

## Application For Administrative Deviation

### Planning and Development Department Info

**Application #** N/A **Staff Sign-Off/Date** N/A / N/A

**Filing Date** N/A **Number of Signs to Post** N/A

**Current Land Use Category** N/A

**Deviation Sought** N/A

**Applicable Section of Ordinance Code** N/A

**Notice of Violation(s)** N/A

**Hearing Date** N/A

**Neighborhood Association** N/A

**Overlay** N/A

### Application Info

**Tracking #** 5398

**Application Status** FILED COMPLETE

**Date Started** 01/05/2024

**Date Submitted** 01/05/2024

### General Information On Applicant

**Last Name**

STOECKEL

**First Name**

JOHN

**Middle Name**

J

**Company Name**

MJ STOKES CONSULTING LLC

**Mailing Address**

9872 MONTAGUE ST

**City**

TAMPA

**State**

FL

**Zip Code**

33626

**Phone**

6077253269

**Fax**

**Email**

JJS@MJSTOKESCONSULTING.COM

### General Information On Owner(s)

**Last Name**

TOME

**First Name**

VICENTE

**Middle Name**

**Company/Trust Name**

BURGER KING COMPANY, LLC

**Mailing Address**

5707 BLUE LAGOON DRIVE

**City**

MIAMI

**State**

FL

**Zip Code**

33126

**Phone**

8137244199

**Fax**

**Email**

JJS@MJSTOKESCONSULTING.COM

### Property Information

**Previous Zoning Application Filed?** ☐

**If Yes, State Application No(s)**

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	024225 0000	10	5	CCG-2
Map	023685 0000	10	5	CCG-2

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

Total Land Area (Nearest 1/100th of an Acre) 1.21

**In Whose Name Will The Deviation Be Granted**

BURGER KING COMPANY, LLC

**Is transferability requested?** ☐ Yes ☒ No

If approved, the administrative deviation is transferred with the property.

**Location Of Property**

**General Location**

NORTH SIDE OF LEM TURNER ROAD, APPROX 230-FT SE OF INTERSECTION

**House #** 7725 **Street Name, Type and Direction** LEM TURNER RD **Zip Code** 32208

**Between Streets**

EDGEWOOD AVE W and OAKHURST AVE

**Utility Services Provider**

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

**Deviation sought**

**Click on a check box to provide details pertaining to the deviation sought.**

- ☐ Reduce required minimum lot area from  to  square feet.
- ☐ Increase maximum lot coverage from  % to  %.
- ☐ Increase maximum height of structure from  to  feet.
- ☐ Reduce required yard(s)
- ☐ Reduce minimum number of off-street parking spaces from  to .
- ☐ Increase the maximum number of off-street parking spaces from  to .
- ☐ Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of **15** feet to  feet.
- ☐ Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of **25** feet to  feet.
- ☐ Decrease minimum number of loading spaces from  required to  loading spaces.
- Reduce the dumpster setback from the required **5** feet along:
- ☐ North to  feet;
- ☒ East to 0  feet;
- ☐ South to  feet;
- ☐ West to  feet.
- ☐ Decrease the minimum number of bicycle parking spaces from  required to  spaces.
- ☐ Reduce the minimum width of drive from  feet required to  feet.
- ☐ Reduce vehicle use area interior landscape from  square feet to  square feet.
- ☐ Increase the distance from the vehicle use area to the nearest tree from **55** feet maximum to  feet.
- ☐ Reduce the number of terminal island trees from  terminal islands required to  terminal islands.

- ☐ Reduce the landscape buffer between vehicle use area along  
Enter Street Name from **10** feet per linear feet of  
frontage and **5** feet minimum width required to feet per linear feet of frontage and  
feet minimum width.
- ☐ Reduce the number of shrubs along Enter Street Name from  
required to shrubs.
- ☐ Reduce the number of trees along Enter Street Name from  
required to trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from **5** feet minimum width required along:

- ☒ North boundary to 0 feet;
- ☐ East boundary to feet;
- ☒ South boundary to 0 feet;
- ☐ West boundary to feet.

