

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

March 23, 2023

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2023-0128**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There was one speaker who had concerns with the potential access points on Cedar Point Road and Buffers for the proposed Fire Station. The Department recommended the speaker reach out to the Public Works Department so they can address her concerns during the planning stages of the project. There was little discussion among the Commissioners.

Planning Commission Vote: 8-0

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
David Hacker	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B".

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FO

APPLICATION FOR REZONING ORDINANCE 2023-0128

MARCH 23, 2023

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2023-0128**.

Location: 0 Cedar Point Road

Real Estate Number: 159845-0000

Current Zoning District: Commercial Office (CO)

Proposed Zoning District: Public Buildings and Facilities-1 (PBF-1)

Current Land Use Category: Community/General Commercial (CGC)

Planning District: North, District 6

Applicant/Owner: City of Jacksonville
214 North Hogan Street
Jacksonville, FL 32202

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2023-0128 (Z-4758)** seeks to rezone approximately 5.39± acres of property from Commercial Office (CO) to Public Buildings and Facilities-1 (PBF-1) to allow for a temporary Fire Station for Station No. 76. The Planning and Development Department finds that the subject property is located in the Community/General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and

(c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. *Is the proposed rezoning consistent with the 2030 Comprehensive Plan?*

Yes. The Planning and Development Department finds that the subject property is located in the Community/General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The subject site is 5.39± acre site located at the corner of Cedar Point Road and Boney Road for a proposed temporary fire station. Fire Stations are allowed as a secondary use in the CGC land use category.

The Pumpkin Hill Creek Preserve State Park may encroach on the northern side of the property; however, this may be a mistake on the available boundary maps. According to the survey provided, there is a 4-foot wire fence along the northern side of the property separating it from the state park. If there are any issues concerning the state park, they should be addressed in the site plan review.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

2. *Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?*

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Fire Stations are allowed as a secondary use in the CGC land use category.

The subject site is located on Cedar Point Road within the Rural Development Area. According to the provided JEA letter of availability, potable water may be supplied via an existing 12-inch water main within the Cedar Point Road right-of-way. There is an existing 8-inch sewer force main within the Cedar Point Road right-of-way that will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" diameter).

The proposed zoning change from CO to PBF-1 is allowed within the CGC land use category in the Rural Development Area.

Future Land Use Element

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational, and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

The subject property is located around residential properties, while serving as a public facility. There are other zoning categories such as industrial, commercial, and PUD's that the fire station could serve close by. This variety of zoning districts and uses follows Goal 3 of the Land Use Element.

Archaeological

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Policy 1.2.6

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Adaptation Action Area

The City of Jacksonville implemented the 2015 Peril of Flood Act (Chapter 2015-69, Laws of Florida) by establishing an Adaptation Action Area (AAA). The AAA boundary is an area that experiences coastal flooding due to extreme high tides and storm surge. The area is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. Ordinance 2021-732-E expands the AAA boundaries to those areas within the projected limits of the Category 3 storm surge zone and those contiguous areas of the 100-year and 500-year Flood Zones.

The approximately 2/3 of the property is located within the AAA boundary (Ordinance 2021-732-E). The applicant is encouraged to address the new policies through site design, clustering of development and other resiliency efforts.

Policy 11.5.2

The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA

Policy 1.5.14

In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a Conservation land use category, Conservation zoning district, and/or conservation easement.

3. Does the proposed rezoning conflict with any portion of the City's land use regulations?

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from Commercial Office to Public Buildings and Facilities-1 to allow for a temporary fire station.

SURROUNDING LAND USE AND ZONING

The subject site is located north of Cedar Point Road, a local roadway. The subject property is zoned Commercial Office (CO), which was used as a timber field. Properties to the east and west are zoned Residential Rural-Acre with a church to the east and single-family dwellings to the west. Rawls Ranch PUD, located to the south of the subject property, approved through PUD Ord. #2003-0574 is developed with single-family dwellings. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CO	Vacant Governmental
South	RR	PUD: 2003-0574	Single Family Dwellings
East	RR	RR-Acre	Church
West	RR	RR-Acre	Single-Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to PBF-1 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

The Public Hearing signs were posted by the Planning and Development Department, on March 8, 2023.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2023-0128 be **APPROVED**.



Aerial View

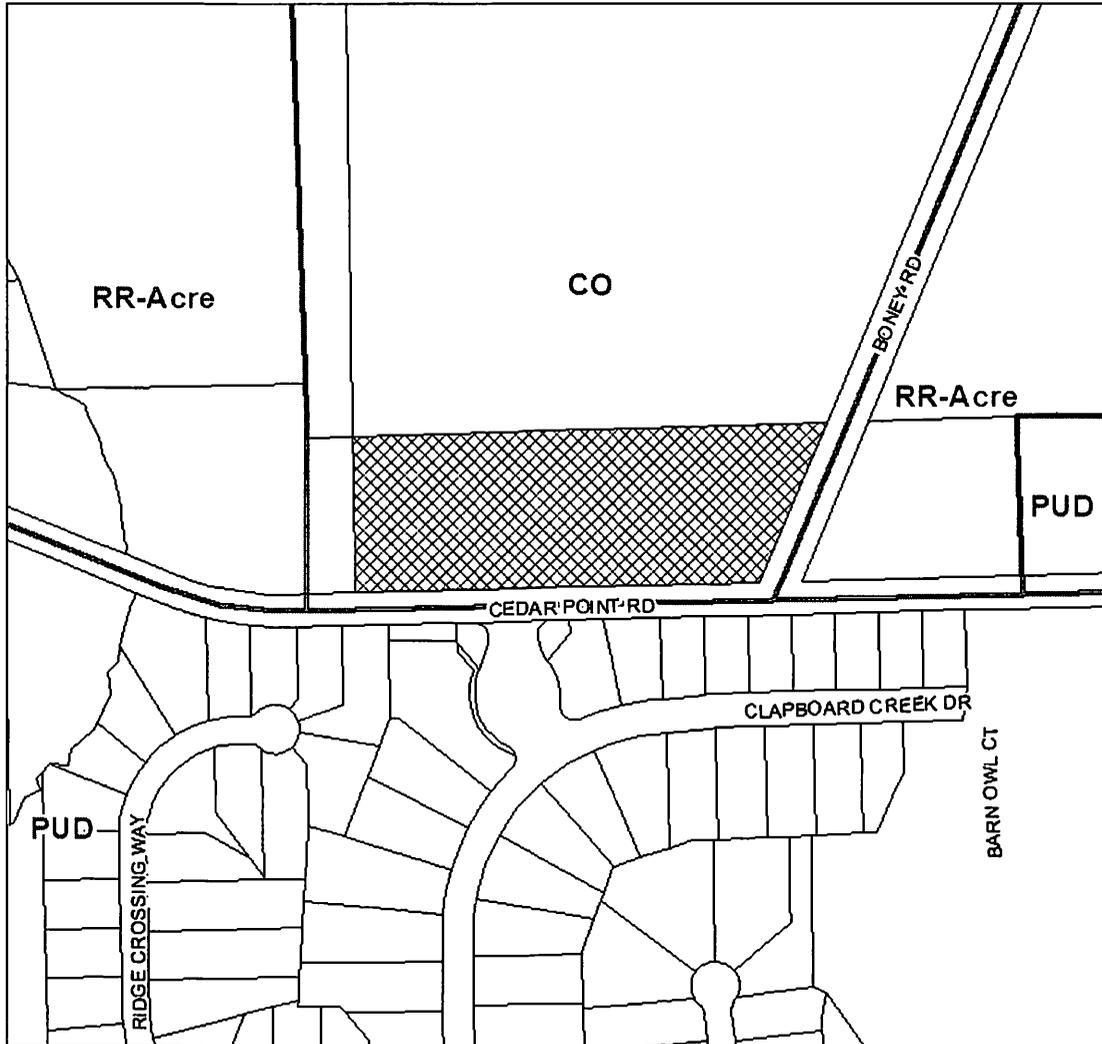
Source: JaxGIS Map



View of Subject Property from Cedar Point Road
Source: Planning and Development Department



View of Subject Property from Boney Road
Source: Planning and Development Department

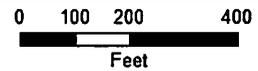
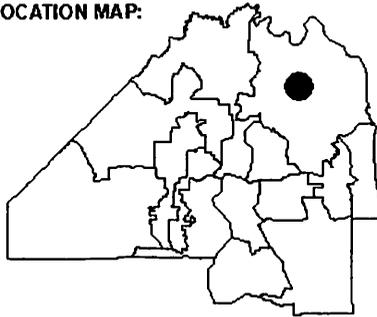


REQUEST SOUGHT:

FROM: CO

TO: PBF-1

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2023-4758

EXHIBIT 2
PAGE 1 OF 1

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2023-0128 **Staff Sign-Off/Date** CAF / 02/23/2023
Filing Date N/A **Number of Signs to Post** 5
Hearing Dates:
1st City Council 03/28/2023 **Planning Commission** 03/23/2023
Land Use & Zoning 04/04/2023 **2nd City Council** N/A
Neighborhood Association M & M DIARY, INC.; THE EDEN GROUP; NPS TIMUCUAN ECOLOGICAL AND HISTORIC PRE.
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 4758 **Application Status** FILED COMPLETE
Date Started 01/31/2023 **Date Submitted** 01/31/2023

General Information On Applicant

Last Name JACKSONVILLE **First Name** CITY OF **Middle Name**
Company Name CITY OF JACKSONVILLE
Mailing Address 214 NORTH HOGAN STREET, SUITE 300
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9042557800 **Fax** **Email** COMMUNITYPLANNING@COJ.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info
Last Name JACKSONVILLE **First Name** CITY OF **Middle Name**
Company/Trust Name CITY OF JACKSONVILLE
Mailing Address 214 NORTH HOGAN STREET, SUITE 300
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9042557800 **Fax** **Email** COMMUNITYPLANNING@COJ.NET

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 159845 0000	2	6	CO	PBF-1

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

Existing Land Use Category

CGC

Land Use Category Proposed?**If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 5.39**Justification For Rezoning Application****Location Of Property****General Location**

NORTH OF CEDAR POINT ROAD, WEST OF BONEY ROAD

House #	Street Name, Type and Direction	Zip Code
0	CEDAR POINT RD	32226

Between Streets

BONEY ROAD and TEEGER ROAD

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit – Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
 5.39 Acres @ \$10.00 /acre: \$60.00
- 3) Plus Notification Costs Per Addressee
 Notifications @ \$7.00 /each:
- 4) Total Rezoning Application Cost:
 NOTE: Advertising Costs To Be Billed to Owner/Agent

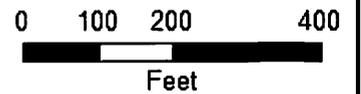
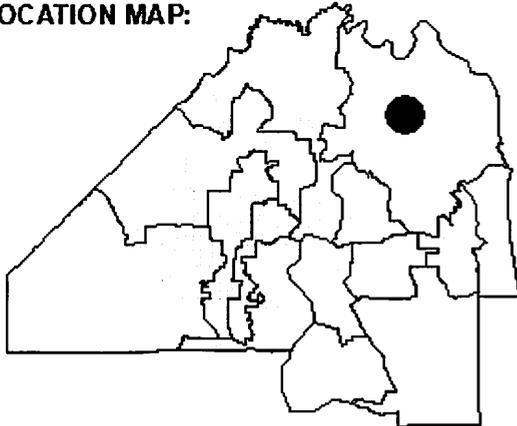


