

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2015-0778 (WRF-15-15)

REVISED JANUARY 20, 2016

Location: 12818 Mandarin Road
between Mandarin Forest Drive & River Place
Drive

Real Estate Number: 105856-0100

Waiver Sought: Reduce minimum required road frontage from 96
feet to 18.86 feet to accommodate a subdivided
property

Present Zoning District: Residential Low Density-120 (RLD-120)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

City Council Representative: The Honorable Matt Schellenberg, District 6

Owner: K C W ST JOHNS LLC
5866 Ostrander Road
Oakland, California, 94618

Agent: Giorgio Azzalin
169 River Marsh Drive
Ponte Vedra Beach, Florida, 32082

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance - 2015-0778 (WRF-15-15)** seeks to reduce the minimum required road frontage from 96 feet to 18.86 feet to permit use of a previously subdivided RLD-120 zoned property to allow for the construction of a new

single family dwelling. The property is within the Residential Low Density-120 (RLD-120) zoning district and Low Density Residential (LDR) 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, and is within the Mandarin Road Zoning Overlay. The property was previously divided from a parent parcel in 1988, according to the records of the Property Appraiser's Office. The new parcel has changed in configuration several times, through quick claim deeds to adjoining property owners. In its current configuration, the property shares its driveway with the neighboring two parcels to the southwest and northeast. The neighboring parcels do not frontage on Mandarin Road, and use the driveway located on the subject site. Construction on this parcel would necessitate further shared use of the driveway. A previous waiver (WRF-99-30) was approved for this location, but was not acted upon, and therefore expired after one year.

It should be noted that with the approval of this waiver, there would now be the opportunity for three homes to use this single driveway for access. This will likely trip the requirements of chapter 745 (addressing and street naming) of the ordinance code, which requires that when two or more dwellings are accessed via a shared private drive, that this access road be named and all homes that use this drive for access, must be addressed off this new street. Chapter 745 had not been adopted at the time of the previous approved waiver in 1999, so was not considered at the time of adoption.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are authorized to be granted by the City Council pursuant to the criteria set forth in Section 656.133(b) of the Zoning Code.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The site contains approximately 1.07± acres and is accessible by a slender driveway that has only 18.87 feet of frontage on Mandarin Road. The property was subdivided in 1988, but has never had a home built on it. The subject property and the neighboring two parcels on either side are all lacking in adequate road frontage. The properties located

along Mandarin Road between this property and Mandarin Road, have already been developed, creating the need for the waiver. A previous waiver was granted on this property in 1999, but no home was constructed. As no home was ever built on this site, the previously approved waiver expired, and they have now come back for a new approval.

- (ii) *Is the request based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations)?*

No. The site was an existing subdivided parcel dating back to 1988. The proposed waiver request would not result in any savings to the applicant, as there is no ability for the applicant to acquire additional land to increase the frontage along Mandarin Road.

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

The waiver would permit a dwelling to be constructed at a future date. The subject property is part of a larger family estate which has been divided among descendants. Aside from the lack of sufficient road frontage, the property meets the lot requirements of the RLD-120 zoning district and the spirit of the Mandarin Zoning Overlay. Therefore, the grant of the waiver should not significantly alter the character of the surrounding area.

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

Yes. The property proposes to maintain an easement along the entire length of the property to permit access to the parcel fronting the St. Johns River. Access is shared with the adjacent two parcels to the southwest and northeast, provided via a long a narrow driveway.

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

No. The grant of the proposed waiver should not create a detriment to any surrounding property. The two adjoining parcels have been using the existing driveway easement for many years, so the approval of this waiver should not have any effect on the surrounding property, as this site would access Mandarin Road in a similar manner as the other properties have been.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property December 1, 2015, the required Notice of Public Hearing sign **was** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2015-0778 (WRF-15-15)** be **APPROVED** with the following condition:

1. **There shall be no further subdivision of this property.**



Aerial

*Source: Planning and Development Department
Date: December 1, 2015*



Shared access for the existing 12820 Mandarin Road & the proposed 12818 Mandarin Road

