

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

APRIL 19, 2022

Location: 0 Colorado Springs Avenue
Between Harrell Street and Miter Street

Real Estate Number(s): 003848-1600

Waiver Sought: Reduce Required Minimum Road Frontage from 80 feet to 0 feet.

Present Zoning: Residential Rural-Acre (RR-Acre)

Current Land Use Category: Rural Residential (RR)

Planning District: North, District 6

Owner: Thomas T. Tindall
10950 Colorado Springs Avenue
Jacksonville, Florida 32219

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage Ordinance 2022-0156 (WRF-22-05) seeks to reduce the minimum required road frontage from 80 feet to 0 feet to allow for a single family dwelling to be built on a parcel created in 2002. The property is located behind three other residential property that each share a common access easement. The subject site contains 1.45± acres of land.

In the RR-Acre Zoning District parcels of land need to be at least 43,560 Square Feet (1 acre), with 80 feet of road frontage for each single-family dwelling. The subject property currently has no direct access to Colorado Springs Road, however a shared access easement will be used to get to the Right of Way. The easement is located on the north portion of the subject site.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term “*Waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations... and for minimum street frontage, pursuant to Section 656.407. Waivers are authorized to be granted by the Commission pursuant to the criteria set forth in Section 656.133(b)” [of the Zoning Code].

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application meets all of the following criteria:

- (i) *Are there any practical or economic difficulties in carrying out the strict letter of the regulation?*

Yes. There are practical and economic difficulties in carrying out the strict letter of the zoning code. In the RR-Acre Zoning District, a property is required to have 80 feet of road frontage per single-family dwelling. Due to the lots location behind other lots it is not physically possible for the lot to gain access to the road unless the City developed a roadway to the parcel.

- (ii) *Is the request 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)?*

No. The applicant is proposing to construct a new single family home on a parcel split from 2002. The new parcel is over the minimum 1 acre in size and will have access to a public right of way, Colorado Springs Avenue through a shared easement.

- (iii) *Will the proposed waiver substantially diminish property values in, or alter the essential character of, the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?*

No. The waiver would permit a new single family dwelling to be constructed. The subject property is currently undeveloped. It is not anticipated that the construction of a new dwelling will reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. The proposed single-family dwelling and lot size are not out of character with the surrounding neighborhood.

- (iv) *Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?*

Yes. The subject property will have access to Colorado Springs Avenue, a public right of way, through a shared access easement on the northern portion of the site.

- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, and result in additional expense, the creation of nuisances or conflict with any other applicable law?*

No. There will be little to no effect on public health safety and welfare as the requested waiver will allow for one additional home in an area where lots already lack direct road frontage.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 24, 2022 by the Planning and Development Department the required Notice of Public Hearing sign **was not** posted.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage Ordinance 2022-0156 / WRF-22-05 be **APPROVED**.



