

Date Submitted:	3/11/24
Date Filed:	3/19/24

Application Number:	W F-24-7
Public Hearing:	

Application for Waiver of Minimum required Road Frontage
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:	<i>PLD 60</i>	Current Land Use Category: <i>MOR</i>
Council District:	<i>10</i>	Planning District: <i>5</i>
Previous Zoning Applications Filed (provide application numbers): N/A		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): N/a		
Neighborhood Associations: <i>Royal Terrace Community Inc., Northwest</i>		
Overlay: <i>N/A</i>		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post: <i>1</i>	Amount of Fee: <i>\$2533.00</i>	Zoning Asst. Initials: <i>Z. P.</i>

PROPERTY INFORMATION	
1. Complete Property Address: <i>0 Benedict Rd Jacksonville, FL 32209</i>	2. Real Estate Number: <i>114800-00653</i> <i>086181-0005</i>
3. Land Area (Acres): <i>.26</i>	4. Date Lot was Recorded: <i>11/17/2003</i>
5. Property Located Between Streets: <i>Paris Ave and Spelman Rd</i>	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <i>48</i> feet to <i>40</i> feet.	
8. In whose name will the Waiver be granted? <i>Habitat for Humanity Jacksonville Inc.</i>	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Habitat for Humanity of Jacksonville	10. E-mail: sdittmer@habijax.org
11. Address (including city, state, zip): 0 E. Adams St. Suite 200 Jacksonville, FL 32202	12. Preferred Telephone: 904-208-6631

APPLICANT'S INFORMATION (if different from owner)	
13.Name: Scott Dittmer/Habitat for Humanity of Jacksonville	14.E-mail: sdittmer habijax.org
15.Address (including city, state, zip): 2404 Hubbard Street, Jacksonville, FL 32206	16.Preferred Telephone: 904-208-6631

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>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:</p> <ul style="list-style-type: none"> i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> ii. <i>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);</i> iii. <i>The proposed waiver w 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;</i> iv. <i>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;</i> v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law</i>

PLANNING AND DEVELOPMENT DEPARTMENT

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver 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 request and to meet the criteria set forth may result in a denial.

This application is limited to the reduction of minimum road frontage. Habitat for Humanity is a non-profit organization that builds affordable housing in the area and is seeking the lone deviation to build a house on the subject property. The RLD-60 zoning district requires at least a lot width of 60 feet and 6,000 square feet to develop a single-family house.

There are practical and economic difficulties associated in that the strict letter of the regulation would require the applicant to obtain more land to meet code and would be an economic and practical difficulty.

There is not an economic incentive to be had, but the ability to provide low to moderate income housing to a household and locality that would benefit in having a single, newly constructed home erected and the provision of additional tax revenue.

It is not our belief that surrounding property values will not be diminished, but enhanced rather, with the addition of a newly constructed, detached, single family home. An easement will not be necessary as the proposed 40-foot frontage would be sufficient for vehicular access and parking from the existing city right-of-way.

We believe that the deviation will not have a detrimental effect on the public health, safety or welfare, nor create a public expense or potential nuisance. The proposed deviation is in harmony with the spirit and intent of the zoning code, which seeks to encourage consistency in lot development, allow for residential infill, and promote the health, safety and general welfare of the public as outlined in the 2030 comprehensive plan.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Proof of valid and effective easement for access to the property.

FILING FEES

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

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

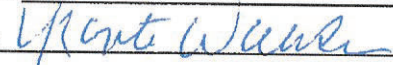

PLANNING AND DEVELOPMENT DEPARTMENT

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 by the City Council. 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.

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>Monte Walker, President & CEO</u> Signature: <u></u></p>	<p>Applicant or Agent (if different than owner) Print name: <u>Scott Dittmer</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>
<p>Owner(s) Print name: _____ Signature: _____</p>	

SUBMITTAL

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

Submit applications to:

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

Property Ownership Affidavit - Corporation

Date: 11/28/2023

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:0
Benedict Road Jacksonville, FL 32209 RE#(s): 086181-0005

To Whom it May Concern:

I, Monte Walker as President and CEO of Habitat for Humanity of Jacksonville, Inc., a Non-Profit Corporation, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Required Minimum Road Frontage submitted to the Jacksonville Planning and Development Department.