*Source: Planning and Development Department
Date: December 1, 2015*



Developed single family home located across Mandarin Road

*Source: Planning and Development Department
Date: December 1, 2015*



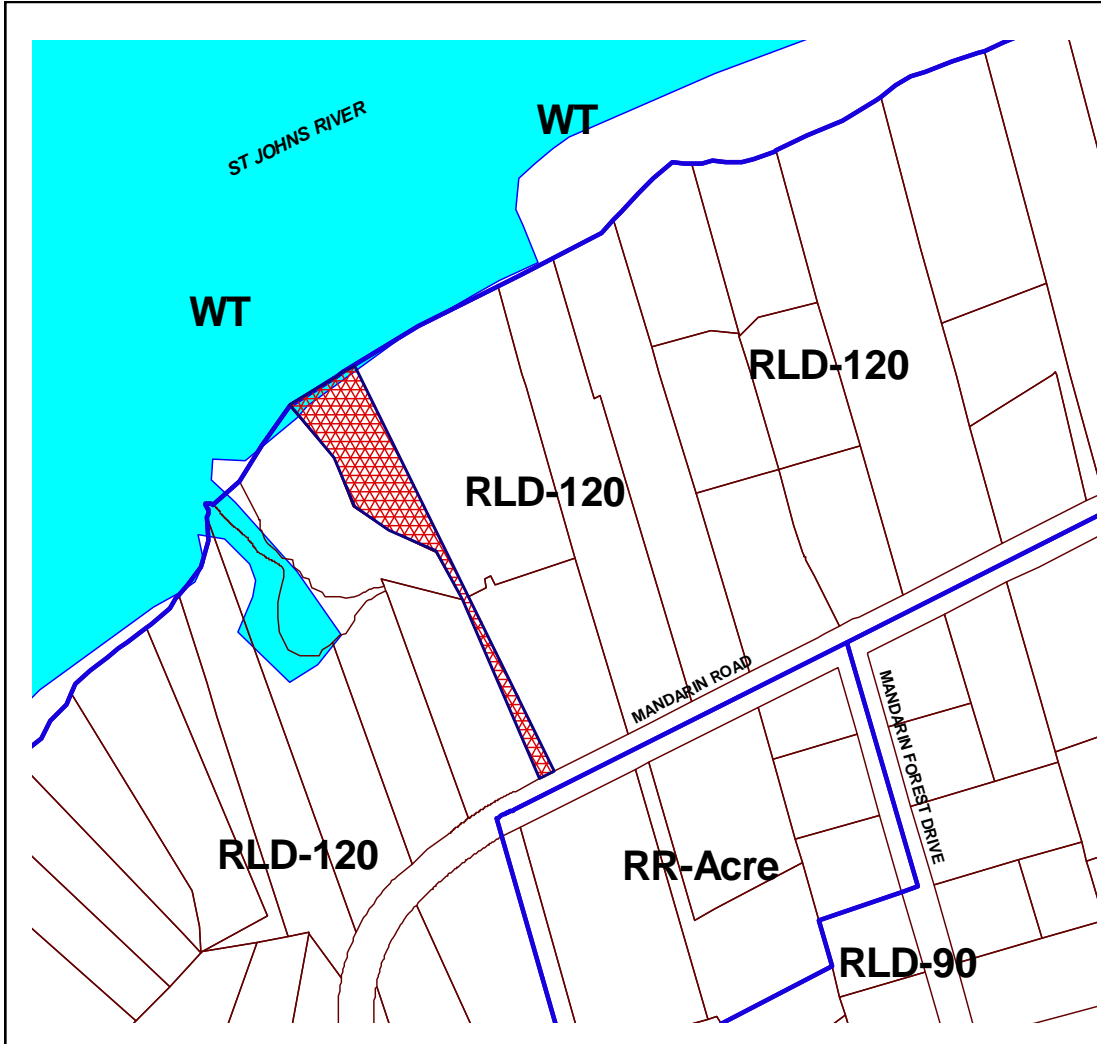
Mandarin Road is a two lane collector road.