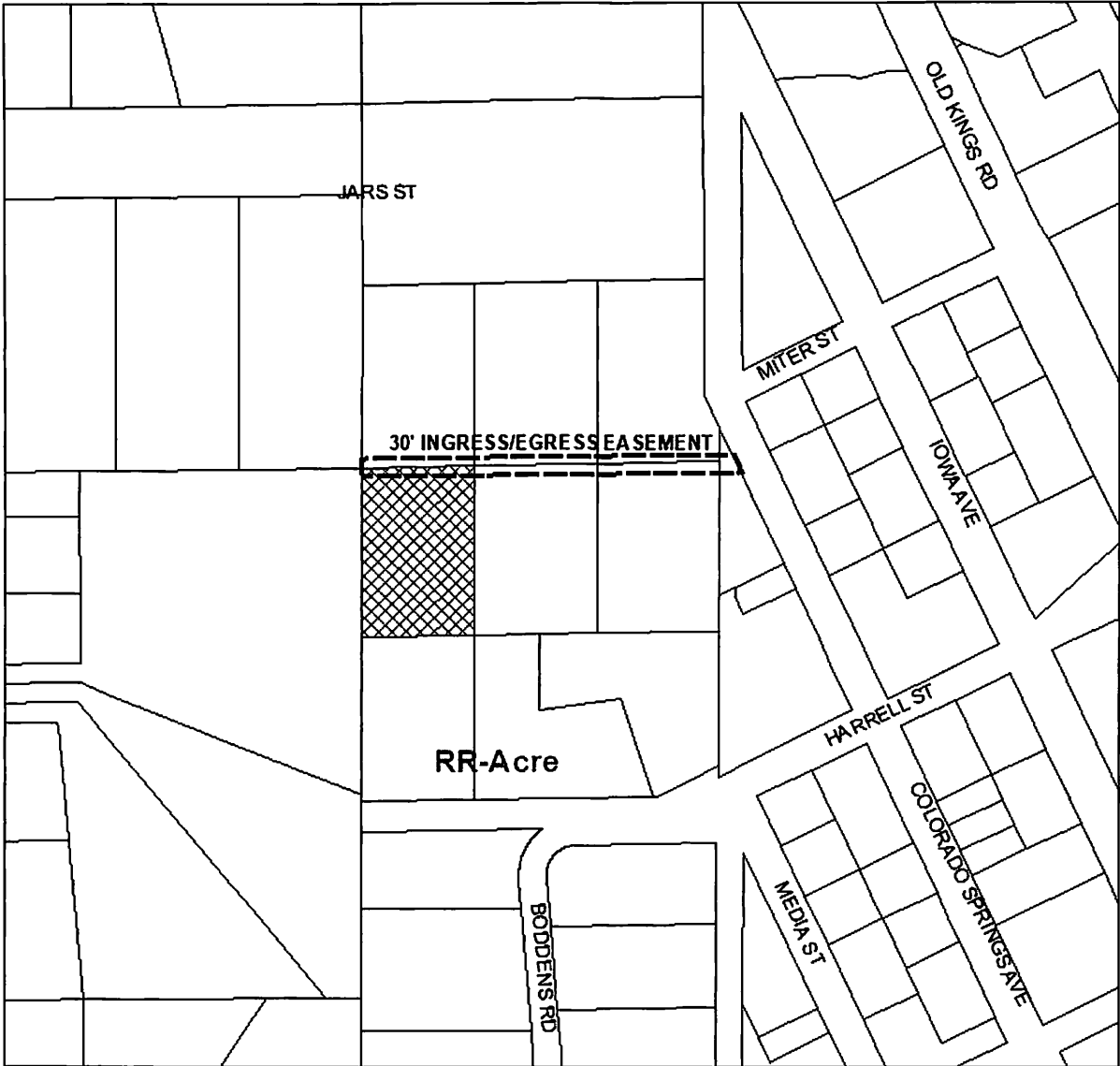
Aerial View



View of the Access Easement to the Site

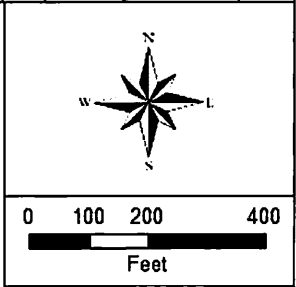
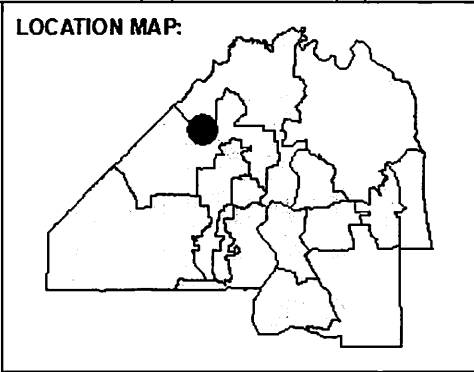


View of the neighboring house



REQUEST SOUGHT:

REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 35 FEET TO 0 FEET



COUNCIL DISTRICT:

8

TRACKING NUMBER

WRF-22-05

EXHIBIT 3

PAGE 1 OF 1

Legal Map

Date Submitted:	1/24/21
Date Filed:	2/1/22

Application Number:	WRF-22-05
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:	RR - Acre	Current Land Use Category:	RR
Council District:	8	Planning District:	6
Previous Zoning Applications Filed (provide application numbers): none			
Applicable Section of Ordinance Code: 656.133			
Notice of Violation(s):			
Neighborhood Associations: The Eden Group, Brandon Chase HOA, North Dr. Donald Ger			
Overlay: none			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	1	Amount of Fee:	Zoning Asst. Initials: A →