Reduce the number of trees along:

- ☐ North property boundary from required to trees;
- ☐ East property boundary from required to trees;
- ☐ South property boundary from required to trees;
- ☐ West property boundary from required to trees.

☐ Increase the maximum width of the driveway access from Enter Street Name  
from 24 36 48 feet required to feet.

☐ Decrease the minimum width of the driveway access from Enter Street Name  
from 24 36 48 feet required to feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required along:

- ☐ North to feet;
- ☐ East to feet;
- ☐ South to feet;
- ☐ West to feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required along:

- ☐ North to feet;
- ☐ East to feet;
- ☐ South to feet;
- ☐ West to feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

- ☒ North property boundary to 0 feet wide;
- ☐ East property boundary to feet wide;
- ☐ South property boundary to feet wide;
- ☐ West property boundary to feet wide.

Reduce the uncomplimentary land use buffer trees along:

- ☐ North property boundary from required to trees;
- ☐ East property boundary from required to trees;
- ☐ South property boundary from required to trees;
- ☐ West property boundary from required to trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

- ☐ North property boundary to  feet tall and  %;
- ☐ East property boundary to  feet tall and  %;
- ☐ South property boundary to  feet tall and  %;
- ☐ West property boundary to  feet tall and  %.

### Required Attachments

The following items must be attached to the application.

- ☒ Survey
- ☒ Site Plan
- ☒ 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, <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
- ☐ Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only
- ☐ Elevations, must be drawn to scale - height increase requests only

### Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

**I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.**

THE PROJECT IS A "SCRAPE AND REBUILD" OF AN EXISTING BURGER KING INTENDING TO UTILIZE THE EXISTING FOUNDATION AND DRIVE-THRU LANE LOCATIONS AND THUS REQUIRING THE EXISTING NON-COMPLIANCE TO REMAIN AND SIMPLY RESTRIPE PARKING AREAS. THE EXISTING NON-CONFORMANCE BUFFER ALONG THE EAST HAS BEEN REMOVED IN THE PROPOSAL BY REDUCING AND RE-DESIGNING PARKING.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

REDEVELOPMENT OF THE SITE CAUSES EXTRA CONSTRAINTS THAT MAY NOT OTHERWISE BE REALIZED. THE WIDTH OF THE BUILDING AND EXISTING LOT FOR PARKING AND CIRCULATION DOES NOT ALLOW TO MEET THIS REQUIREMENT ON BOTH THE NORTH AND SOUTH SIDES OF THE PROPERTY.

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

THE REQUEST IS BASED ON HARDSHIP OF REDEVELOPMENT AND PLACEMENT OF THE EXISTING PARKING LOT AND FENCING FROM THE SOUTHERLY PROPERTY WHICH INTRUDES ON THE SITE AND CURRENTLY DOES NOT HAVE A BUFFER. IN AN ATTEMPT TO MINIMIZE NON-COMPLIANCE, THE NORTHERN PARKING LOT IS REDUCED AND THE VUA BUFFER WILL NOW BE COMPLIANT ON THAT SIDE OF THE PARCEL.

3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;

THE DEVIATION BEING REQUESTED WILL REMAIN IN THE EXISTING CONDITION BETWEEN TWO COMMERCIAL PROPERTIES. AN EXISTING PRIVACY FENCE EXISTS ALONG THIS PROPERTY LINE.

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

THE DEVIATION BEING REQUESTED IS BASED ON THE EXISTING CONDITION BETWEEN TWO COMMERCIAL PROPERTIES. AN EXISTING PRIVACY FENCE EXISTS ALONG THIS PROPERTY LINE.