(signature) Monte Walker

(print name) Monte Walker

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of [X] physical presence or [] online notarization, this 28th day of November 2023, by Monte Walker as President and CEO of Habitat for Humanity of Jacksonville, Inc., a Non-Profit Corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

Troy Saunders
(Signature of NOTARY PUBLIC)

Troy Saunders (Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 7/27/2026



TROY SAUNDERS
Notary Public
State of Florida
Comm# HH294218
Expires 7/27/2026

Agent Authorization - Corporation

Date: 11/28/2023

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

Re: Agent Authorization for the following site location in Jacksonville, Florida: Address:

0 Benedict Road Jacksonville, FL 32209 RE#(s): 086181-0005

To Whom it May Concern:

You are hereby advised that Monte Walker as President and CEO of Habitat for Humanity of Jacksonville, Inc., a Non-Profit Corporation organized under the laws of the state of Florida, hereby authorizes and empowers Scott Dittmer to act as agent to file application(s) for Habitat for Humanity of Jacksonville, Inc. for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) *Monte Walker*

(print name) Monte Walker

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 28th day of November 2023, by Monte Walker as President and CEO of Habitat for Humanity of Jacksonville, Inc., a Non-Profit Corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

Troy Saunders
(Signature of NOTARY PUBLIC)



TROY SAUNDERS
Notary Public
State of Florida
Comm# HH294218
Expires 7/27/2026

Troy Saunders (Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 7/27/2026

0 BENEDICT RD

Property Detail

RE #	086181-0005
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01488 ROYAL TERRACE ADDN NO 01
Total Area	10934

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$11,197.00	\$11,197.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$11,197.00	\$11,197.00
Assessed Value	\$7,447.00	\$8,191.00
Cap Diff/Portability Amt	\$3,750.00 / \$0.00	\$3,006.00 / \$0.00
Exemptions	\$7,447.00	See below
Taxable Value	\$0.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value	SJRWMD/FIND Taxable Value	School Taxable Value
Assessed Value \$8,191.00	Assessed Value \$8,191.00	Assessed Value \$8,191.00
Charitable (512) -\$8,191.00	Charitable (512) -\$8,191.00	Charitable (512) \$11,197.00
Taxable Value \$0.00	Taxable Value \$0.00	Taxable Value (\$3,006.00)

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
11480-00653	11/17/2003	\$100.00	CT - Certificate of Title	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	42.00	270.00	Common	42.00	Front Footage	\$11,197.00	1	18-17 39-15-26E .26
										2	ROYAL TERRACE ADDN 1
										3	W 40FT LOT 2 BLK 22

Buildings

No data found for this section

2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$7,447.00	\$7,447.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$11,197.00	\$11,197.00	\$0.00	\$0.00	\$0.00	\$0.00
By Local Board	\$11,197.00	\$11,197.00	\$0.00	\$0.00	\$0.00	\$0.00
FL Inland Navigation Dist.	\$7,447.00	\$7,447.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Mgmt Dist. SJRWMD	\$7,447.00	\$7,447.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals			\$0.00	\$0.00	\$0.00	\$0.00

Description	Last Year	Just Value	Assessed Value	Exemptions	Taxable Value
		\$6,770.00	\$6,770.00	\$6,770.00	\$0.00
	Current Year	\$11,197.00	\$7,447.00	\$7,447.00	\$0.00

2022 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2022

2021

2020

This instrument was prepared by and when recorded return to: A. Hamilton Cooke, Attorney at Law 501 Riverside Avenue, Suite 903 Jacksonville, Florida 32202 RE#: 086181-0000

08120862

WARRANTY DEED

THIS INDENTURE made this 23rd day of June, 2009, between **HABITAT FOR HUMANITY OF JACKSONVILLE, INC.**, a Florida non-profit corporation ("Grantor"), and **Felicia R. Samuel**, a single woman ("Grantee"), whose post office address is 2152 Benedict Road, Jacksonville, Florida 32209.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee(s) the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee(s), their heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

LOT 2, BLOCK 22, ROYAL TERRACE ADDITION NO. 1 EXCEPT THE EAST 69.9 FEET AND THE WEST 40 FEET THEREOF, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 17 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SUBJECT to all covenants, restrictions, easements and zoning ordinances of record, if any, and ad valorem taxes accruing subsequent to December 31, 2008.

THIS CONVEYANCE IS FURTHER SUBJECT TO the covenant as more particularly described in an agreement of even date between Grantor and Grantee that if Grantee should desire to sell the above described property within thirty (30) years of the date hereof, Grantor shall have the first right to repurchase the property at a specified price.

And Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another purpose involving the provision of similar services or benefits, then no person having an interest in this property shall refuse service for or accommodation or other benefits to any person with respect to the property on account of the person's race, color or national origin or otherwise engage in discrimination conduct of any kind on account of a person's race, color or national origin with respect to the property. This covenant shall run with the land.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and sealed in the presence of:

Sign *Debra J. Shelton*
Print Debra J. Shelton

Sign *Winifred W. Boohar*
Print Winifred W. Boohar

HABITAT FOR HUMANITY OF JACKSONVILLE, INC., a Florida non-profit corporation

By: *Mary Kay O'Rourke*
MARY KAY O'ROURKE
Its President
2404 Hubbard Street
Jacksonville, Florida 32206

(Corporate Seal)

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 23rd day of June, 2009, by **MARY KAY O'ROURKE**, as President of **HABITAT FOR HUMANITY OF JACKSONVILLE, INC.**, a Florida non-profit corporation, on behalf of the corporation.

Sign Name *Winifred W. Boohar*
Print Name Winifred W. Boohar

Notary Public
My Commission Expires:
 Personally known or produced Identification.
Type of Identification Produced - a current driver's license or other:



IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA

CASE NO.: 16-2003-CA-5348-X
DIVISION: CJ

Doc# 2003377215
Book: 11480
Page: 653
Filed & Recorded
11/18/2003 10:08:13 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
DEED DOC STAMP \$ 0.70

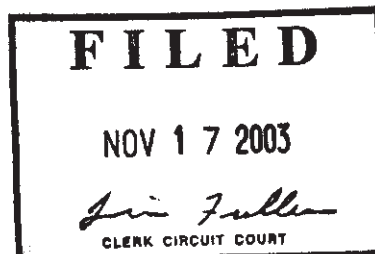
CITY OF JACKSONVILLE, a political
subdivision of the State of Florida,

Plaintiff,

vs.

CERTAIN LANDS IN JACKSONVILLE, DUVAL
COUNTY, FLORIDA, AGAINST WHICH
SPECIAL ASSESSMENT LIENS ARE
DELINQUENT,

Defendant(s).



CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he/she
executed and filed a Certificate of Sale in this action on October
30, 2003 for the specific property Real Estate No. 086181-0000-4
described herein and that no objections to the sale have been filed
within the time allowed for filing objections.

The following property in Duval County, Florida:

Lot 2, Except the East 69.9 feet thereof, Block 22, Royal
Terrace Addition No. 1, according to the plat thereof as
recorded in Plat Book 18, page 17 of the current public
records
of Duval County, Florida.

as sold to CITY OF JACKSONVILLE, City Hall, 117 W. Duval Street,
Suite 480, Jacksonville, FL 32202, which assigned its bid to
Habitat for Humanity of Jacksonville, Inc., a Florida corporation,
2404 Hubbard Street, Jacksonville, FL 32206 his successor and
assigns.

WITNESS my hand and seal of the Court on November 17, 2003.

JIM FULLER
Clerk, Circuit Court

(Court seal)

by Mary Mack
Deputy Clerk

cc: Donald L. Smith, Esquire
500 North Ocean Street
Jacksonville, FL 32202



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

Detail by Registered Agent Name

Florida Not For Profit Corporation
HABITAT FOR HUMANITY OF JACKSONVILLE, INC.

Filing Information

Document Number	N25616
FEI/EIN Number	59-2880071
Date Filed	03/28/1988
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/12/2022
Event Effective Date	NONE

Principal Address

40 East Adams Street, Suite 200
JACKSONVILLE, FL 32202

Changed: 08/28/2023

Mailing Address

40 East Adams Street, Suite 200
JACKSONVILLE, FL 32202

Changed: 08/28/2023

Registered Agent Name & Address

Walker, Monte PRES
2404 HUBBARD STREET
JACKSONVILLE, FL 32206

Name Changed: 10/12/2020

Address Changed: 03/12/2003

Officer/Director Detail

Name & Address

Title PRESIDENT & CEO

WALKER, MONTE
40 E. ADAMS ST. STE 200
JACKSONVILLE, FL 32202

Title C

DILTS, ROBERT
40 EAST ADAMS STREET, SUITE 200
JACKSONVILLE, FL 32202

Title VCS

TAYLOR, RYAN
40 EAST ADAMS STREET, SUITE 200
JACKSONVILLE, FL 32202

Title TREASURER, SECRETARY

BRANCH, JAMES
40 EAST ADAMS STREET, SUITE 200
JACKSONVILLE, FL 32202

Annual Reports

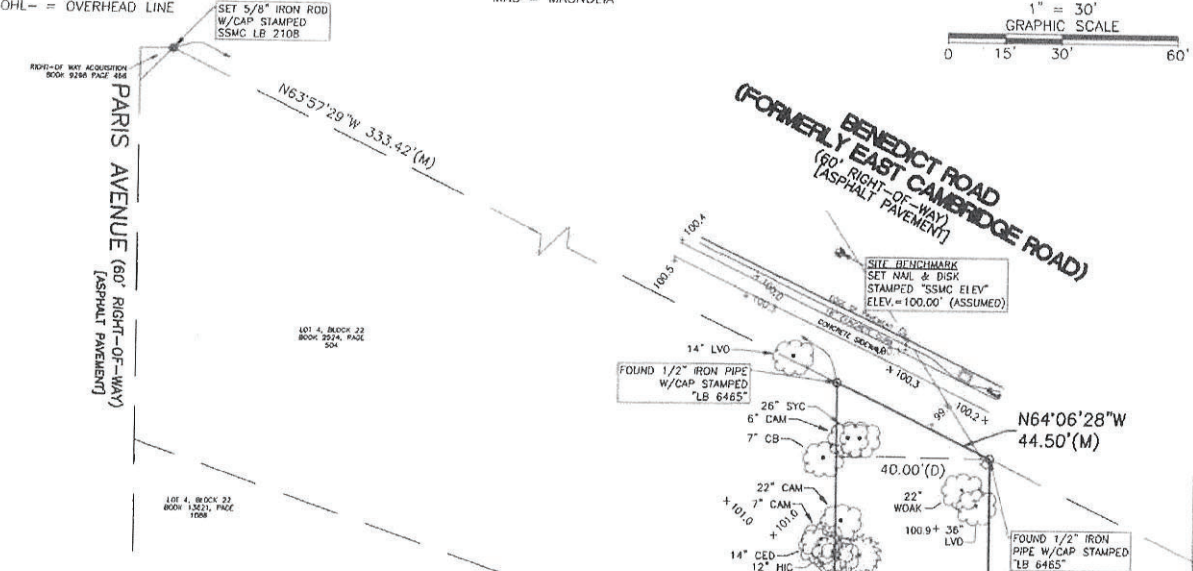
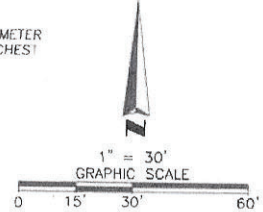
Report Year	Filed Date
2021	03/31/2021
2022	04/12/2022
2023	03/21/2023

Document Images

03/21/2023 -- ANNUAL REPORT	View image in PDF format
12/12/2022 -- Amendment	View image in PDF format
04/12/2022 -- ANNUAL REPORT	View image in PDF format
03/31/2021 -- ANNUAL REPORT	View image in PDF format
10/12/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
02/17/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
09/14/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/21/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
02/21/2011 -- ANNUAL REPORT	View image in PDF format
06/08/2010 -- Amendment	View image in PDF format
04/05/2010 -- ANNUAL REPORT	View image in PDF format

LEGEND & ABBREVIATIONS:

- ⊕ = BENCHMARK (M) = MEASURED
- = IRON ROD LB = LICENSED BUSINESS
- = IRON PIPE EOI = END OF INFORMATION
- = SIGN
- ID = IDENTIFICATION
- (P) = PLAT
- (D) = DEED
- OHL- = OVERHEAD LINE
- ☼ = TREE
- CB = CHINABERRY
- SYC = SYCAMORE
- CYP = CYPRESS
- CAM = CAMPHOR
- CED = CEDAR
- MAP = MAPLE
- WOAK = WATER OAK
- LVO = LIVE OAK
- MAG = MAGNOLIA
- ☉ = PALM
- SIZE SHOWN IS TRUNK DIAMETER IN INCHES MEASURED AT CHEST HEIGHT



DESCRIPTION:
 Lot 2, Except the East 69.9 feet and the West 40 feet thereof, Block 22, Royal Terrace Addition No. 1, according to plat thereof recorded in Plat Book 18, Page 17 of the current Public Records of Duval County, Florida.

SURVEYOR'S REPORT:

1. Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
2. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
3. Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States standard feet and decimals thereof.
4. This survey does not determine ownership of the lands shown hereon.
5. Underground foundations if any have not been located.
6. Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
7. Features shown by symbol as indicated in the legend are not to scale.
8. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
9. Vertical information shown hereon refers to assumed datum of 100.00 feet.
10. Bearings shown hereon are based on the Northerly right of way line of Benedict Road (formerly Cambridge Road) as being South 64°06'28\"/>

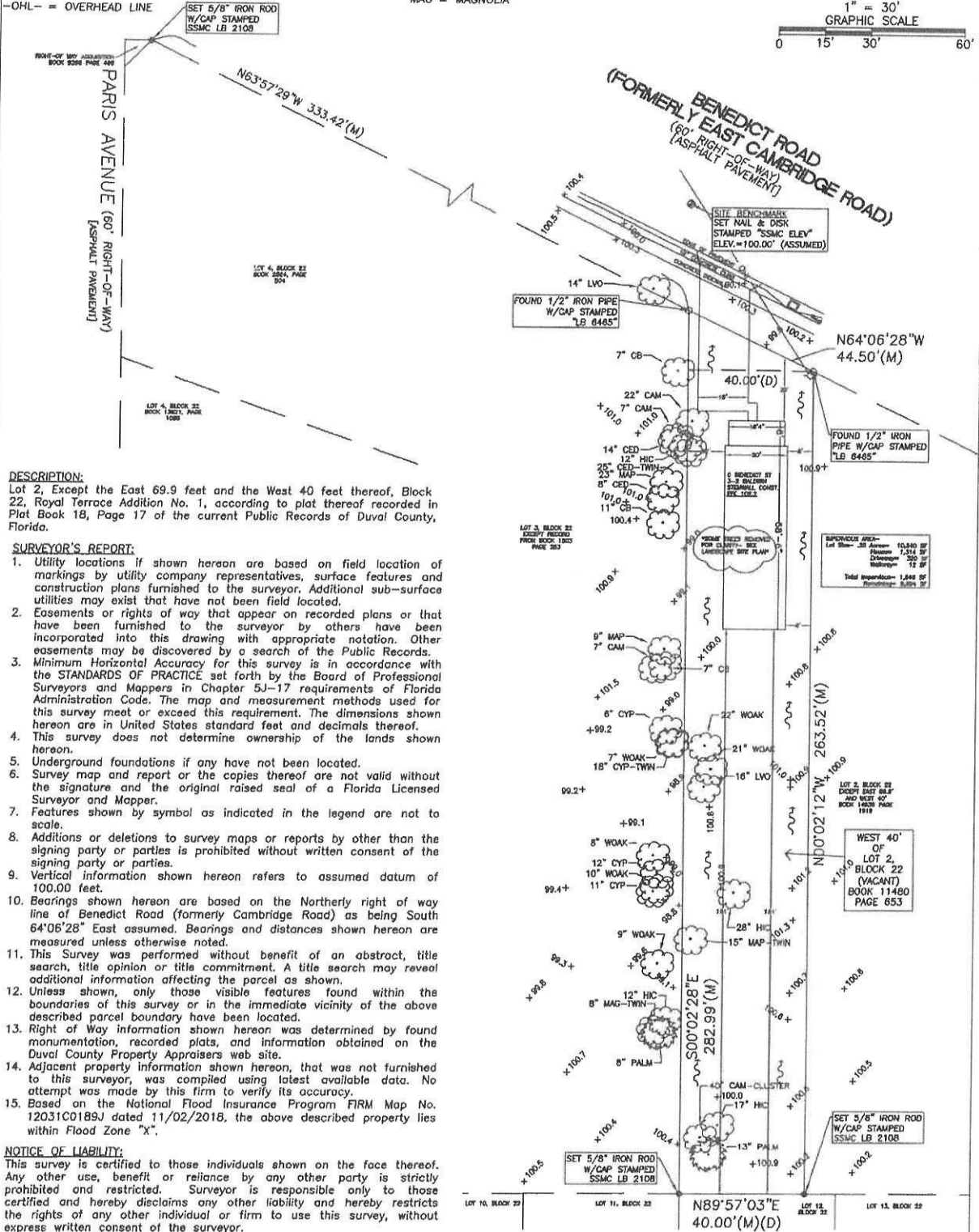
NOTICE OF LIABILITY:
 This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.



Certified to: <p style="text-align: center;">Habitat for Humanity Jacksonville</p>		REVISION DATE REVISION 03/31/2023 SET PROP. CORNERS		BY JL.VM	
DRAWING NUMBER J065072003	BOUNDARY & TOPOGRAPHIC SURVEY Project: 0 Benedict Road Jacksonville, FL 32209	Thomas F Ferguson	SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8641 Baypine Road, Suite 5 Jacksonville, Florida 32256 (904) 737-5990 Fax (904) 737-5995 e-mail: info@ssmc.us		
SHEET NUMBER 1 OF 1	Survey Date: 05/02/2023	Drawn By: PGJ/JLVM	Scale: 1"=30'	Certification Number LB2108	

LEGEND & ABBREVIATIONS:

- ⊕ = BENCHMARK (M) = MEASURED
- = IRON ROD LB = LICENSED BUSINESS
- = IRON PIPE EOI = END OF INFORMATION
- = SIGN
- ID = IDENTIFICATION
- (P) = PLAT
- (D) = DEED
- OHL- = OVERHEAD LINE
- ☁ = TREE
- CB = CHINABERRY
- SYC = SYCAMORE
- CYP = CYPRESS
- CAM = CAMPHOR
- CED = CEDAR
- MAP = MAPLE
- WOAK = WATER OAK
- LVO = LIVE OAK
- MAG = MAGNOLIA
- ☉ = PALM
- SIZE SHOWN IS TRUNK DIAMETER IN INCHES MEASURED AT CHEST HEIGHT



DESCRIPTION:
 Lot 2, Except the East 69.9 feet and the West 40 feet thereof, Block 22, Royal Terrace Addition No. 1, according to plat thereof recorded in Plat Book 18, Page 17 of the current Public Records of Duval County, Florida.

- SURVEYOR'S REPORT:**
- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
 - Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
 - Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States standard feet and decimals thereof.
 - This survey does not determine ownership of the lands shown hereon.
 - Underground foundations if any have not been located.
 - Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
 - Features shown by symbol as indicated in the legend are not to scale.
 - Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
 - Vertical information shown hereon refers to assumed datum of 100.00 feet.
 - Bearings shown hereon are based on the Northerly right of way line of Benedict Road (formerly Cambridge Road) as being South 64°06'28" East assumed. Bearings and distances shown hereon are measured unless otherwise noted.
 - This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
 - Unless shown, only those visible features found within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.
 - Right of Way information shown hereon was determined by found monumentation, recorded plats, and information obtained on the Duval County Property Appraisers web site.
 - Adjacent property information shown hereon, that was not furnished to this surveyor, was compiled using latest available data. No attempt was made by this firm to verify its accuracy.
 - Based on the National Flood Insurance Program FIRM Map No. 12031C0189J dated 11/02/2018, the above described property lies within Flood Zone "X".

NOTICE OF LIABILITY:
 This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.

Certified to:		REVISION DATE	REVISION	BY
Habitat for Humanity Jacksonville		03/31/2023	SET PROP. CORNERS	TLVM

DRAWING NUMBER	BOUNDARY & TOPOGRAPHIC SURVEY		
0 BENEDICT SITE	PHSH		
SHEET NUMBER	0 Benedict Road Jacksonville, FL 32209		
1 OF 1	Survey Date: 05/02/2023	Drawn By: PQJ/JLVM	Scale: 1"=30'
	Thomas Ferguson Registered Land Surveyor and Mapper Number 3670		

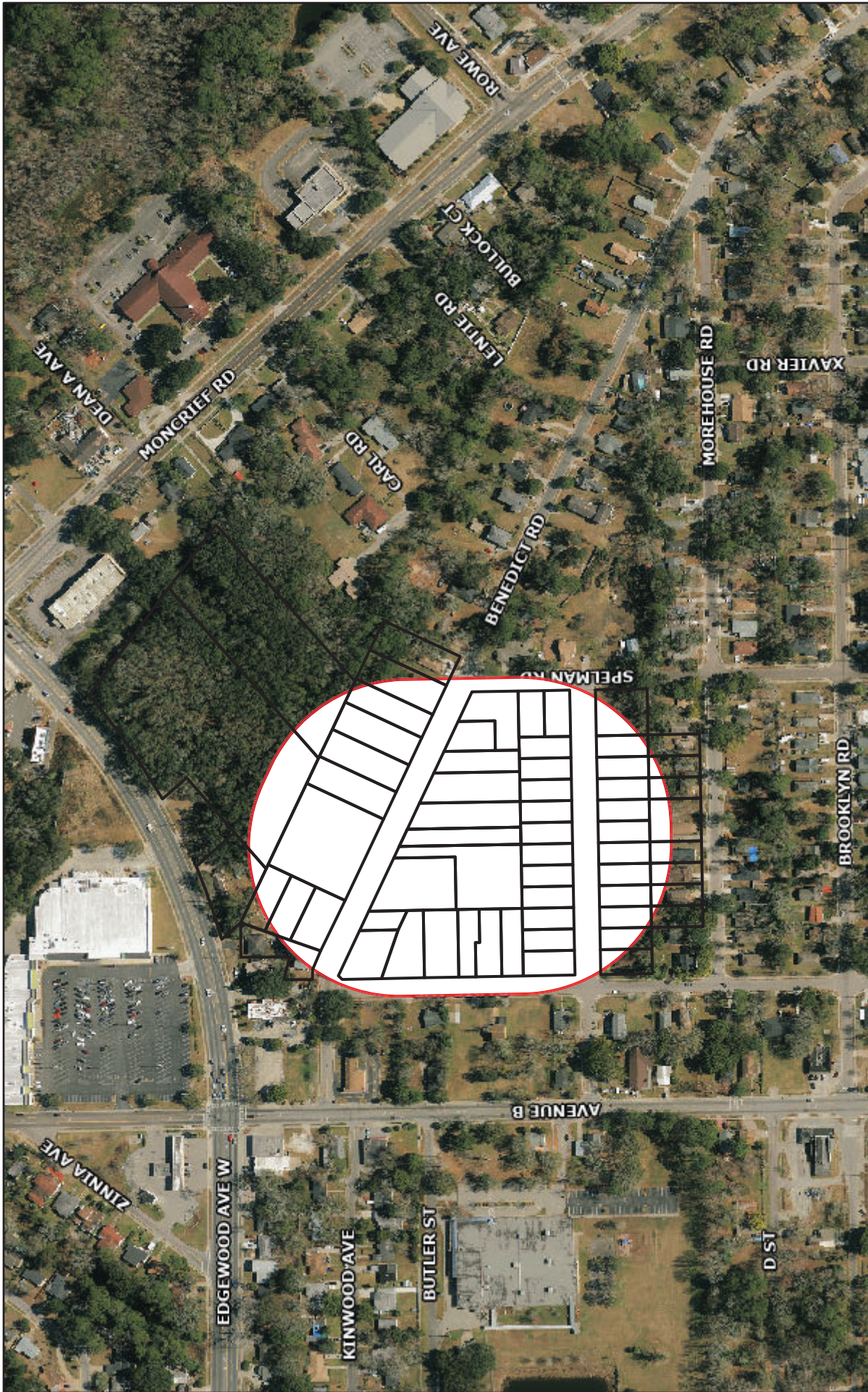
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION

0641 Bayline Road, Suite 6
 Jacksonville, Florida 32256
 (904) 737-5990 Fax (904) 737-5995
 e-mail: info@ssmc.us

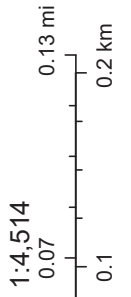
SSMC
 SUE • SURVEY • GIS

Certification Number LB2100

Land Development Review



March 19, 2024



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP
086142 0000	2170 WILBERFORCE RD LAND TRUST		11250 OLD ST AUGUSTINE RD UNIT 15 252		JACKSONVILLE	FL	32257
086185 0000	738 EXECUTIVE CENTER DRIVE LLC		2400 PRESIDENTIAL WAY STE 1905		WEST PALM BEACH	FL	33401
086183 0000	AMERICAN LEGION POST #197		2179 BENEDICT RD		JACKSONVILLE	FL	32209-2503
086180 0000	BANKS LATOYA		4229 MONCRIEF RD W APT 75		JACKSONVILLE	FL	32209
086199 0000	BATTLE EVELYN D ESTATE		2129 WILBERFORCE RD		JACKSONVILLE	FL	32209-2516
086213 0000	BRADLEY DWIGHT		1107 SUNRAY		JACKSONVILLE	FL	32218
086184 0000	BRADLEY JALISA Q ET AL		5863 PARIS AVE		JACKSONVILLE	FL	32209
086202 0100	BREAKER JAMES M JR		7619 CALVIN ST		JACKSONVILLE	FL	32208-3451
086137 0000	CHATMAN JOHNNY F		7650 SENTRY OAK CIR W		JACKSONVILLE	FL	32256
086136 0300	COBB VALENCIA		2118 WILBERFORCE RD		JACKSONVILLE	FL	32209-2517
086218 0030	COHEN INBEL LOREN		10135 GATE PKWY N APT 1508		JACKSONVILLE	FL	32246
086143 0000	DESUE ADRIA L		2176 WILBERFORCE RD		JACKSONVILLE	FL	32209-2517
086210 0000	DOMINGUEZ JORGE		478 TARA LN		ORANGE PARK	FL	32073
086216 0000	DURDEN CHANCEY		2199 BENEDICT RD		JACKSONVILLE	FL	32209
026473 0000	EDGEWOOD & MONCRIEF INC		5966 MONCRIEF RD		JACKSONVILLE	FL	32209
026468 0010	EDGEWOOD & MONCRIEF LLC		5966 MONCRIEF RD		JACKSONVILLE	FL	32209
086189 0010	FICHORN MARK E IRA		1824 BLANDING BLVD		JACKSONVILLE	FL	32210
086182 0000	ELLA III LLC		18305 BISCAYNE BLVD STE 400		AVENTURA	FL	33160
086186 0000	EXCEPTIONAL REAL ESTATE SOLUTIONS LLC ET AL		7901 4TH ST N		ST PETERSBURG	FL	33702
086195 0000	FIELDS CARRENTEN		800 NW 18TH AVE APT 31		GAINESVILLE	FL	32609
086141 0000	FLORIDA PARAGUAY REAL ESTATE LLC		2400 PRESIDENTIAL WAY APT 1905		WEST PALM BEACH	FL	33401
086200 0000	GRIFFIN CHERYL M		2538 S OURAY WAY		AURORA	CO	80013
086181 0005	HABITAT FOR HUMANITY OF JACKSONVILLE INC		40 E ADAMS ST STE 200		JACKSONVILLE	FL	32202
086209 0100	HANSELL EMIMA E		2115 BENEDICT RD		JACKSONVILLE	FL	32209-2503
086191 0000	HARDY BREGENIA N		2187 WILBERFORCE RD		JACKSONVILLE	FL	32209
086181 0010	HARRELL JASMIN		2142 BENEDICT RD		JACKSONVILLE	FL	32209
086190 0010	HARRIS PATRICIA ANN ESTATE		C/O WESLEY HARRIS	5825 PARIS AVE	JACKSONVILLE	FL	32209
086180 0200	HARVEY WILLIE JAMES		2440 D ST		JACKSONVILLE	FL	32209-2461
086146 0000	HODGES TIANITA		2157 MOREHOUSE RD		JACKSONVILLE	FL	32209
086218 0020	ISHAI SIGALIT SAADA		10135 GATE PKWY N APT 1508		JACKSONVILLE	FL	32246
086138 0070	JENKINS MONTEMLUS		2138 WILBERFORCE RD		JACKSONVILLE	FL	32209
086192 0000	JOHNSON RONNICE ET AL		2179 WILBERFORCE RD		JACKSONVILLE	FL	32209-2516
086194 0000	JOHNSON TRACEY L		2161 WILBERFORCE RD		JACKSONVILLE	FL	32209-2516
086139 0000	JORDAN VICKI		2123 WILSON AVE		JACKSONVILLE	FL	32207
086146 0010	MCINTOSH PATRICK		3644 LIGHTVIEW LN		JACKSONVILLE	FL	32225
086193 0000	MGB SQUARED MEMBER LLC		C/O MATT BRITAIN	100 SANDS POINT RD UNIT 225	LONGBOAT KEY	FL	34228
086140 0000	MORE DOORS LLC		7682 GLENMOOR LN STE 900 1823		WINTER PARK	FL	32792
086145 0000	OCON DENNIS		12627 KIRKBY COURT		JACKSONVILLE	FL	32225
086188 0000	OMA OPA LLC		5245 VISTA BLVD UNIT F3 337		SPARKS	NV	89436
086180 0300	PATE VERNITA A ET AL		2116 BENEDICT RD		JACKSONVILLE	FL	32209-2504
086201 0000	PRICE BEATRICE		2119 WILBERFORCE RD		JACKSONVILLE	FL	32209
086202 0000	PRICE BILLY		2119 WILBERFORCE RD		JACKSONVILLE	FL	32209
086148 0000	PRIESTER FRANCINA R		2131 MOREHOUSE RD		JACKSONVILLE	FL	32209
086144 0030	RODRIGUEZ REINALDO		6261 SYRINGA LN		JACKSONVILLE	FL	32211
026471 0000	SALAMEH SALIBA E		2708 N MAIN ST		JACKSONVILLE	FL	32206-2948
086181 0002	SAMUEL FELICIA R		2152 BENEDICT RD		JACKSONVILLE	FL	32209
086212 0000	SANDERS CLEO LIFE ESTATE		2131 BENEDICT RD		JACKSONVILLE	FL	32209-2503
086136 0000	SELLERS STEPHANIE ET AL		2102 WILBERFORCE RD		JACKSONVILLE	FL	32209
086149 0000	SOLTANIAN SHAHIN		1207 HICKORY VALLEY CT		ARLINGTON	TX	76006
086138 0000	STRIKLAND BETTY		2138 WILBERFORCE RD		JACKSONVILLE	FL	32209-2517
086150 0000	THAXTON GERALDINE		2117 MOREHOUSE RD		JACKSONVILLE	FL	32209-2508
086147 0000	TURNER VALYANDA RENEE		2141 MOREHOUSE RD		JACKSONVILLE	FL	32209-2508
086143 0100	VALENTIN ANGELENA I		2182 WILBERFORCE RD		JACKSONVILLE	FL	32209
086196 0000	WALTER DIHOANNA		11353 CHARLOTTE VIEW DR		CHARLOTTE	NC	28277
086197 0000	WEBB ANDRIA R ET AL		C/O GWENDOLYN SIMMONS	2409 SAINT LEGER DR	JACKSONVILLE	FL	32208
086211 0000	WESLEY JAMES		933 E FIRST ST	UNIT 4	LONG BEACH	CA	90802
086209 0120	WILKES MYRIAN R		2123 BENEDICT RD		JACKSONVILLE	FL	32209-2503
086218 0010	WITZHAKI DROR MOSHE		113 NESHER ST POB 18247	KARMIEL	ISRAEL 2171006		
	ROYAL TERRACE COMMUNITY, INC.	BRENDA WATERS	2116 TUSKEGEE RD		JACKSONVILLE	FL	32209
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W		JACKSONVILLE	FL	32209