PROPERTY INFORMATION	
1. Complete Property Address: 0 Colorado Springs Ave, Jacksonville FL 32219	2. Real Estate Number: 00003848 1600 <i>00 848 1600</i>
3. Land Area (Acres): 1.58	4. Date Lot was Recorded: 12/06/2002
5. Property Located Between Streets: Harrell Street Miter Street	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>35</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted? Thomas B Tindall and Kimberly A Tindall	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Thomas B Tindall	10. E-mail: ttindall63@gmail.com
11. Address (including city, state, zip): 10950 Colorado Springs Ave Jacksonville FL 32219	12. Preferred Telephone: (904) 885-9357

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Thomas B Tindall	14. E-mail: ttindall63@gmail.com
15. Address (including city, state, zip): 10950 Colorado Springs Ave Jacksonville FL, 32219	16. Preferred Telephone: (904) 885-9357

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 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;</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>

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 lot was part of a larger property owned by the family patriarch which was parceled out to descendants so family may live in close proximity. It is on a legal easement (dirt road) along with the homes of other family members. There are three existing homes on this easement which received approval (ours is the final lot to be developed). Placing our home here would allow us to better care for my wife's aging mother, and use the land as was intended.

In addition to the easement currently in use, there is a second easement running South to Harrell Street which gives additional ingress/egress for emergency use if needed.

ATTACHMENTS

The following attachments must accompany each copy of the application.

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

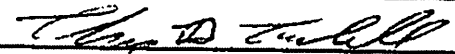
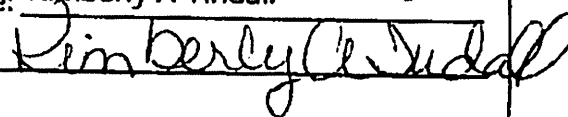
<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

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>Thomas B Tindall</u> Signature: <u></u></p>	<p>Applicant or Agent (if different than owner) Print name: _____ Signature: _____</p>
<p>Owner(s) Print name: <u>Kimberly A Tindall</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

Legal Description

1/26/2022

A portion of farm 28, Dinsmore Farms section 41, township 1 South, range 25 East, Duval County, Florida, and being more particularly described as follows:

Commence at the intersection of North right of way line of Harrell Street with the Westerly boundary of Farm 28, Dinsmore Farms; thence North 00 Degrees 03 minutes 30 seconds West along the Westerly boundary of Farm 28, 294.72 feet to the point of beginning; Thence continue North 00 Degrees 03 minutes 30 seconds West along said Westerly boundary of Farm 28 308.22 feet; Thence North 89 Degrees 09 minutes 42 seconds East 223.44 feet; Thence South 00 Degrees 00 minutes 48 seconds West 308.40 feet; Thence South 89 Degrees 12 minutes 20 seconds West 223.05 feet to the point of beginning.

Together with and subject to a easement for ingress and egress a portion of Farm 28, Dinsmore Farms (unrecorded) and a portion of Georgia Street (closed by Ordinance 84-1414-753, all section 41, Township 1 South, range 25 East, Duval County Florida and a portion of Lot 7, Block 41, Dinsmore Subdivision (unrecorded) section 41, Township 1, range 25 East; and being more particularly described as follows:

Commence at the intersection of the North right of way line of Harrell Street (a 60 foot right of way) and the Westerly boundary of Farm 28; thence North 00 degrees 03 minutes 30 seconds West, along said Westerly boundary of Farm 28, 587.94 feet; thence North 89 degrees 09 minutes 42 seconds East, 1.00 feet to the point of beginning; thence continue North 89 degrees 09 minutes 42 seconds East 589.27 feet to the Westerly right of way line of Colorado Avenue (a 80.00 foot right of way); thence North 26 degrees 18 minutes 23 seconds West, along said Westerly right of way, 33.23 feet; thence South 89 degrees 09 minutes 42 seconds West, 674.57 feet; thence South 00 degrees 03 minutes 30 seconds East, 30.00 feet to the point of beginning.