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

N/A

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

BY RE-DESIGNING THE NORTH SIDE OF THE PARKING AN MAINTAINING THE DRIVE-THRU LANE AND BYPASS, WE BELIEVE WE HAVE DONE ALL WE CAN TO MEET INTENT OF THE CODE AND STILL UTILIZE A PORTION OF THE EXISTING BUILDING FOUNDATION IN THE REMODEL INTENDED FOR THE PROJECT.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

N/A

(ii) The length of time the violation has existed without receiving a citation; and

N/A

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

N/A

## 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

<b>1) Non-residential District Base Fee</b>	\$952.00
<b>2) Plus Notification Costs Per Addressee</b>	
<b>52 Notifications @ \$7.00/each:</b>	\$364.00
<b>3) Total Application Cost:</b>	\$1,316.00

**\* Applications filed to correct existing zoning violations are subject to a double fee.**  
**\*\* The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**

**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: 3/05/2024

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: 7725 Lem Turner Road, Jacksonville, FL 32208 RE#(s): 024225-0000  
& 0 Wainwright CT, Jacksonville FL 32208 023685-0000

To Whom it May Concern:

I Vicente Tome, as Manager of Burger King Company, LLC,  
a Limited Liability Company organized under the laws of the state of Florida, hereby certify  
that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s)  
for Administrative Deviation submitted to the Jacksonville Planning and Development  
& Sign Waiver  
Department.

(signature) *Vicente Tome*

(print name) Vicente Tome

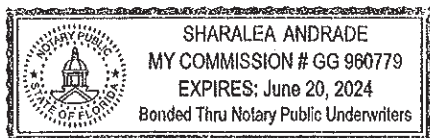
Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

**STATE OF FLORIDA**

**COUNTY OF DUVAL** MIAMI-DADE

Sworn to and subscribed and acknowledged before me by means of ☒ physical  
presence or ☐ online notarization, this 11 day of March 2024, by  
Vicente Tome, as Manager, of  
Burger King Company, LLC a FLORIDA corporation, who is personally  
known to me or who has produced \_\_\_\_\_ as identification and who  
took an oath.

*Sharalea Andrade*  
(Signature of NOTARY PUBLIC)



Sharalea Andrade  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 6/20/24

**Agent Authorization – Limited Liability Company (LLC)**

Date: 3/05/2024

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: 7725 Lem Turner Road, Jacksonville, FL 32208 RE#(s): 024225-0000  
& 0 Wainwright CT, Jacksonville FL 32208 023685-0000

To Whom It May Concern:

You are hereby advised that Vicente Tome, as Manager of Burger King Company, LLC, hereby certify that the Burger King Company, LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers John J Stoeckel, PE (MJ Stokes Consulting, LLC) to act as agent to file application(s) for Administrative Deviation & Sign Waiver 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) 

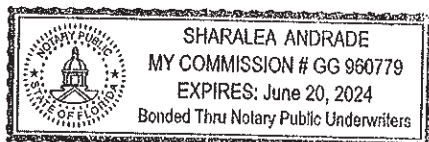
(print name) Vicente Tome

**STATE OF FLORIDA**

**COUNTY OF ~~DUVAL~~ MIAMI-DADE**

Sworn to and subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of March 2024, by Vicente Tome, as manager of Burger King company, a Florida corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

  
(Signature of NOTARY PUBLIC)



Sharalea Andrade  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 6/20/24



4022 004695m

THIS INSTRUMENT PREPARED BY:

Heileen Bell, Esq.  
Burger King Corporation  
5707 Blue Lagoon Drive  
Miami, Florida 33126

RETURN TO:

Sher Garner Cahill Richter Klein & Hilbert, L.L.C.  
Attn: Jonathan B. Cerise, Esq.  
909 Poydras Street, Suite 2800  
New Orleans, Louisiana 70112

**Note to Recorder:** This instrument is exempt from Florida documentary stamp taxes pursuant to F.S. Sections 201.02 and 201.0201 as a transfer from a parent corporation to its wholly owned subsidiary without any change in beneficial ownership.

