

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

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

Page 1 of 5

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

| APPLICANT'S INFORMATION (if different from owner)                                       |                                      |
|-----------------------------------------------------------------------------------------|--------------------------------------|
| 13.Name:<br>Scott Dittmer/Habitat for Humanity of Jacksonville                          | 14.E-mail:<br>sdittmer habijax.org   |
| 15.Address (including city, state, zip):<br>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"> <li>i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li>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></li> <li>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></li> <li>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></li> <li>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></li> </ul> |

PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

last update: 1/10/2017



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.

**PLANNING AND DEVELOPMENT DEPARTMENT**

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 [www.coj.net](http://www.coj.net)

*last update: 1/10/2017*

## 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](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

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 [www.coj.net](http://www.coj.net)

last update: 1/10/2017



## 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.

### Owner(s)

Print name: Monte Walker, President & CEO

Signature: 

### Owner(s)

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

### Applicant or Agent (if different than owner)

Print name: Scott Dittmer

Signature: 

*\*An agent authorization letter is required if the application is made by any person other than the property owner.*

## 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, 2<sup>nd</sup> 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)

(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**  
Notary Public  
State of Florida  
Comm# HH294218  
Expires 7/27/2026

Troy Saunders  
(Signature of NOTARY PUBLIC)

Troy Saunders (Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 7/27/2026

## Agent Authorization - Corporation

Date: 11/28/2023

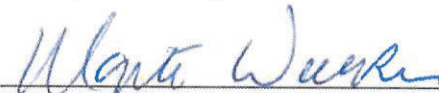
City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

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) 

(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**  
Notary Public  
State of Florida  
Comm# HH294218  
Expires 7/27/2026

  
(Signature of NOTARY PUBLIC)

Troy Saunders (Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 7/27/2026



**HABITAT FOR HUMANITY OF JACKSONVILLE INC**  
2404 HUBBARD ST  
JACKSONVILLE, FL 32206-2911

**Primary Site Address**  
0 BENEDICT RD  
Jacksonville FL 32209

**Official Record Book/Page**  
11480-00653

**Title #**  
6334

## 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                                                     |

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.](#)

### 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           |

### 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      |
| <b>Taxable Value \$0.00</b>    | <b>Taxable Value \$0.00</b>   | <b>Taxable Value (\$3,006.00)</b> |

### 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

| LN | Code | Use Description         | Zoning Assessment | Front | Depth  | Category | Land Units | Land Type     | Land Value  | Legal                  |
|----|------|-------------------------|-------------------|-------|--------|----------|------------|---------------|-------------|------------------------|
| 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 39-1S-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 Debora J. Shelton  
Print Debora 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 Winifred W. Boohar 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

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).

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

**FILED**

NOV 17 2003

*Jim Fuller*  
CLERK CIRCUIT COURT

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**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2021               | 03/31/2021        |
| 2022               | 04/12/2022        |
| 2023               | 03/21/2023        |

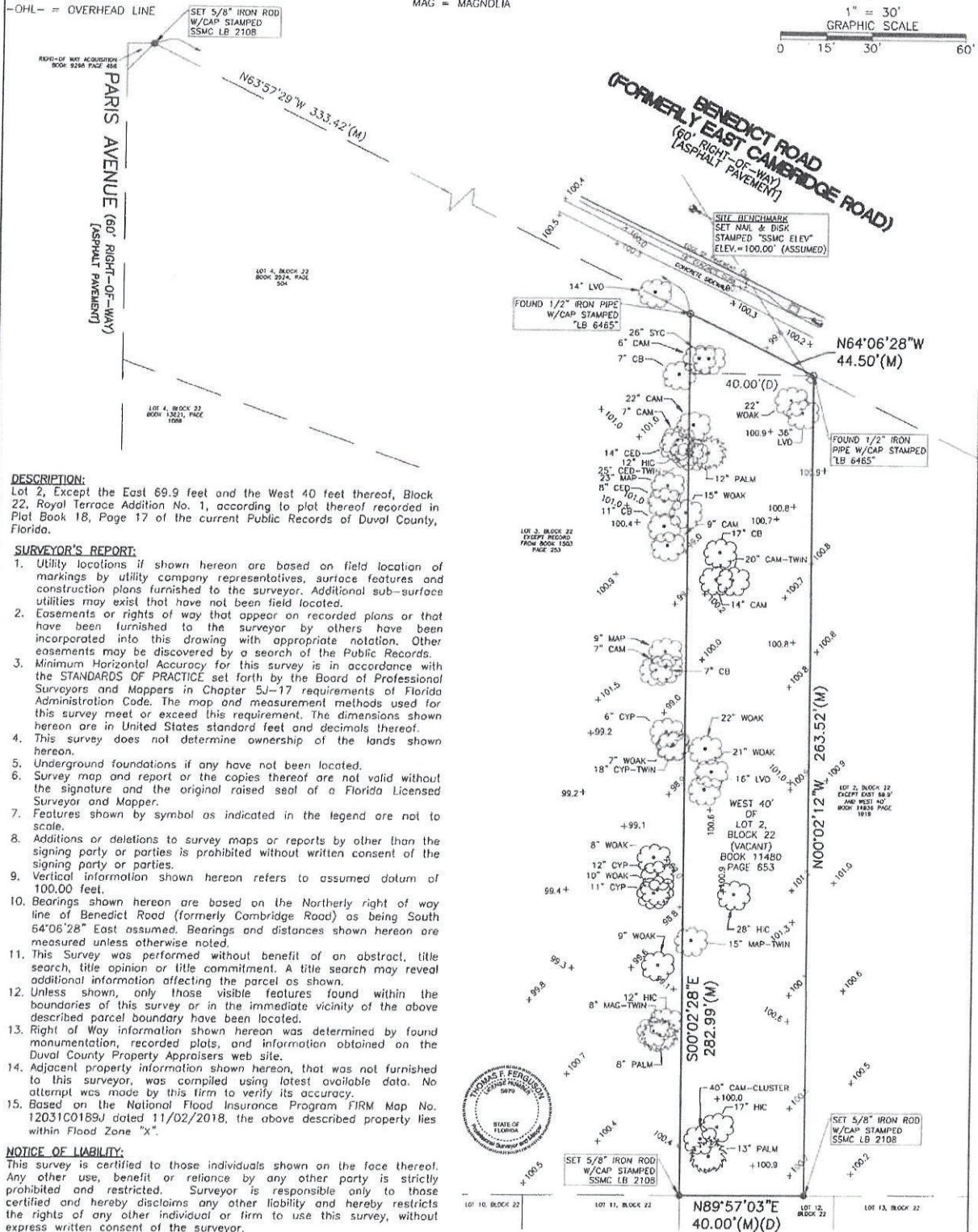
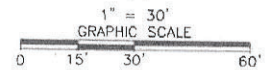
**Document Images**

|                                                     |                                          |
|-----------------------------------------------------|------------------------------------------|
| <a href="#">03/21/2023 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">12/12/2022 -- Amendment</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/12/2022 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/31/2021 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">10/12/2020 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/17/2020 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/05/2019 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/13/2018 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">09/14/2017 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/28/2017 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/21/2016 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/28/2015 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
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| <a href="#">03/22/2012 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/21/2011 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">06/08/2010 -- Amendment</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/05/2010 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |

# LEGEND & ABBREVIATIONS:

- = BENCHMARK (M) = MEASURED
- = IRON ROD LB = LICENSED BUSINESS
- = IRON PIPE EOI = END OF INFORMATION
- = SIGN □ = FLATE GRATE INLET
- ID = IDENTIFICATION SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
- (P) = PLAT ◇ = UTILITY POLE
- (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

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.
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- Vertical information shown hereon refers to assumed datum of 100.00 feet.
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- 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:<br><b>Habitat for Humanity Jacksonville</b> |  | REVISION DATE<br><b>03/31/2023</b>                                     |  | REVISION<br><b>SET PROP. CORNERS</b>                                                                         |  | BY<br><b>JL VM</b>                                                                                                                                                          |  |
| DRAWING NUMBER<br><b>J065072003</b>                       |  | BOUNDARY & TOPOGRAPHIC SURVEY                                          |  | Thomas F<br>Ferguson                                                                                         |  | SOUTHEASTERN SURVEYING<br>AND MAPPING CORPORATION<br>8841 Baypine Road, Suite 5<br>Jacksonville, Florida 32256<br>(904) 737-5990 Fax (904) 737-5995<br>e-mail: info@ssmc.us |  |
| SHEET<br>NUMBER<br><b>1 OF 1</b>                          |  | Project:<br><b>0 Benedict Road<br/>         Jacksonville, FL 32209</b> |  | Digitally signed by Thomas F Ferguson<br>DN: cn=Thomas F Ferguson, o=SSMC, ou=SSMC, email=info@ssmc.us, c=US |  | <b>SSMC</b><br>SUE • SURVEY • GIS<br>Certification Number LB2108                                                                                                            |  |
| Survey Date:<br><b>05/02/2023</b>                         |  | Drawn By:<br><b>PGJ/JLM</b>                                            |  | Scale:<br><b>1"=30'</b>                                                                                      |  | Thomas Ferguson<br>Registered Land Surveyor and Mapper<br>Number 5975                                                                                                       |  |