Exhibit 1

Page 1 of 1

**Legal Description
Exhibit 1
June 30, 2021**

**U/R 41-1S-25E 1.58
DINSMORE FARMS
PT FARM 28 RECD O/R 10802-775**

**Or:
Dinsmore Farm 28, section 41, township 1 South,
Range 25 East, Duval County, FL**

EXHIBIT A - Property Ownership Affidavit

Date: 1/20/2022

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:
RE #003848 1600

To Whom it May Concern:

I Thomas B, and Kimberly A Tindall hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for road frontage waiver submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Kimberly A Tindall

By _____

Print Name: Thomas B Tindall, Kimberly A Tindall Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

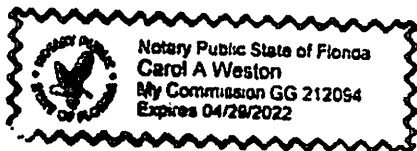
Sworn to and subscribed and acknowledged before me this 20th day of Jan ~~2017~~ ²⁰²², by Thomas B Tindall Kimberly A Tindall, who is personally known to me or who has produced _____ as identification and who took an oath.

Carol Weston

(Signature of NOTARY PUBLIC)

Carol Weston

(Printed name of NOTARY PUBLIC)



State of Florida at Large. 4/29/2022
My commission expires: 4/29/2022

COPY

MAP SHOWING BOUNDARY SURV

A PORTION OF FARM 28, DINSMORE FARMS (UNRECORDED) SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF HARRELL STREET (A 60.00 FOOT WITH THE WESTERLY BOUNDARY OF FARM 28, DINSMORE FARMS (UNRECORDED); THENCE NORTH 08 DEGREES 30 SECONDS WEST, ALONG THE WESTERLY BOUNDARY OF FARM 28, 294.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST, ALONG SAID WESTERLY BOUNDARY OF FARM 28, 48 SECONDS WEST, 308.40 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 20 SECONDS WEST, 223.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A EASEMENT FOR INGRESS AND EGRESS A PORTION OF FARM 28 DINSMORE FARMS (UNRECORDED) AND A PORTION OF GEORGIA STREET (CLOSED 84-1413-753, ALL IN SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND LOT 7, BLOCK 41, DINSMORE SUBDIVISION (UNRECORDED) SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF HARRELL STREET (A 60.00 FOOT AND THE WESTERLY BOUNDARY OF FARM 28; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST, WESTERLY BOUNDARY OF FARM 28, 587.94 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 42 SECONDS WEST TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 09 MINUTES 42 SECONDS EAST, 681 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COLORADO AVENUE (A 80.00 FOOT RIGHT OF WAY); THENCE NORTH 18 MINUTES 23 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 33.23 FEET; THENCE SOUTH 42 SECONDS WEST, 674.57 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST, THE POINT OF BEGINNING.

EXHIBIT "A"

- NOTES:
1. BEARINGS SHOWN HEREON ARE ASSUMED.
 2. BEARING OF S 89 12'20" W OF HARRELL STREET HELD FIXED.
 3. FIELD WORK 03/20/02
- BOUNDARIES SHOWN HEREON ESTABLISHED FROM SURVEYS BY
RAY MILLER & ASSOCIATES DATED AUGUST / 24 / 1961
AND JOHN F. YOUNG & ASSOCIATES DATED 09/10/1958

EASEMENT

TINDALL THOMAS B
2725 ROCHFORD CT
JACKSONVILLE, FL 32225
TINDALL KIMBERLY A

Primary Site Address
0 COLORADO SPRINGS AVE
Jacksonville FL 32219

Official Record Book/Page
19929-01963

Title #
5311

0 COLORADO SPRINGS AVE

Property Detail

RE #	003848-1600
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	00042 DINSMORE FARMS S/D SEC
Total Area	62980

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$35,550.00	\$35,550.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$35,550.00	\$35,550.00
Assessed Value	\$27,721.00	\$35,550.00
Cap Diff/Pertability Amt	\$7,829.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$27,721.00	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
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19929-01963	9/23/2021	\$100.00	QC - Quit Claim	Unqualified	Vacant
10802-00775	12/6/2002	\$100.00	QC - Quit Claim	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	1.58	Acreage	\$35,550.00	1	U/R 41-1S-25E 1.58
										2	DINSMORE FARMS
										3	PT FARM 2B RECD O/R 10802-775