REQUEST SOUGHT:

FROM: CO

TO: PBF-1

LOCATION MAP:



COUNCIL DISTRICT:

2

ORDINANCE NUMBER

ORD-2023-0128

TRACKING NUMBER

T-2023-4758

**EXHIBIT 2
PAGE 1 OF 1**

LEGAL DESCRIPTION

January 31, 2023

FIRE STATION 76 PARENT TRACT:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD (A 60 FOOT RIGHT OF WAY) WITH THE WESTERLY RIGHT OF WAY LINE OF BONEY ROAD (A 66 FOOT RIGHT OF WAY); THENCE SOUTH 88°28'45" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 742.34 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 17359, PAGE 1958, PARCEL 2 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°45'27" WEST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 288.43 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE NORTH 87°59'49" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, A DISTANCE OF 866.20 FEET TO A POINT IN SAID WESTERLY RIGHT OF WAY LINE OF BONEY ROAD; THENCE SOUTH 21°49'52" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 322.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 5.39 ACRES, MORE OR LESS



Availability Letter

Maria Williams

8/1/2022

City of Jacksonville

214 N Hogan Street

Jacksonville, Florida 32202

Project Name: Temporary Fire Station # 76

Availability #: 2022-2876

Attn: Maria Williams

Thank you for your inquiry regarding the availability of Electric, 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.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 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 by 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:

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.

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,

Sigrid Baker
duncsg2@jea.com
(904) 544-0371

Availability Number: 2022-2876

Request Received On: 7/25/2022

Availability Response: 8/1/2022

Prepared by: Sigrid Baker

Expiration Date: 07/31/2024

Project Information

Name: Temporary Fire Station # 76

Address:

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 520

Parcel Number: 159845 0000

Location:

Description: Temporary Fire Station Mobile home (29' x 56') and temporary metal garage (40' x 40')

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 12-inch water main within Cedar Point Rd ROW.

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 8-inch sewer force main within Cedar Point Rd ROW.

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through the JEA Sages program, Step 2, and select Force Main Connection Pressure Letter Request. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program, Step 2, and select Development Meeting.

Reclaimed Water

Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

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.

General Conditions:

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages. Submit your plans for water/waste water review by Step 2 in Sages. After your plans are approved, you can submit your permit applications by access Step 3 in Sages, select Permit Determination. After your plans, permits and shop drawings have been approved, as applicable, you can request a Pre-Construction Meeting by accessing Step 4 in Sages. Any required inspections you need for your project can be requested by accessing Step 4 in Sages. Project As-Builts can be submitted by accessing Step 4 in Sages. After your as-builts are approved you can submit your Permit COC applications by accessing Step 4 in Sages. After your permits are cleared, you can submit your project Acceptance Package by accessing Step 5 in Sages. After your project has been accepted you can submit your Commercial New Service Application by accessing Step 2 in Sages.

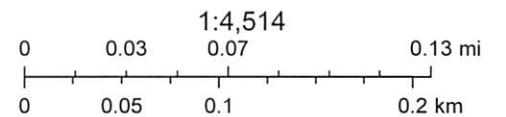
Subsequent steps you need to take to get service:

Land Development Review



January 31, 2023

Parcels



<u>RE</u>	<u>LNAME</u>	<u>LNAME2</u>	<u>MAIL_ADDR1</u>	<u>MAIL_ADDR2</u>	<u>MAIL_ADDR3</u>	<u>MAIL_CITY</u>	<u>MAIL_STATE</u>	<u>MAIL_ZIP</u>
159942 4120	** CONFIDENTIAL **		12205 RIDGE CROSSING WAY			JACKSONVILLE	FL	32226
159942 4100	AMAYA ALEXANDER G REYES		12204 RIDGE CROSSING WAY			JACKSONVILLE	FL	32226
159942 2770	BARBER MARCIE D		5329 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
159942 2160	CARY DUSTIN		5365 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
159942 2090	CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT		3501 QUADRANGLE BLVD SUITE 270			ORLANDO	FL	32817
159866 0000	CHARLOTTE'S POINT INVESTMENT INC		161 HAMPTON POINT DR STE 1			ST AUGUSTINE	FL	32092
159845 0000	CITY OF JACKSONVILLE		117 W DUVAL ST STE 480			JACKSONVILLE	FL	32202
159942 4125	CORLEY MILTON		12199 RIDGE CROSSING WAY			JACKSONVILLE	FL	32226
159942 2180	GARCIA LINDA M		5389 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226-4775
159942 2175	HAAS CHRISTOPHER A		5383 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
159942 4090	HANEY DENETRA		12192 RIDGE CROSSING WAY			JACKSONVILLE	FL	32226
159942 2205	HILL CAESAR R		5360 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
159942 2145	HILL LEONNI ET AL		5347 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226-4775
159851 0000	HOUSTON KATRINA MICHELLE		5191 CEDAR POINT RD			JACKSONVILLE	FL	32226
159942 2155	HUTCHENS JAMES KENNETH		5359 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
159942 2195	JACKSON ROBERT T III		5378 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
159942 4105	KEEN KAREN P		12210 RIDGE CROSSING WAY			JACKSONVILLE	FL	32226
159830 0025	KIRKSEY CHARLIE E ET AL		837 CEDAR BAY RD			JACKSONVILLE	FL	32218-4933
159942 2210	LEDGER MARK ALAN		5354 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
159942 2200	LENOX KEVIN		5372 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
159942 2150	LOPEZ MANUEL A M & M DAIRY INC	TERESA L. MOORE	5353 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226-4775
159942 2190	MAPLE TRAVIS L		12275 HOLSTEIN DR			JACKSONVILLE	FL	32226
159942 4095	MARTINEZ ESTEBAN A		5384 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
159942 2170	MCNAMER JOHANNA L		PSC 812 BOX 3607			FPO	AE	09627-0037
159942 2775	MIDDLETON HASSAN		5377 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
159942 2775	MIDDLETON HASSAN		5335 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
159942 4110	MIGHT ELLIE L		12216 RIDGE CROSSING WAY			JACKSONVILLE	FL	32226
159942 2787	MOREDOCK JEFFREY L NORTH	DR. DONALD GREEN	5341 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
	NPS TIMUCUAN ECOLOGICAL AND HISTORIC PRE	CHRIS HUGHES	2940 CAPTIVA BLUFF RD S			JACKSONVILLE	FL	32226
159846 0000	OAK GROVE BAPTIST CHURCH		13165 MT PLEASANT RD			JACKSONVILLE	FL	32225
159942 4115	PETROSINO MARIA T		5201 CEDAR PT RD			JACKSONVILLE	FL	32226-1445
159942 2185	SHERWOOD RICHARD J		12211 RIDGE CROSSING WAY			JACKSONVILLE	FL	32226
159942 2165	SIMS NKOSI		5395 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
159855 1000	ST JOHNS RIVER WATER MANAGEMENT DISTRICT		5371 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
159851 0100	ST JOHNS RIVER WATER MANAGEMENT DISTRICT ET AL THE EDEN GROUP INC.	DICK BERRY	C/O FL DEPT ENVIRON PROT DIV STATE LANDS PO BOX 1429	3900 COMMONWEALTH BLVD STA 115		TALLAHASSEE	FL	32399-6575
159942 2010	TIDEWATER PROPERTY HOMEOWNERS ASSOCIATION INC		6620 SOUTHPOINT DR S STE 610			JACKSONVILLE	FL	32216
159942 2215	WILLIAMS ADRIAN M		5348 CLAPBOARD CREEK DR			JACKSONVILLE	FL	32226
159849 0000	WRENTMORE KEVIN D		5191 CEDAR POINT RD			JACKSONVILLE	FL	32226

Total: 39