally
known to me or produced _____ as identification.

Print Name:
Notary Public, State of Florida
Commission No.:
My Commission Expires:

EXHIBIT "A"

"Grantor Property"

Insert Legal Description of 5206 Seaboard Ave after the split.

EXHIBIT “B”

“Appurtenant Property”

Insert Legal Description of property being split off.

EXHIBIT "C"

"Easement Property"

The South X Feet of the Grantor Property.



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

Detail by Entity Name

Foreign Limited Liability Company
GROUND FLOOR JACKSONVILLE, LLC

Filing Information

Document Number M25000013122
FEI/EIN Number 87-3424236
Date Filed 08/28/2025
State DE
Status ACTIVE

Principal Address

3948 3RD STREET SOUTH #172
JACKSONVILLE BEACH, FL 32250

Mailing Address

3948 3RD STREET SOUTH #172
JACKSONVILLE BEACH, FL 32250

Registered Agent Name & Address

MCKILLOP LAW FIRM, P.L.
7563 PHILIPS HWY
BLDG 500
JACKSONVILLE, FL 32256

Authorized Person(s) Detail

Name & Address

Title MGR

GRANDJEAN, MICHAEL
3948 3RD STREET SOUTH #172
JACKSONVILLE BEACH, FL 32250

Annual Reports

No Annual Reports Filed

Document Images

08/28/2025 -- Foreign Limited

[View image in PDF format](#)

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Florida Department of State, Division of Corporations

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Availability Letter

Kevin Martin

8/21/2025

Building Unlimited

12620-3 Beach Blvd # 181

Jacksonville, Florida 32246

Project Name: Seaboard rehab

Availability #: 2025-2783

Attn: Kevin Martin

Thank you for your inquiry regarding the availability of Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided to JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity and Capacity Fees:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development.

Otherwise, estimated capacity fees may be calculated at

[https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-](https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow)

[Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow](https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow) . Final fees will be determined by the Water Preservice Group as part of the new service application process.

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A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2025-2783

Request Received On: 8/12/2025

Availability Response: 8/21/2025

Prepared by: Christian Gamit

Expiration Date: 08/21/2027

Project Information

Name: Seaboard rehab

Address: 5206 SEABOARD AVE, JACKSONVILLE, FL 32210

County: Duval County

Type: Sewer,Water

Requested Flow: 250

Parcel Number: 103131 0000

Location: Seaboard and sue lane

Description: We would like to add sewer to this property

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing water service per JEA records. See special conditions.

Connection Point #2:

Water Special Conditions:

To start new service use the following link:

https://www.jea.com/My_Account/New_Customer_Information/.

Contact the water sewer pre-service counter to apply for service – (904) 665 -5260, option 6 or email at waterpreservice@jea.com.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Existing 8-inch gravity sewer main along Seaboard Ave and abuts the parcel.

Connection Point #2:

Sewer Special Conditions:

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Connection

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection.

Chilled Water Connection

Chilled Water Availability:

Chilled Water Special
Conditions:

General Conditions:

Subsequent steps you need
to take to get service:

FOR WATER SERVICE:

To start new service use the following link:

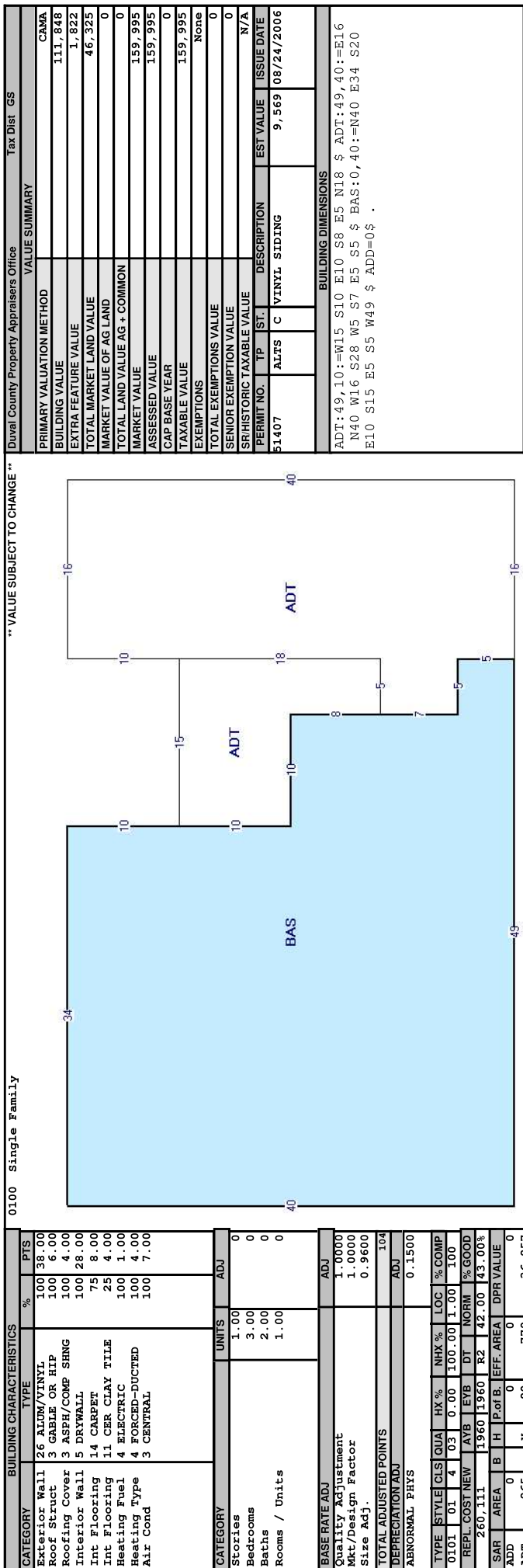
https://www.jea.com/My_Account/New_Customer_Information/ .

Contact the water sewer pre-service counter to apply for service – (904) 665 -5260,
option 6 or email at waterpreservice@jea.com.

FOR SEWER SERVICE:

If you are going to have JEA make the tap(s) for your new services you need to have a
Special Estimate Determination for the cost of the taps prior to submitting your new
service application. To request a Special Estimate Determination access Step 2 in
Sages.

After your project has been accepted you can submit your Residential New Service
Application by accessing Step 2 in Sages.

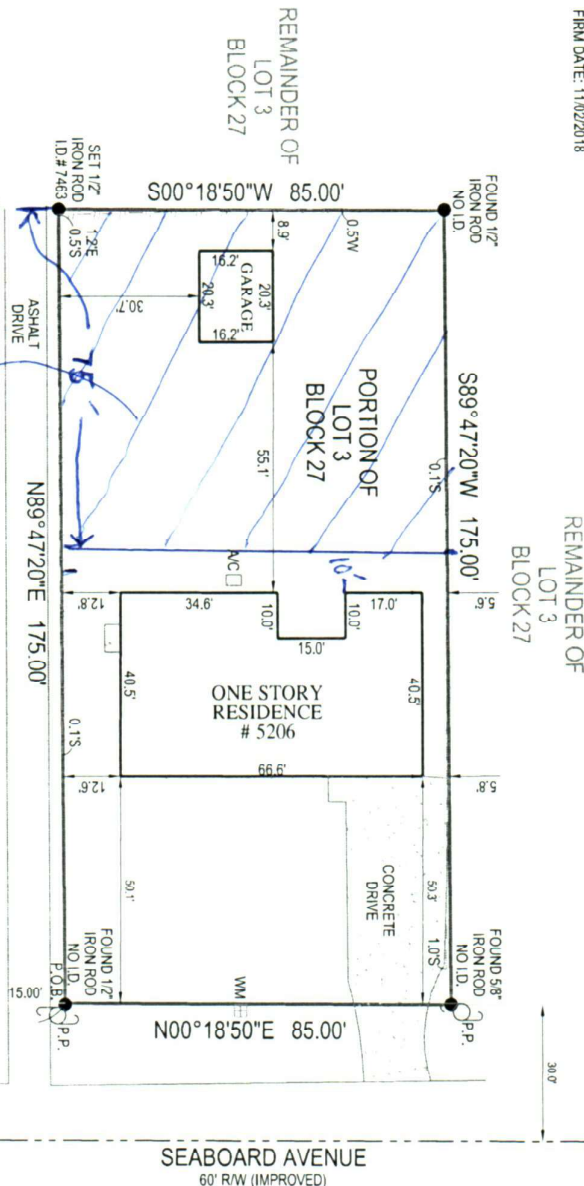


BUILDING: 1 AKA: 36,857 / 779 BAS 1,585										BUILDING NOTES											
SITE ADDRESS: 5206 SEABOARD AVE. JACKSONVILLE 32210-0101 SFR 1 STORY																					
L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I U I	Q U I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE								
1	21150	01637	07/23/2024	CT U I	12		100		0 N		0 CLERK OF THE CIRCUIT	GROUND FLOOR	20240905								
2	20242	01105	04/13/2022	WD Q I	01		180000		0 N		0 RUFF WILLIE W	RIST ESTATES LLC	20220504								
3	13596	00334	09/22/2006	QC U I	14		100		0 N		0 RUFF WILLIE W	RUFF WILLIE W & RUBY S	20070209 DR219 VERFD-								
4	07202	00088	10/08/1991	WD U I	12		44500		0 N		0										
ACREAGE 0.34 PRICE/SF 47,31														APPRAISED BY							
L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	ON ROLL	% COND	OB/XF MKT VALUE	APPRAISAL DATES	DATE	APPRaised BY
1	GRWR2	Garage/Util Bdg Wood	1	0.00	100.00	20	16	320.00	1	100	37.95	28.46	100	1990	1990	2008	20	1,822	BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	05/22/1992 10/12/1984 06/27/2024 05/02/2017	TKS RJB KK1 ODB
On File																					
Page 20 of 26																					
L N	DATE	BLD	USER ID	CD	PARCEL NOTES																

LEGAL DESCRIPTION

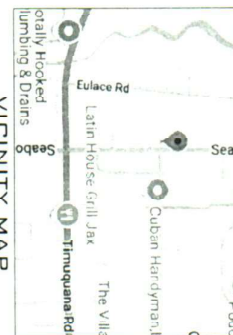
PART OF LOT 3, BLOCK 27, ORTEGA FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 79 CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 3, BLOCK 27, ORTEGA FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 79 CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THE WESTERLY RIGHT OF WAY LINE OF SEABOARD AVENUE AS NOW ESTABLISHED, AND RUN NORTH 0 DEGREES 18 MINUTES 50 SECONDS EAST, 18 MINUTES 50 SECONDS EAST, 85.0 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 20 SECONDS WEST, 175.00 FEET; THENCE SOUTH 0 DEGREES 18 MINUTES 50 SECONDS WEST, 85.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 20 SECONDS EAST, 175.0 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE: X
COMMUNITY NUMBER: 120017
PANEL: 1203100363
SUFFIX: J
FIRM DATE: 11/02/2018



SCALE: 1"=25'

VICINITY MAP



LEGEND

- A.C. AIR CONDITIONER
- B.P. BOUNDARY POINT
- C.B.S. CONCRETE BLOCK STRUCTURE
- E.L. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L.B. LICENSED BUSINESS
- M.A.V.D. MASS AND AFRICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.G. PLASTER
- P.K. PARKER KEY ON WALL
- R.W. RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- C.E. CENTERLINE
- N.A. NUMBER
- C.A. CENTRAL ANGLE
- D.C. DONOR
- C.F. CHAIN LINK FENCE
- M.F. MISCELLANEOUS FENCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

- NOTES:
- LEGAL DESCRIPTION PROVIDED BY CLIENT
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY PROPERTY LINE, HAVING A BEARING OF N89°47'20"E

DATE OF FIELD WORK: 04/11/2025
DATE OF MAP: 04/30/2025

DAVID G. CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

Cutler

Date: 2025.05.05
15:19:49 -04:00



LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net

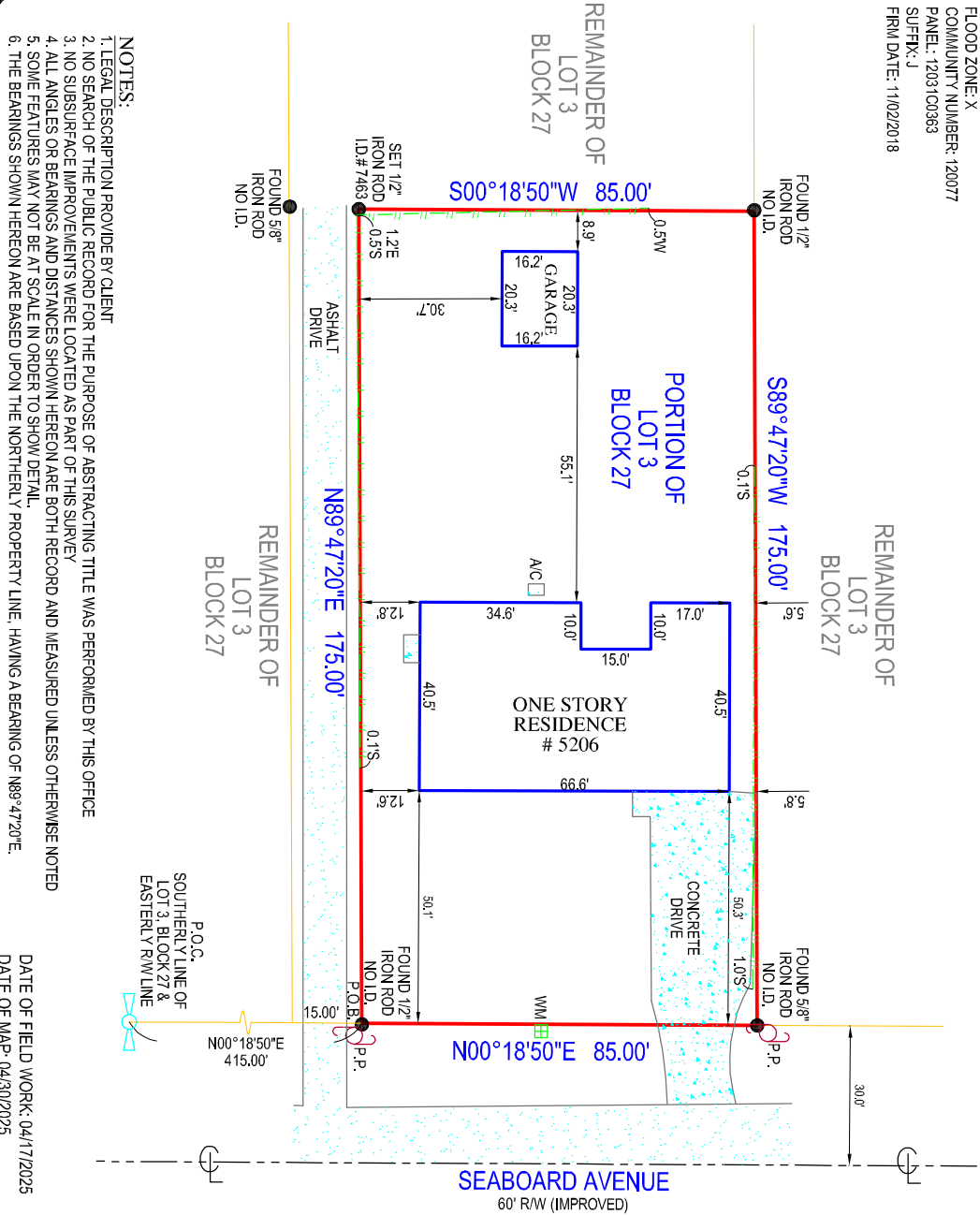
C.B.S. 1203100363
1"=25'
1"=1'

BOUNDARY SURVEY OF
5206 SEABOARD AVENUE
JACKSONVILLE, FL 32210
PREPARED FOR
MICHAEL GRANDJEAN

LEGAL DESCRIPTION

PART OF LOT 3, BLOCK 27, ORTEGA FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 79 CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 3, BLOCK 27, ORTEGA FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 79 CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, AND THE WESTERLY RIGHT OF WAY LINE OF SEABOARD AVENUE AS NOW ESTABLISHED, AND RUN NORTH 0 DEGREES 18 MINUTES 50 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 415.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 18 MINUTES 50 SECONDS EAST, 85.0 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 20 SECONDS WEST, 175.00 FEET; THENCE SOUTH 0 DEGREES 18 MINUTES 50 SECONDS WEST, 85.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 20 SECONDS EAST, 175.0 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE: X
COMMUNITY NUMBER: 120077
PANEL: 12031C0363
SUFFIX: J
FRM DATE: 11/02/2018

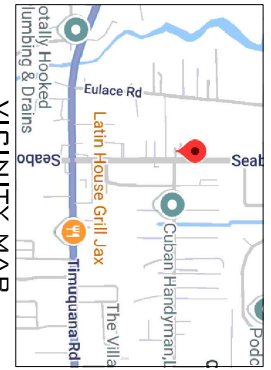


NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY PROPERTY LINE, HAVING A BEARING OF N89°47'20\"/>

DATE OF FIELD WORK: 04/17/2025
DATE OF MAP: 04/30/2025

SCALE: 1"=25'



VICINITY MAP
NOT TO SCALE

- ### LEGEND
- A/C AIR CONDITIONER
 - B.F.P. BACKFLOW PREVENTER
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - E.F. ELEVATION
 - F.F. FINISHED FLOOR
 - I.D. IDENTIFICATION
 - L.B. LENGTH
 - L.B. LICENSED BUSINESS
 - M. MEASURED
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B.M. PROFESSIONAL SURVEYOR AND MAPPER
 - P.B. PERMANENT REFERENCE MONUMENT
 - P.G. PAGE
 - P.K. PARKER KYLON NAL
 - R. RADIUS
 - R.W. RIGHT OF WAY
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - C. CENTERLINE
 - Δ AND NUMBER
 - Δ DELTA OR CENTRAL ANGLE
 - CONCRETE CONCRETE
 - CHAIN LINK FENCE CHAIN LINK FENCE
 - WOOD FENCE WOOD FENCE
 - MISCELLANEOUS FENCE MISCELLANEOUS FENCE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT

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 AN AUTHENTICATED ELECTRONIC SIGNATURE AND NOTARIAL SEAL, AND APPROVED BY
DAVID G. CUTLER
DAVID G. CUTLER

(SIGNED) **Cutler**
Date: 2025.05.05
15:19:49 -0400

DAVID G. CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

COMPASS SURVEYING
6250 N. MILITARY TRAIL SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

CS89432
04/17/2025
1"=25'
1 OF 1

BOUNDARY SURVEY OF
5206 SEABOARD AVENUE
JACKSONVILLE, FL 32210
PREPARED FOR
MICHAEL GRANDJEAN

On File

Land Development Review



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
103122 0060	5154 SEABOARD AVE LAND TRUST		1718 CAPITOL AVE		CHEYENNE	WY	82001	
103707 0000	ANDERSSON BRET JAMES		115 W ARRELAGA ST APT C		SANTA BARBARA	CA	93101	
103714 0000	B BIG APPLE LLC		1 STARFISH CT		PONTE VEDRA BEACH	FL	32082-1750	
103689 0000	BROCK CHARLES H JR		1844 LAKE SHORE BLVD		JACKSONVILLE	FL	32210-1644	
103711 0000	BROOKS GORDON ROBERT		6045 CATOWA ST		JACKSONVILLE	FL	32244	
103712 0000	BROOKS RALPH E		5227 SEABOARD AVE		JACKSONVILLE	FL	32210-8039	
103133 0000	BROWN HENRY		924 N MAGNOLIA AVE STE 202		ORLANDO	FL	32803-3220	
103693 0000	BUTLER NATHANIEL ET AL		5208 SAGINAW AVE		JACKSONVILLE	FL	32210	
103696 0000	CANONICO DONNA		9751 SANDLER RD		JACKSONVILLE	FL	32222	
103710 0000	CHURCHVILLE BRENDA F		728 HICKORY HILL DR		JACKSONVILLE	FL	32221-1505	
103715 0000	COTTO LUZ MARIA		5305 SEABOARD AVE		JACKSONVILLE	FL	32210	
103708 0000	DE MATOS JOAO H		3994 ORIELY DR E		JACKSONVILLE	FL	32210	
103130 0000	DZOMBA DZENAN		5207 EULACE RD		JACKSONVILLE	FL	32210-7926	
103669 0000	GOSS CAROL A ET AL		5219 SAGINAW AVE		JACKSONVILLE	FL	32210	
103713 0000	GRIFFIS ADA L		5235 SEABOARD AVE		JACKSONVILLE	FL	32210-8039	
103131 0000	GROUND FLOOR JACKSONVILLE LLC		C/O MCKILLOP LAW FIRM	7563 PHILIPS HWY BLDG 500	JACKSONVILLE	FL	32256-6835	
103692 0000	HELEN JENSEN REVOCABLE TRUST		5218 SAGINAW AVE		JACKSONVILLE	FL	32210-8035	
103668 0000	HICKS JEFFREY T		5209 SAGINAW AVE		JACKSONVILLE	FL	32210-8034	
103126 0020	HIGGINBOTHAM NAN SUE		343 W 70TH ST		JACKSONVILLE	FL	32208-3809	
103127 0000	HINTON YVONNE R		5222 SEABOARD AVE		JACKSONVILLE	FL	32210	
103134 0000	HOGAN GREGORY		5219 EULACE RD		JACKSONVILLE	FL	32210	
103125 0040	HOOSE HOMES AND INVESTMENTS LLC		7563 PHILIPS HWY SUITE 208		JACKSONVILLE	FL	32256	
103131 0005	JACKSONVILLE JUSTICE PROJECT LLC		5703 SUE LN		JACKSONVILLE	FL	32210	
103691 0000	JUNIO PAUL LEGASPI		5228 SAGINAW AVE		JACKSONVILLE	FL	32210-8035	
103705 0000	LALLEMAND FRANKLIN I		5135 SEABOARD AVE		JACKSONVILLE	FL	32210	
103667 0000	LUQUE NORA IDALIA CARLON		5171 SAGINAW AVE		JACKSONVILLE	FL	32210	
103690 0000	LUSCAN JOHN J		5236 SAGINAW AVE		JACKSONVILLE	FL	32210-8035	
103695 0000	MCCORMICK MANDY ALLYN		5164 SAGINAW AVE		JACKSONVILLE	FL	32210	
103128 0000	MORGADES RAUL A		5224 SEABOARD AVE		JACKSONVILLE	FL	32210-8922	
103706 0000	NINORA LLC		493 MAJESTIC EAGLE DR		PONTE VEDRA	FL	32081	
	ORTEGA FARMS TARA WOODS PRES ASSOCIATION	ERIC SCHULTZ						
103132 0010	RIECHMANN ROBERT K ET AL		2970 SAINT JOHNS AVE #7F		JACKSONVILLE	FL	32205	
103709 0000	SANTOS JOSE L		5173 SEABOARD AVE		JACKSONVILLE	FL	32210	
103122 0100	SKAGGS WHITTNEY		5136 SEABOARD AVE		JACKSONVILLE	FL	32210	
103135 0000	SOLOWAY DOROTHY I ET AL		5231 EULACE RD		JACKSONVILLE	FL	32210-7926	
103122 0080	SOTO KAILER LEE ALEJANDRO		5148 SEABOARD AVE		JACKSONVILLE	FL	32210	
	SOUTHWEST	CHRISTINA PURDY	6008 LAKE COVE AV		JACKSONVILLE	FL	32222	
103122 0040	SUMMERVILLE RICKI L		5160 SEABOARD AVE		JACKSONVILLE	FL	32210	
103694 0000	TRUJILLO FERNANDO		5174 SAGINAW AVE		JACKSONVILLE	FL	32210	
103124 0000	VIEIRA ANTHONY J		5135 EULACE RD		JACKSONVILLE	FL	32210	
103697 0000	WALSH EDWARD JOSEPH SR		5146 SAGINAW AVE		JACKSONVILLE	FL	32210	
103126 0000	WELCH PENELOPE		5176 SEABOARD AVE		JACKSONVILLE	FL	32210-7947	
103125 0050	WOODVIEW CAPITAL LLC		189 ADAM SHEPHERD PKWY SUITE 17 UNIT 265		SHEPHERDSVILLE	KY	40165	
total: 41								

total: 41

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

Account No: CR792739

User: Mehta, Kareena - PDCU

REZONING/VARIANCE/EXCEPTION

Date: 10/3/2025

Email: KMehta@coj.net

Name: Michael Herzberg**Address:** 12483 ALADDIN ROAD**Description:** WRF-Z-6559 Address: 5206 Seaboard Ave RE: 103131 0000

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1448.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1448.00

Total Due: \$1,448.00**Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County**

Account No: CR792739

REZONING/VARIANCE/EXCEPTION

Date: 10/3/2025

Name: Michael Herzberg**Address:** 12483 ALADDIN ROAD**Description:** WRF-Z-6559 Address: 5206 Seaboard Ave RE: 103131 0000**Total Due: \$1,448.00**