Legal

Buildings

No data found for this section

2021 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	\$27,721.00	\$0.00	\$27,721.00	\$288.35	\$317.18	\$303.44
Public Schools: By State Law	\$35,550.00	\$0.00	\$35,550.00	\$130.01	\$126.56	\$124.38
By Local Board	\$35,550.00	\$0.00	\$35,550.00	\$79.92	\$79.92	\$76.46
FL Inland Navigation Dist.	\$27,721.00	\$0.00	\$27,721.00	\$0.81	\$0.89	\$0.85
Water Mgmt Dist. SJRWMD	\$27,721.00	\$0.00	\$27,721.00	\$5.76	\$6.34	\$6.07
Totals				\$504.85	\$530.89	\$511.20

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$35,550.00	\$25,201.00	\$0.00	\$25,201.00
Current Year	\$35,550.00	\$27,721.00	\$0.00	\$27,721.00

2021 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.

2021

2020

2019

2018

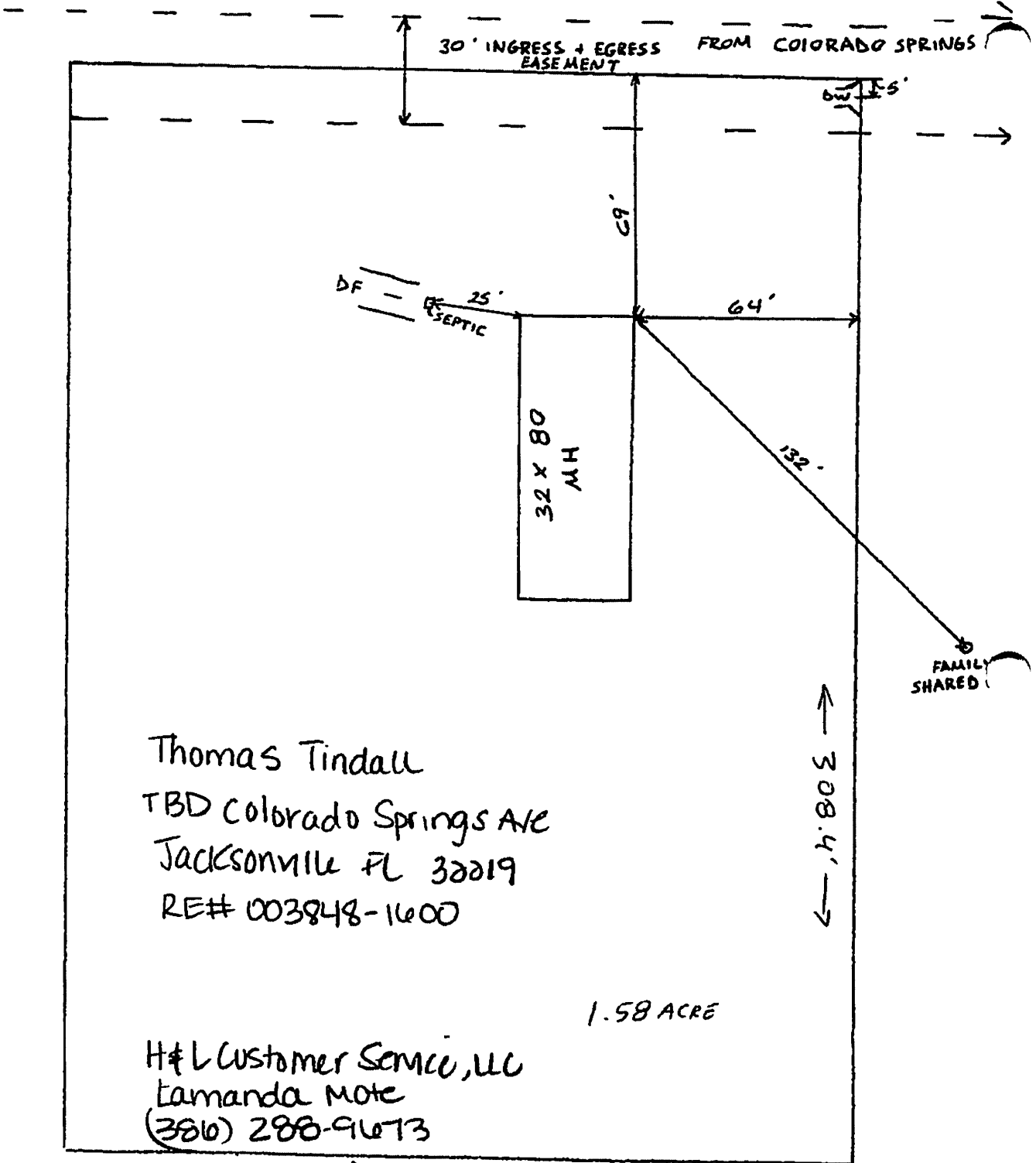
2017

2016

2015

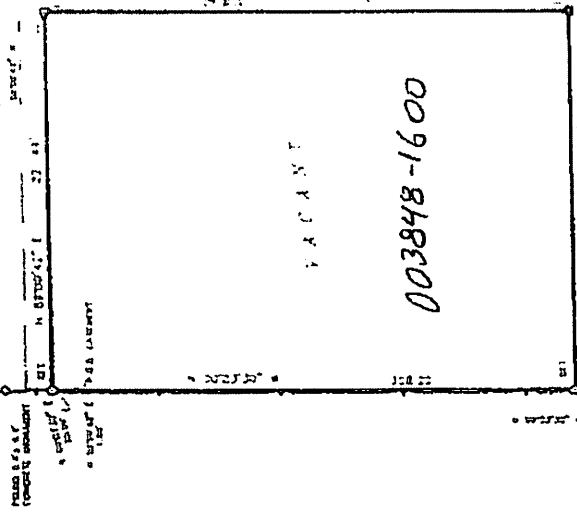


1" = 40'