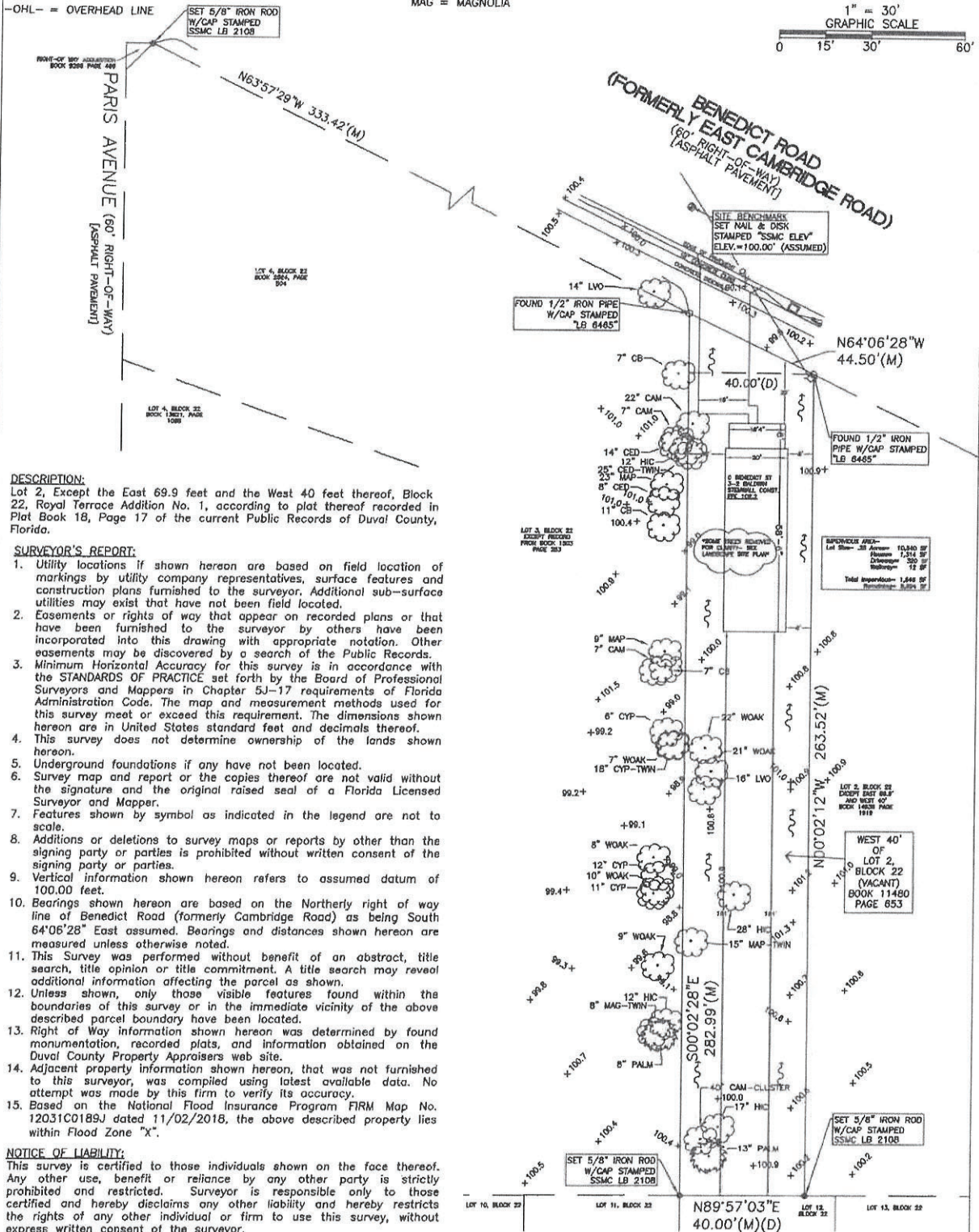


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= PALM  
 SIZE SHOWN IS TRUNK DIAMETER  
 IN INCHES MEASURED AT CHEST  
 HEIGHT

1" = 30'  
 GRAPHIC SCALE  
 0 15' 30' 60'



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Certified to:  
 Habitat for Humanity Jacksonville

REVISION DATE: 03/31/2023  
 REVISION: SET PROP. CORNERS  
 BY: JLV

DRAWING NUMBER: BOUNDARY & TOPOGRAPHIC SURVEY  
 0 BENEDICT SITE

SHEET NUMBER: 1 OF 1  
 0 Benedict Road  
 Jacksonville, FL 32209

Survey Date: 05/02/2023  
 Drawn By: PQJ/JVM  
 Scale: 1"=30'

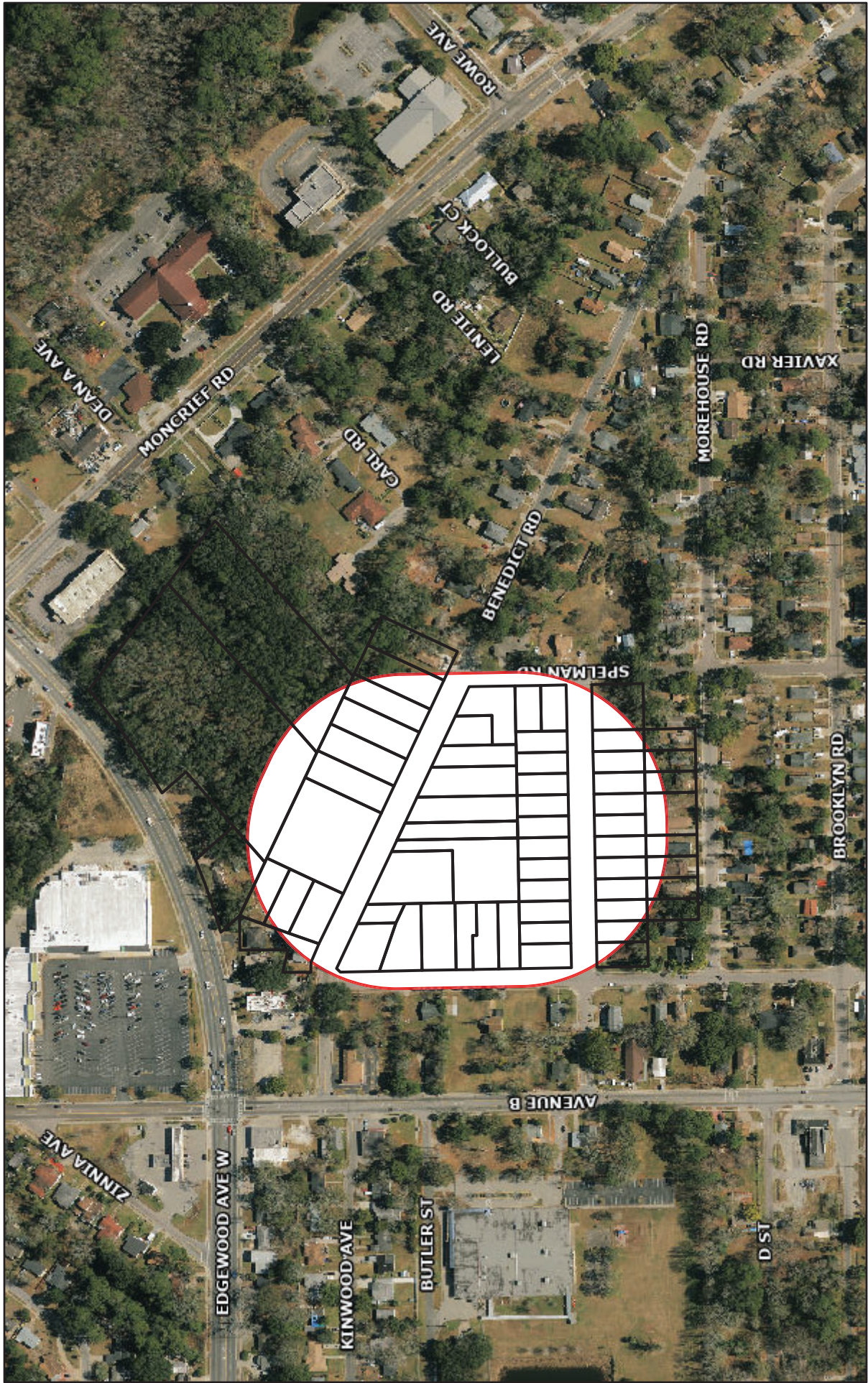
Thomas Ferguson  
 Registered Land Surveyor and Mapper  
 Number 3870

SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6841 Bayline Road, Suite 5  
 Jacksonville, Florida 32258  
 (904) 737-5990 Fax (904) 737-5995  
 e-mail: info@ssmc.us

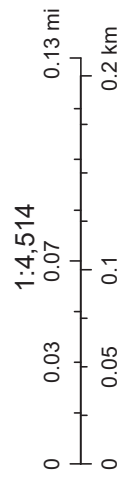
SSMC  
 SUE = SURVEY = GIS  
 Certification Number LB2100



# 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 MONTEMUS                            |                | 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 BRITTAIN                     | 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 | OWA 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         | 32209-2516 |
| 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 | STICKLAND BETTY                             |                | 2138 WILBERFORCE RD                   |                             | JACKSONVILLE    | FL         | 32209-2517 |
| 086150 0000 | THAXTON GERALDINE                           |                | 2117 MOREHOUSE RD                     |                             | JACKSONVILLE    | FL         | 32209-2508 |
| 086147 0000 | TURNER VALYNDIA 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 | VITZHAKI DROR MOSHE                         |                | 1113 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      |