*Source: Planning and Development Department
Date: December 1, 2015*



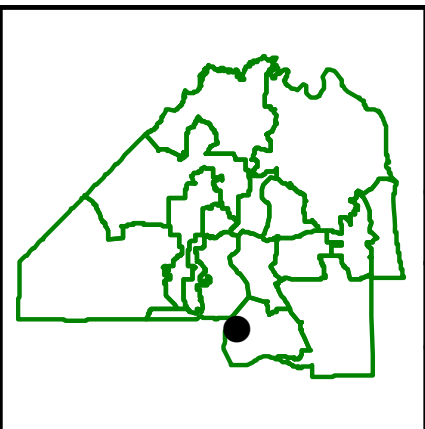
**12824 Mandarin Road, located in front of 12820,
necessitating the shared access with the subject property**

*Source: Planning and Development Department
Date: December 1, 2015*



REQUEST SOUGHT:

**REDUCE ROAD FRONTAGE
FROM 96 FT. TO 18.86 FT.**



N
W E
S

0 100 Feet

COUNCIL DISTRICT:
6

APPLICATION NUMBER:
WRF-2015-0015

JUL 30 2
PD 3
ED 6

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

Application No. WRF- 15-15
Set for Public Hearing on:
Notice of Violation:

This application must be typed or printed in black ink and submitted in person with three (3) other copies, for a total of four (4) copies.

Planning and Development Department
Zoning Section
Ed Ball Building
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202

FOR INFORMATION REGARDING THIS FORM, CALL: (904) 255-8300.

For Official Use Only				
1. Date Submitted: 8-5-15	2. Date Filed: 10-13-15	3. Current Zoning District(s): RLD 120	4. Future Land Use Map Category (FLUMs): RR	5. Applicable Section of Ordinance Code: 656.407
6. LUZ Public Hearing Date: ___/___/___		7. City Council Public Hearing Date: ___/___/___		
8. Neighborhood Association _____				
9. Number of Signs to be Posted <u>1</u>				

TO BE COMPLETED BY APPLICANT

10. Complete Property Address: 12818 Mandarin Rd Jacksonville FL 32223	13. Between Streets: Mandarin Forest Drive and River Place drive
11. Real Estate Number: 105856-0100	
12. Date lot was recorded: _____	
14. Waiver Sought: Reduce Required Minimum Road Frontage from <u>96</u> feet to <u>18.86</u> feet	
15. In whose name will the exception be granted? <u>Giorgio Azzafin</u>	
16. Land Area (1/100 Acres): <u>1.07</u>	
17. Utility Services Provider Well: <input checked="" type="checkbox"/> Septic: <input checked="" type="checkbox"/> City Water: _____ City Sewer: _____	

*** * * NOTICE TO OWNER/AGENT * * ***

Section 656.101(i), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage requirements, pursuant to Section 656.407, Ordinance Code, Section 656.133 (b) 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:

18. Provide answers to the following questions pertaining to the standards and criteria. You may attach a separate sheet if necessary. (Please note that failure by the applicant to adequately substantiate the need for the exception and to meet the criteria set forth below may result in a denial).

(i) There are practical or economic difficulties in carrying out the strict letter of the regulation;
The entrance already is serving 2 other houses for many years, the lot is appraised as a buildable lot for more than 700,000 \$ and there are no other practical solution to access the property.

(ii) 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);

The entrance is used as-is for more than 25 years, no other access is possible

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

The denial of this waiver will reduce the property value to almost zero. The City and the owner will have a real damage if not approved. Other two additional adjacent houses already are using the same entrance for many years. If not approved 2 other properties that have entrance easement on the applicant property will loose the access.

(iv) 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;

Easement do not apply to this property. The property has a direct access to a public road (Mandarin Rd) The entrance is an integral part of the property, the other houses that have access to the same entrance, they just have an easement.

(v) 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.

The only other 2 properties that are effected by this waiver are the same properties that are using this entrance for many years under and easement agreement.

19. Attachments - One of each of the following should be included in each copy of the application, providing for four (4) complete copies. All copies, with the exception of the 2 required large site plans, should be on 8 1/2" x 11" paper.

Survey (as required by the Current Planning Section)

Site Plan as required per instructions. (2 copies on 8 1/2 x 11 and 2 copies on 11 x 17 or larger)

Letter of Authorization for Agent/Applicant is required if application is made by any person other than the property owner.

Legal description, may be either lot and block or metes and bounds, including real estate assessment number(s) of the subject property

Proof of valid and effective easement for access to the property.

***** NOTICE TO OWNER / AGENT *****

Please review your application. All spaces noted as "TO BE COMPLETED BY APPLICANT" must be filled in for the application to be accepted.