Ymett
12/22/2021

3000 BASEMENT FOR HOUSES AND OFFICES



FARM 20

COLORADO (80 N/W) AVENUE

H. I. O. C. K. ST.

HARRIS (100 S/W) STREET

HARRIS (60 N/W) STREET

H. I. O. C. K.

PLAT 100

PLAT 101

PLAT 102

PLAT 103

PLAT 104

PLAT 105

PLAT 106

PLAT 107

PLAT 108

PLAT 109

PLAT 110

PLAT 111

PLAT 112

PLAT 113

PLAT 114

PLAT 115

PLAT 116

PLAT 117

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PLAT 140

PLAT 100

PLAT 101

PLAT 102

PLAT 103

PLAT 104

PLAT 105

PLAT 106

PLAT 107

PLAT 108

PLAT 109

PLAT 100

PLAT 101

PLAT 102

PLAT 103

PLAT 104

PLAT 105

PLAT 106

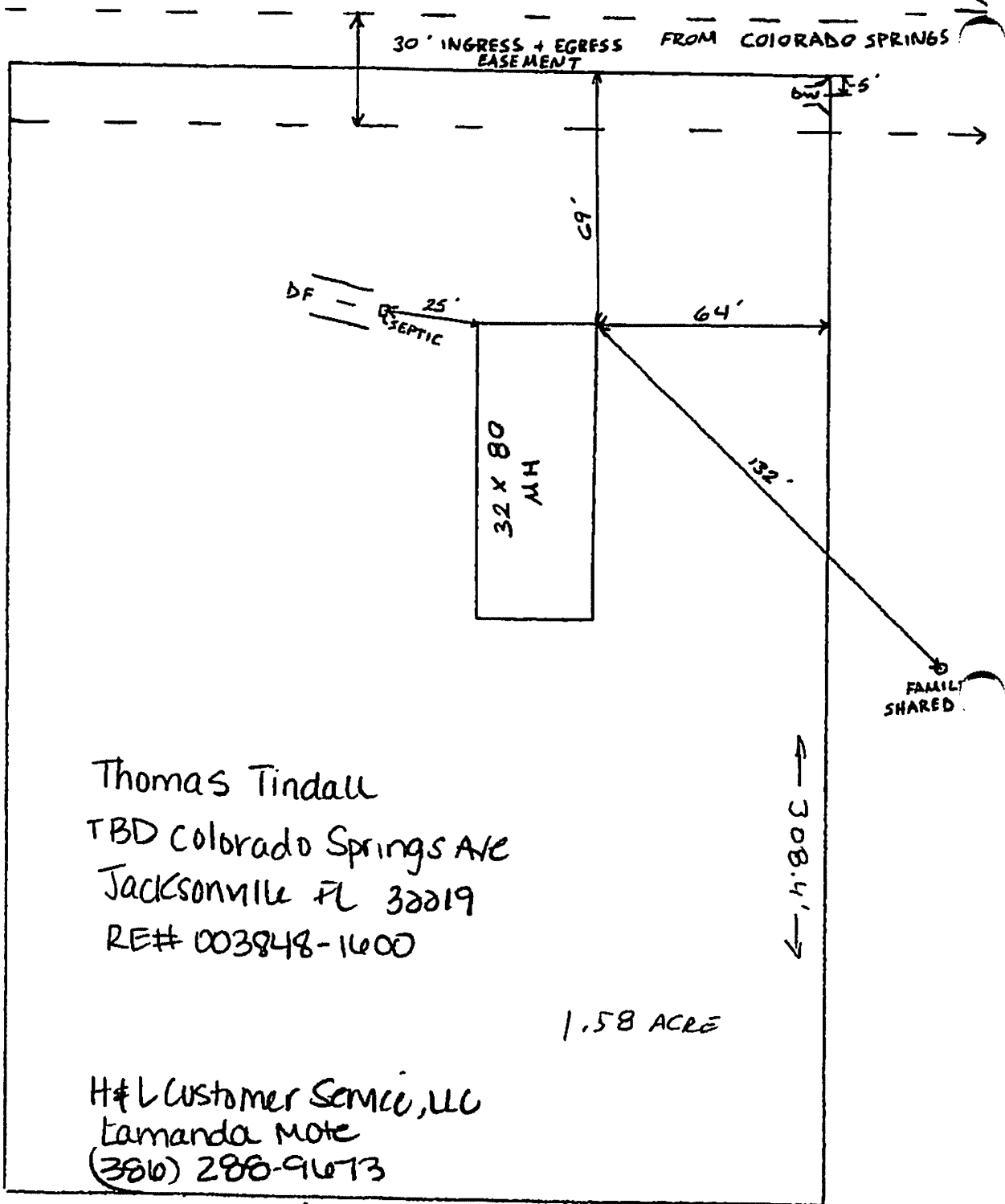
PLAT 107

PLAT 108

PLAT 109



1" = 40'