#### WARRANTY DEED

This Warranty Deed made effective the 31<sup>ST</sup> day of August, 2022, by **BURGER KING CORPORATION**, a Florida corporation, hereinafter called the "Grantor," whose address is 5707 Blue Lagoon Drive, Miami, Florida 33126, to **BURGER KING COMPANY LLC**, a Florida limited liability company, hereinafter called the "Grantee," whose address is 5707 Blue Lagoon Drive, Miami, Florida 33126

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Duval County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all the tenements, hereditaments, rights, ways, easements and appurtenances thereto belonging or in anywise appertaining, including, without limitation, any and all buildings and other improvements thereon.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021, reservations, restrictions and easements of record, if any.

[signatures on following page(s)]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Catherine Garcia  
 Print Name: Catherine Garcia  
 Witness

BURGER KING CORPORATION, a Florida corporation

By: [Signature]  
 Michele Keusch, Assistant Secretary

Kristal Ramirez  
 Print Name: Kristal Ramirez  
 Witness

STATE OF FLORIDA            )  
   ) SS.  
 COUNTY OF MIAMI-DADE    )

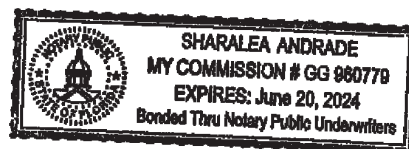
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of August, 2022, by Michele Keusch, as Assistant Secretary of Burger King Corporation, a Florida corporation, on behalf of the corporation.  
 Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: N/A

Sharalea Andrade  
 (Signature of Notary Public)

\_\_\_\_\_  
 (Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: \_\_\_\_\_



[Deed Signature Page for BK # 01958 - JACKSONVILLE, FL]

This instrument prepared by or under the supervision of  
(and after recording should be returned to):

Name: Richard J. Giusto, Esq.  
Address: Greenberg Traurig, LLP  
1221 Brickell Avenue  
Miami, Florida 33131

Doc# 2004378159  
Book: 12169  
Pages: 1244 - 1246  
Filed & Recorded  
11/30/2004 10:27:17 AM  
JIN FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
RECORDING \$ 13.00  
TRUST FUND \$ 2.00  
DEED DOC STAMP \$ 4,507.40  
REC ADDITIONAL \$ 12.00

*Return to:*

(Space Reserved for Clerk of Court)

Parcel ID: # \_\_\_\_\_

### SPECIAL WARRANTY DEED

Store # 1958

**THIS SPECIAL WARRANTY DEED** is made and entered into as of the 17<sup>th</sup> day of November, 2004 by Southern Industrial Corporation, a Florida corporation ("**Grantor**"), whose mailing address is 9009 Regency Square Boulevard, Jacksonville, FL 32211, to Burger King Corporation, a Florida corporation ("**Grantee**"), whose taxpayer identification number is \_\_\_\_\_ and whose mailing address is 5505 Blue Lagoon Drive, Miami, FL 33126. Wherever used herein, the terms "**Grantor**" and "**Grantee**" shall include all of the parties to this instrument and their successors and assigns.

### WITNESSETH:

**GRANTOR**, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's heirs, successors and assigns forever, the following described land situate and being in Duval County, Florida (the "**Property**"), to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**THIS CONVEYANCE** is subject to: A. taxes and assessments for the year 2004 and all subsequent years; B. all laws and ordinances imposed by governmental authority; and C. restrictions and easements of record, if any, but this reference shall not operate to reimpose same.

**TO HAVE** and to hold the same in fee simple forever.

**GRANTOR** hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

(Signatures and acknowledgements appear on the following page)

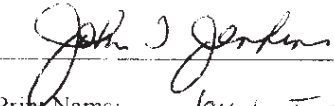
WILL CALL - CHOCOLATE

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:



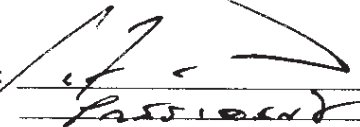
Print Name: Jimmy Harms



Print Name: JOHN T. JENKINS

Grantor:


SOUTHERN INDUSTRIAL CORPORATION, a  
Florida corporation

By:  E. F. Hicks  
Its: President

Address: 9009 Regency Square Boulevard,  
Jacksonville, FL 32211

STATE OF FLORIDA     )  
                                      ) ss:  
COUNTY OF DUVAL     )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of Nov., 2004 by Edward F. Hicks as President of Southern Industrial Corporation, a Florida corporation. He/she is personally known to me or produced \_\_\_\_\_ as identification.

  
Notary Public, State of Florida  
[Notarial Seal]

My commission expires:



Ann E. Sikes  
MY COMMISSION # DD083932 EXPIRES  
March 19, 2006  
SIGNED, TRUSTED FROM FAIR INSURANCE CO.



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

## Detail by Entity Name

Florida Limited Liability Company  
BURGER KING COMPANY LLC

### Filing Information

**Document Number** L22000043924  
**FEI/EIN Number** 59-0787929  
**Date Filed** 02/04/2022  
**State** FL  
**Status** ACTIVE  
**Last Event** CORPORATE MERGER  
**Event Date Filed** 12/22/2022  
**Event Effective Date** 12/23/2022

### Principal Address

5707 BLUE LAGOON DR  
MIAMI, FL 33126

### Mailing Address

5707 BLUE LAGOON DR  
MIAMI, FL 33126

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200S PINE ISLAND RD  
PLANTATION, FL 33324

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CURTIS IV, THOMAS B  
5707 BLUE LAGOON DR  
MIAMI, FL 33126

Title MGR

TOME, VICENTE  
5707 BLUE LAGOON DR  
MIAMI, FL 33126

Title MGR

KEUSCH, MICHELE  
5707 BLUE LAGOON DR  
MIAMI, FL 33126

**Annual Reports**

Report Year	Filed Date
2023	03/20/2023

**Document Images**

03/20/2023 -- ANNUAL REPORT

View image in PDF format

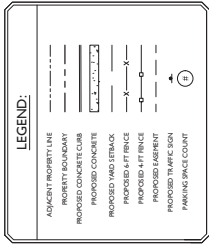
12/22/2022 -- Merger

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02/04/2022 -- Florida Limited Liability

View image in PDF format

Florida Department of State, Division of Corporations



**GENERAL NOTES:**

REINFORCING SCHEDULE AND TIE INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY OF THE PROJECT RECORDS AND THE SURVEY, PREPARED BY A LICENSED SURVEYOR, L.L.C. DATED JULY 22, 2023.

THE HORIZONTAL AND VERTICAL DATUM (NAV DARS) ARE PER ABOVE REFERENCED SURVEY.

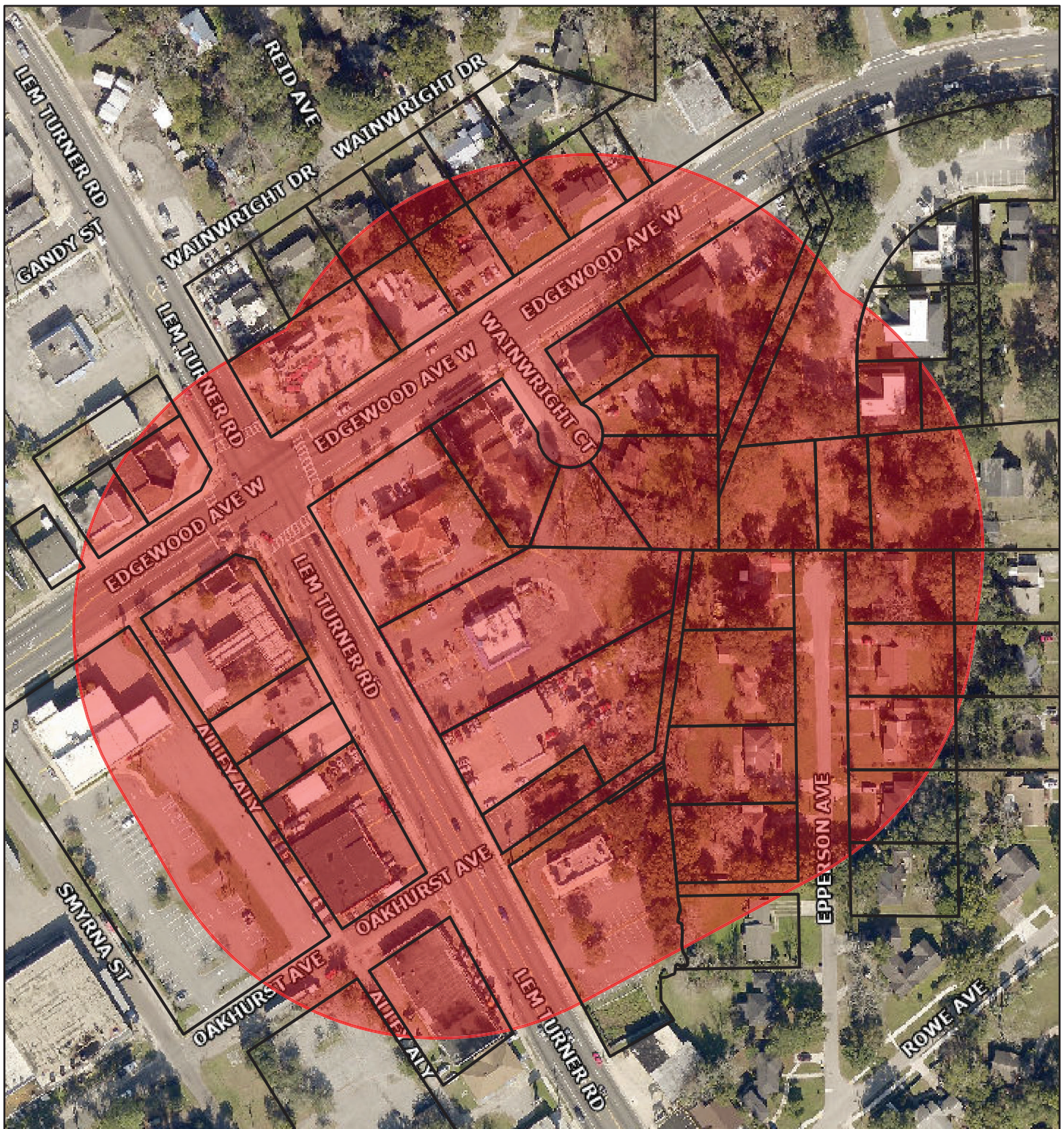
ACCORDING TO THE FLOOD INSURANCE MAP FOR CITY OF JACKSONVILLE, FLORIDA, COMMUNITY PANEL 17-0007, MAP PANEL NUMBER 28101C1931, EFFECTIVE DATE NOVEMBER 7, 2018, THE PROJECT AREA IS LOCATED WITHIN A FLOOD HAZARD ZONE. ZONE X, INCLUDING AREAS OUTSIDE OF THE 2% ANNUAL CHANCE (500YR).





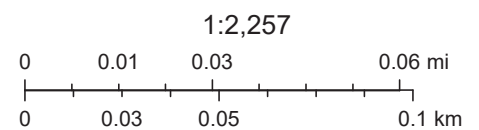


# Land Development Review



January 23, 2024

23114026\_T-2024-5398





RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
023651 0000	ARC CAFEUSA001 LLC		4300 W CYPRESS ST SUITE 600			TAMPA	FL	33607
024218 0040	BAILEY HOLLY		16288 DOWING CREEK DR			JACKSONVILLE	FL	32218
023678 0000	BEST PRICE DRY CLEANING CORP		3920 REDS GAIT LN			JACKSONVILLE	FL	32233
024225 0000	BURGER KING COMPANY LLC		C/O RYAN LLC	PO BOX 460189		HOUSTON	TX	77056
024238 0000	BUTLER ROSEMARIE WASHINGTON		11522 SIR BARTON CT			JACKSONVILLE	FL	32218-6236
024222 0000	CALEOPIS LLP		10818 NW 51 LN			DORAL	FL	33178
024226 0000	CEED ASHLEY SAYMAEY GRACE ET AL		6826 RAPID RIVER DR			JACKSONVILLE	FL	32219
026898 0000	DELUXE CORP		3651-1 ST JOHNS AV			JACKSONVILLE	FL	32205
023679 0000	DIVINE PURPOSE REAL ESTATE LLC		1257 EDGEWOOD AVE W			JACKSONVILLE	FL	32208
026918 0010	EAST SPRINGS LLC		2200 WINTER SPRINGS BLVD STE 106 122			OVIEDO	FL	32765
026907 0000	ECM BG2 JACKSONVILLE, FL 5 UT LLC		4747 WILLIAMS DR			GEORGETOWN	TX	78633
023689 0000	FIFTH THIRD BANK		MD 10ATA1 CORP. FAC.	38 FOUNTAIN SQUARE PLAZA		CINCINNATI	OH	45263
024252 0000	FOSTER SHIRLEY		709 CHESTNUT OAK DR N			JACKSONVILLE	FL	32218
024217 0030	FOYE LATAVIA JENEE		7615 EPPERSON AVE			JACKSONVILLE	FL	32208
024243 0000	FRANCOIS NANCY		1229 CORTE DE VELA			CHULA VISTA	CA	91910
026901 0010	GREATER REFUGE TEMPLE CHURCH OF OUR LORD INC		1317 ROWE AVE			JACKSONVILLE	FL	32208-3201
024235 0000	HALSEY HEATHER ANNE		7607 EPPERSON AVE			JACKSONVILLE	FL	32208
023687 0000	HOSEA SMALL CONSTRUCTION GROUP INC		1268-3 EDGEWOOD AV W			JACKSONVILLE	FL	32208
023682 0000	JENKINS ALFRED		1944 BROWARD RD			JACKSONVILLE	FL	32218
023680 0030	JONES CLARENCE L		6804 MEDILLIN CT			JACKSONVILLE	FL	32210
026910 0000	JUN MYUNG JAE		2143 SHENLEY PARK LN			DULUTH	GA	30097
024251 0000	KEETON LISA D		3020 PRESERVE LANDING DR			JACKSONVILLE	FL	32226
026919 0000	KIRKPATRICK RUBY CLARA LIVING TRUST		7819 LUEDERS ST			JACKSONVILLE	FL	32208
026920 0000	KIRKPATRICK RUBY CLARA TRUST		1309 EDGEWOOD AVE W			JACKSONVILLE	FL	32208-3212
023650 0000	KISSOONLAL HANIF R II		2828 ELISA DR E			JACKSONVILLE	FL	32216
023655 0000	KOLANO MICHELE KAY		1250 WAINWRIGHT DR			JACKSONVILLE	FL	32208
	LAKE FOREST RESIDENTS	MARCO & PAULETTE TURNER	P.O. BOX 9840			JACKSONVILLE	FL	32208
	LAKE PARK HOMEOWNERS INC.	PHYLLIS MACK	2415 BARRY DR S			JACKSONVILLE	FL	32208
024217 0000	LUEDERS CHARLES		7728 LUEDERS AVE			JACKSONVILLE	FL	32208-3444
026923 0000	MITCHELL LARRY D ET AL		5439 EMERALD REEF CT			JACKSONVILLE	FL	32277-1381
024246 0000	MITCHELL PHILLIP M		7606 EPPERSON AVE			JACKSONVILLE	FL	32208-6408
	MONCRIEF IMPROVEMENT ASSOCIATION	YVONNE WARD	7435 FERNANDINA AV			JACKSONVILLE	FL	32208
024223 0000	MORRIS DELBERT R ET AL		C/O DON PRESLEY	P O BOX 23		JACKSONVILLE	FL	32201-0023
024218 0000	MSN OFFICE PARK INC		1190 W EDGEWOOD AVE SUITE A			JACKSONVILLE	FL	32208-3419
	NATURE SPARKS INC	BRITTNEY BROWN	7527 TAMPA AVE			JACKSONVILLE	FL	32208
023681 0000	NELSON LATASHA THOMAS		1061 BERTHA ST			JACKSONVILLE	FL	32218
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W			JACKSONVILLE	FL	32209
023683 0000	ORSO MARIA M ESTATE ET AL		1252 WAINWRIGHT CT			JACKSONVILLE	FL	32208-2749
024245 0000	PALMER SHARON LIFE ESTATE		7632 LUEDERS AVE			JACKSONVILLE	FL	32208-3444
023680 0000	PAMELA D SORENSEN LLC		3610 SAN VISCAYA DR			JACKSONVILLE	FL	32217
024244 0000	RAY MICHAEL J		7624 LUEDERS AVE			JACKSONVILLE	FL	32208
026909 0000	REGINA WRIGHT LAW FIRM P A		7724 LEM TURNER RD			JACKSONVILLE	FL	32208
023654 0000	RMS CAPITAL LLC		6031 GARDEN VIEW CT			CINCINNATI	OH	45247
024237 0000	ROSIER OTIS GREGORY		7577 EPPERSON AVE			JACKSONVILLE	FL	32208
024236 0000	RS RENTAL HI A LLC		32 MERCER ST 4TH FL			NEW YORK	NY	10013
023653 0000	SANDERS INVESTMENT GROUP LLC		7800 POINT MEADOWS DR UNIT 733			JACKSONVILLE	FL	32256
024218 0030	SMITH MILDRED B		1190 W EDGEWOOD AVE STE B			JACKSONVILLE	FL	32208-3419
023656 0000	SOLOMON MARK TIMOTHY LIFE ESTATE		1242 WAINWRIGHT DR			JACKSONVILLE	FL	32208-2750
023720 0000	SOUR APPLE EDGEWOOD INC		1215 EDGEWOOD AVE W			JACKSONVILLE	FL	32208
024247 0000	THOMPSON TERRY EMERSON		7600 EPPERSON AVE			JACKSONVILLE	FL	32208
024217 0040	TOMLIN DONALD ANTWAIN		7614 EPPERSON AVE			JACKSONVILLE	FL	32208
024239 0000	TOUPIN THOMAS C		7427 PETRELL DR			JACKSONVILLE	FL	32222
	TROUT RIVER JAX	GLENN WEISS	3404 TROUT RIVER BLVD			JACKSONVILLE	FL	32208
026908 0000	VAINAVI INC		2291 HENRY LN			DELTONA	FL	32738
026912 0010	WACHOVIA BANK N A		C/O THOMSON REUTERS	PO BOX 2609		CARLSBAD	CA	92018-2609
023652 0000	WILLIAM STONE REAL ESTATES LLC		14912 NE 248TH AVE RD			FORT MCCOY	FL	32134
024249 0000	WILLIAMS CRYSTAL		7576 EPPERSON AVE			JACKSONVILLE	FL	32208
024215 0000	WORLDWIDE MOTORS LLC		7308 ATLANTIC BLVD			JACKSONVILLE	FL	32211
023684 0000	WPV ASSET MANAGEMENT LLC		59 MOUNT HOREB RD			WARREN	NJ	07059