No application will be accepted as "Complete and filed" until all 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. You (or your agent) must be present at the public hearing.

The required signs must be posted on the property within five (5) working days after the filing of this application. The sign(s) must remain posted and maintained until a final determination has been made on the application. Proof of notice publication must be submitted to the Current Planning Division, Planning and Development Department, Ed Ball Building, 214 North Hogan Street Suite 300, Jacksonville, Florida 32202, (904) 255-7800 PRIOR TO THE HEARING.

Also, an agent's letter of authorization must be attached if the application is not signed by the owner of record and also if someone attends the meeting on the applicant's behalf without prior authorization.

FILING FEES	NOTIFICATION COSTS:
RESIDENTIAL DISTRICTS..... \$500.00	\$7.00 PER ADDRESSEE
NON-RESIDENTIAL DISTRICTS..... \$700.00	ADVERTISING COSTS:
	BILLED TO OWNER/AGENT

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

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.

PLEASE PRINT:

Name and address of Owner(s)
 Name: K C W ST JOHNS LLC
 Address: 5866 OSTRANDER RD

 City: OAKLAND
 State: CA Zip: 94618
 Email: _____
 Daytime Telephone: _____

SIGNATURE OF OWNER(S)

Name and address of Authorized Agent(s)
 Name: Giorgio Azzalin
 Address: 169 River Marsh Dr

 City: Ponte Vedra Beach
 State: Florida Zip: 32082
 Email: giorgio@jaxoffices.com
 Daytime Telephone: 904 463 3787

SIGNATURE OF AUTHORIZED AGENT(S)

SIGNATURE OF OWNER(S)
 Letter of Authorization for Agent is required if application is made by any person other than the property owner. Also, a larger scale drawing may be required for commercially zoned property with an existing structure or otherwise as required by the Planning and Development Department's Zoning Section.

INSTRUCTIONS FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

An Application for Waiver of Minimum Required Road Frontage is filed with Planning and Development Department, Zoning Section, Ed Ball Building, 214 North Hogan Street, 2nd Floor, Jacksonville, Florida 32202, (904) 255-8300. All applications must be complete when filed. The following is a step by step guide to help persons interested in applying for the Waiver.

Items 1 thru 9

These blocks are for official use only and will be completed by the Zoning Section Staff.

Item 10 - Complete Property Address

Enter the physical address of the property. If the property has not been addresses, please inform the Current Planning Section.

Items 11 and 12 – Real Estate Number / Date lot was recorded

The real estate number(s), and the date that the lot was officially recorded as shown on the original deed for the parcel. Real estate numbers can best be obtained through the Property Appraiser's Office in the Claude Yates Building on 231 E. Forsyth Street, Room 270.

Item 13 - Intersecting Streets

Provide the names of the two streets closest to the property, not including the street on which ingress and egress will occur. Normally, these streets intersect the street on which the proposed development is located.

Item 14 – Waiver Sought

If unsure, please verify the requested reduction in road frontage corresponds with the requirements of the Zoning Code.

Item 15 – Name to whom the waiver will be granted.

The applicant must provide the name of the person for whom the waiver is to be granted. All waivers for reduction of the minimum required road frontage are automatically transferable unless otherwise ordered by the City Council.

Item 16 – Land Area (acres)

Total land area of the proposed site within 1/100 of an acre (i.e. 1.01 acres)

Item 17 – Utility Services Provider.

Identify type of services (i.e. well, septic, etc.)

Item 18 – Criteria

There are five (5) criteria used by the City Council to either approve, approve with condition or deny and Application for Waiver of Minimum Required Road Frontage. The owner / agent / applicant must provide answers and be prepared to explain how the specific request meets all applicable criteria, thereby providing substantial competent evidence to approve the proposed waiver.

Item 19 - Attachments An Application for Waiver of Minimum Required road Frontage **must** consist of four (4) complete sets of the application and all required attachments. All required attachments should be provided on 8 ½ " x 11" paper, with the exception of two of the four application sets, which will include site plans at 11" x 17" or larger.

- Survey-(signed and sealed by a licensed surveyor within the last five (5) years or as required by the Current Planning Division.) The same shall show all improvements existing on the property as of the date this application is filed.
- Legal Description-(either lot and block or metes and bounds). The legal description for the property is to be provided on Exhibit 1 to the application. **The legal description must be typed and legible.**
- Site Plan
- Letter of Authorization for Agent / Applicant **is required** if application is made by **any person other than the property owner**. This must be included on the prescribed Exhibit B template included with the application.
- Proof of Ownership: (i.e. deed), Exhibit A – Ownership Affidavit must be included with the application.

The following information **must be shown** on the site plan:

- A. Property dimensions and total land area
- B. Buildings (*including dimensions and total lot coverage area*)
- C. Parking spaces and dimensions (*including handicap*) **Commercial Only**
- D. Loading and unloading area, if applicable, with turn around area and dimensions **Commercial Only**
- E. Landscape areas and dimensions **Commercial Only**
- F. Ingress and egress (*driveways, alleys and easements*)
- G. Adjacent streets and right-of-way
- H. North arrow, map scale, and date of drawing
- I. Signage (*if any*)
- J. Building setbacks per Zoning Code
- K. Adjacent zoning districts and property uses

All drawings must be drawn to scale. Failure to have a "to-scale" drawing with each of the items above shown could result in your application being deferred or denied by the Planning Commission.

Agent Authorization

Date: 9/18/15

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / Ed Ball Building,
214 North Hogan Street, Suite 300, Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

12818 HANNAH RD JACKSONVILLE FL 32223 PARC.# 15856-0102

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in

Exhibit 1 attached hereto. Said owner hereby authorizes and empowers

GIORGIO AZZALINI

to act as agent to file application(s) for

APPLICATION FOR WAIVER OF MINIMUM REQUIRED FRONTAGE

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.

Katherine C. Whalen
Owner's Signature

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this _____ day of

_____ (month), _____ (year) by

_____ who is personally known to me or has

produced _____ as identification.

(Notary Signature)

Application for Waiver of Road Frontage 101029

(CA 2015 JURAT)
ATTACHED

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

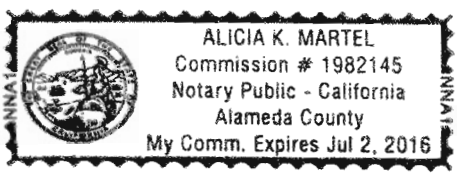
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ALAMEDA

Subscribed and sworn to (or affirmed) before me
on this 18TH day of SEPTEMBER, 2015
by _____
Date Month Year
(1) KATHARINE C. WHALEN
(and (2) _____)
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Handwritten Signature]
Signature of Notary Public

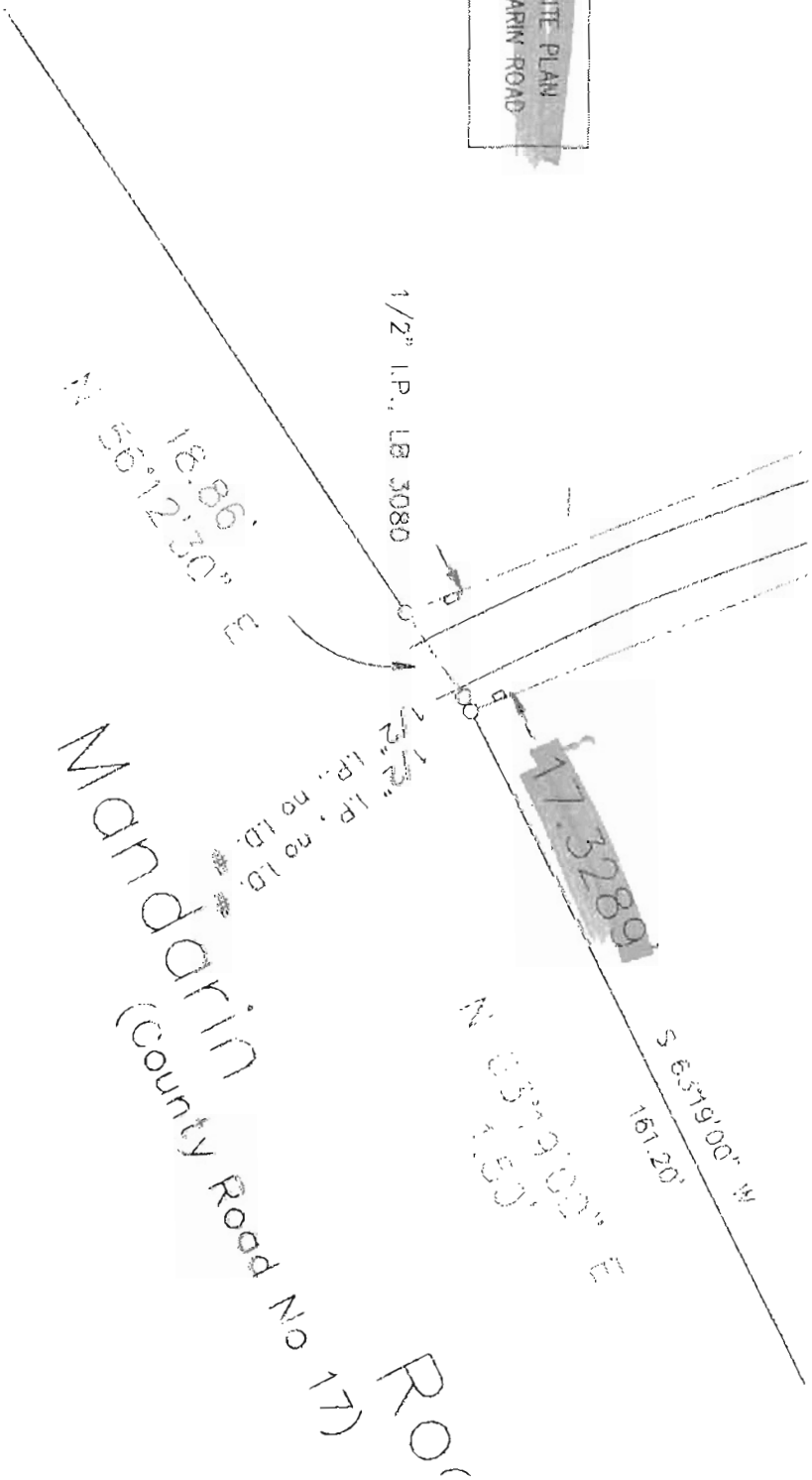
Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: AGENT AUTHORIZATION Document Date: 09-18-15
Number of Pages: 1 Signer(s) Other Than Named Above: N/A

PROPOSED SITE PLAN
12818 MANDARIN ROAD



3

THIS INSTRUMENT PREPARED BY:
William H. Jeter, Jr.
Ford, Jeter, Bowius, Duss & Morgan, P.A.
10110 San Jose Boulevard
Jacksonville, Florida 32257

Book 9876 Page 615

RECORD AND RETURN TO:
KCW St. Johns, L.L.C.
5866 Ostrander Road
Oakland, California 94618

RE PARCEL ID #: 105856-0000
BUYER'S TIN:

Doc# 2001029178
Book: 9876
Pages: 615 - 617
Filed & Recorded
02/07/2001 00:38:52 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 2.00
DEED DOC STAMP \$ 3,850.00
RECORDING \$ 13.00

WARRANTY DEED

THIS WARRANTY DEED made this 2nd day of February, 2001 by Charles Parker Capps, Jr. and JoAnn Capps, Husband and Wife, hereinafter called Grantor, and whose address is 11090 Mandarin Station Drive East, Jacksonville, Florida 32223 to KCW St. Johns, LLC, a Florida limited liability company, hereinafter called Grantee and whose address is 5866 Ostrander Road, Oakland, California 94618.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO.

3

SUBJECT TO taxes accruing subsequent to December 31, 2000.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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

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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

3850.00

Signed, sealed and delivered in our presence:

[Handwritten Signature]
Witness Signature

Vicki L. Cummins
Witness Printed Signature

[Handwritten Signature]
Witness Signature

[Handwritten Signature]
Witness Printed Signature

[Handwritten Signature]
Charles Parker Capps, Jr.

[Handwritten Signature]
JoAnn Capps

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of February, 2001 by Charles Parker Capps, Jr. and JoAnn Capps, Husband and Wife. He/She is personally known to me or has produced N/A as identification.

Notary Public, State and County Aforesaid
[Handwritten Signature]
Notary Signature

(Title or Rank)

Notary Printed Signature

(Serial No., if any)



That certain tract or parcel of land, being a part of the Moses Bowden Grant, Section 23, Township 4 South, Range 26 East, Duval County, Florida, being a part of the lands described as Parcel "A" in deed recorded in Deed Book 1021, page 117 of the current public records of said county, being more particularly described as follows:

For point of reference, commence at the intersection of the easterly line of aforesaid Parcel "A" with the northerly right-of-way line of Mandarin Road (County Road No. 17 as now established); run thence South 63 degrees 19 minutes 00 seconds West, along said line, a distance of 161.20 feet to the southeasterly corner of those lands described and recorded in Official Records Volume 69, page 385 and Official Records Volume 5912, page 681 of said public records and the point of beginning; From the point of beginning thus described, run North 22 degrees 34 minutes 10 seconds West, along the northeasterly line of said Official Records Volume 69, page 385 and Official Records Volume 5912, page 681, a distance of 361.40 feet to an angle point in las mentioned line; run thence North 26 degrees 53 minutes 50 seconds West, along said line and the northerly projection thereof, a distance of 469.93 feet to the northwesterly face of an existing concrete bulkhead and the water's edge of the St. Johns River; run thence South 57 degrees 54 minutes 48 seconds West, along the northwesterly face of said concrete bulkhead and said water's edge, a distance of 148.03 feet; run thence South 40 degrees 53 minutes 56 seconds East, a distance of 128.07 feet; run thence South 25 degrees 23 minutes 24 seconds East, a distance of 80.62 feet; thence South 56 degrees 29 minutes 35 seconds East, 77.23 feet; thence South 65 degrees 33 minutes 09 seconds East, 96.73 feet; thence South 26 degrees 53 minutes 50 seconds East, 108.25 feet; thence South 22 degrees 34 minutes 10 seconds East, 364.42 feet to said northerly line of Mandarin Road; thence on said northerly line North 56 degrees 12 minutes 30 seconds East, 18.86 feet; thence continue on said northerly line North 63 degrees 19 minutes 00 seconds East, 1.50 feet to the point of beginning.

Subject to an easement for Ingress, egress and utilities covering the following described portion thereof:

Commence at the intersection of the easterly line of aforesaid Parcel "A" with the northerly right-of-way of Mandarin Road; thence on said northerly line South 63 degrees 19 minutes 00 seconds West, 161.20 feet to the point of beginning; thence continue South 63 degrees 10 minutes 00 seconds West, 1.50 feet; thence South 56 degrees 12 minutes 30 seconds West, 18.86 feet; thence North 22 degrees 34 minutes 10 seconds West, 364.42 feet; thence North 26 degrees 53 minutes 50 seconds West, 108.25 feet; thence North 63 degrees 06 minutes 10 seconds East, 20.00 feet; thence South 26 degrees 53 minutes 50 seconds East, 109.00 feet; thence South 22 degrees 34 minutes 10 seconds East, 361.40 feet to the point of beginning.

Aforesaid easement being same as described in Official Records Volume 4405, page 579 of the current public records of Duval County, Florida.

Aforesaid parcel also being subject to an Easement for Ingress, Egress and Utilities as described in Official Records Volume 5912, page 680 of the current public records of Duval County, Florida.

Aforesaid parcel also being subject to a Driveway Easement as described in Deed Book 1664, pages 272 through 274 of the current public records of Duval County, Florida.

Aforesaid parcel also being subject to that certain Grant of Easement, Covenants and Maintenance Agreement recorded Under Clerk's Number 01-029176, of the current public records of Duval County, Florida.

Duval County, City Of Jacksonville
Michael Corrigan, Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR345323

Date: 10/12/2015

User: Hetzel, Andrew

Email: AHetzel@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Giorgio Azzalin
 Address: 169 River Marsh Dr., Ponte Vedra Beach, FL 32082
 Description: Invoice for 12818 Mandarin Road application for Walver of Road Frontage application submittal.

TranCode	IndexCode	SubObject	GLAcct	SubidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	142504									1178.00

Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
 www.coj.net/tc
 Date: 10/13/2015 Time: 10:52:41
 Location: P11 Clerk: LKC
 Transaction 0686604

Miscellaneous
 Item: CR - CR345323
 Receipt 0686604.0001-0001 1,178.00
 Total Paid 1,178.00
 CHECK 4036 1,178.00
 Total Tendered 1,178.00

Paid By: G AZZALIN
 Thank You

Total Due: \$1,178.00