Thomas Tindall
TBD Colorado Springs Ave
Jacksonville FL 32219
RE# 003848-1600

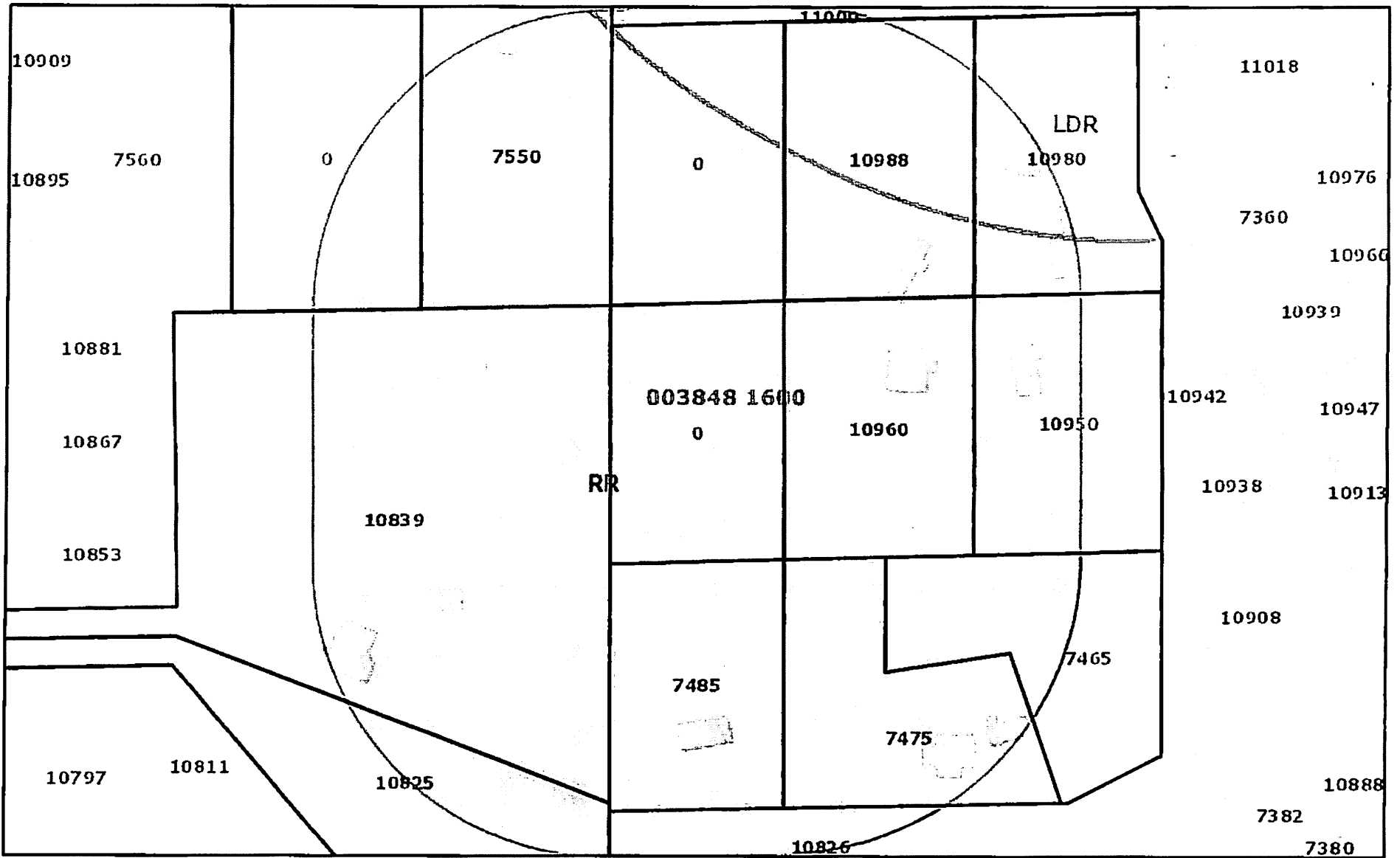
1.58 ACRE

H&L Customer Service, LLC
Tamanda Mote
(386) 288-9673

Ymott
12/22/2021

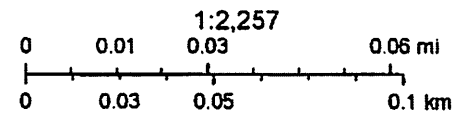
PR	LNAME	LNAME2	MAIL_ADDR1	MAIL_CITY	MA	MAIL_ZIP
003853 0150	ANDERSON ETHEL		7550 JARS ST	JACKSONVILLE	FL	32219
002671 2110	BRESLENDAS MELISSA H		10839 BRANDON CHASE DR	JACKSONVILLE	FL	32219-1685
003848 1840	DEASON PATRICIA GASKINS		10988 COLORADO SPRINGS AVE	JACKSONVILLE	FL	32219
003848 1832	HADDOCK FELICITY G		10980 COLORADO SPRINGS AVE	JACKSONVILLE	FL	32219
003853 0000	JACOBS EVELYN L		11000 COLORADO SPRINGS AVE	JACKSONVILLE	FL	32219
002671 2105	JOYNER LASHANATA Y		10825 BRANDON CHASE DR	JACKSONVILLE	FL	32219-1685
003848 1000	MERRITT LINDA G		7465 HARRELL ST	JACKSONVILLE	FL	32219-2024
003848 0000	MUSSELWHITE RAINAH M		7485 HARRELL ST	JACKSONVILLE	FL	32219
003848 1700	ROGERS ED		11000 COLORADO SPRINGS AVE	JACKSONVILLE	FL	32217
003848 1850	ROGERS ED SAMUEL		7475 HARRELL ST	JACKSONVILLE	FL	32219
003848 1600	TINDALL THOMAS B		2725 ROCHFORD CT	JACKSONVILLE	FL	32225
003848 1500	WESTON CAROL A LIFE ESTATE		10950 COLORADO SPRINGS AVE	JACKSONVILLE	FL	32219
	NORTH	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S	JACKSONVILLE	FL	32226
	THE EDEN GROUP INC.	DICK BERRY				
	BRANDON CHASE HOA	GLENDA GILLEY	10838 BRANDON CHASE DR	JACKSONVILLE	FL	32219

Land Development Review



January 24, 2022

- Parcels
- Land Use
- Parcels For Notice
- Mandarin Height Overlay



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri