

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-0090

FEBRUARY 22, 2018

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2017-0090**.

Location: 5100 Heckscher Drive,
between Heckscher Drive and Blount Island
Boulevard

Real Estate Numbers: 159971-0000; 159972-0000; and 159974-0000

Current Zoning District: Residential Low Density-100A (RLD-100A)

Proposed Zoning District: Industrial Water (IW)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Water Dependent/Water Related (WD/WR)

Planning District: North, District 6

Owner: William F. Shafnacker
Dames Point Workboats, LLC
5100 Heckscher Drive
Jacksonville, FL 32226

Agents: Greg S. Kupperman
Green and Kupperman, Inc.
200 First Street, Suite B
Neptune Beach, FL 32266

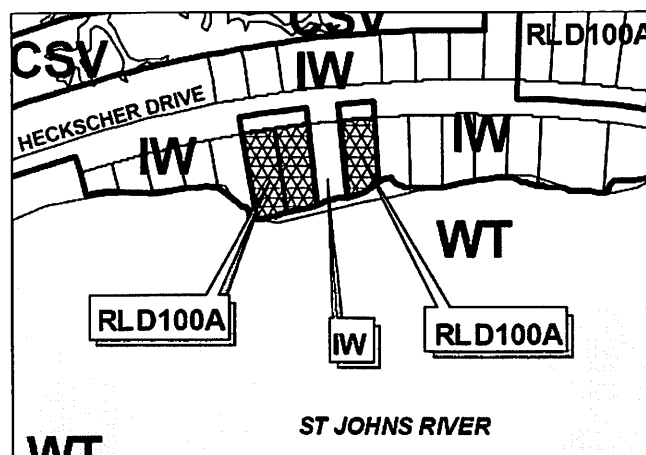
Steve Diebenow, Esq.
One Independent Drive, Suite 1200
Jacksonville, FL 32202

Staff Recommendation: **APPROVE**, Real Estate Numbers 159971-0000
and 159972-0000

DENY, Real Estate Number 159974-0000

GENERAL INFORMATION

Application for Rezoning Ordinance 2017-0090 seeks to rezone 1.63 acres from Residential Low Density-100A (RLD-100A) to Industrial Water (IW) to allow the owner to utilize the property for marine workboat services. The application has been submitted with a companion land use application (2016C-029) requesting the current Low Density Residential (LDR) future land use category be amended to the Water Dependent/Water Related (WD/WR) future land use category. The subject site consists of three parcels along the south side of Heckscher Drive. Two of the parcels are adjacent and contiguous with each other; the third is located to the east and is separated from the other subject site by one parcel, which is under common ownership and zoned IW, as shown below.



The three (3) lots subject to the proposed amendment are vacant residential properties and the intervening lot contained a single-family dwelling that was serving as a business office. However, subsequent to filing this rezoning the owner received a demolition permit to remove the single-family dwelling. The subject sites were rezoned in 2008 from IW to RLD-B (now RLD-100A) via Ordinances 2008-272-E and 2008-1031-E. The subject site is located within the Suburban Development Area on the Future Land Use Map series (FLUMs) of the *2030 Comprehensive Plan*. The site is accessed from Heckscher Drive and is surrounded by properties currently zoned IW.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the *2030 Comprehensive Plan*, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not

automatically render it consistent with the *2030 Comprehensive Plan*, as a determination of consistency entails an examination of several different factors.

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

In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that, with the approval of Ordinance 2017-0089 (land use application 2016C-029), parcels with real estate numbers 159971-0000 and 159972-0000 will be located in the WD/WR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the *2030 Comprehensive Plan*. Water dependent and water related services are permitted and encouraged in the WD/WR land use category as a principal use in the Suburban Development Area. The site is located on a deep water channel of the St. Johns River. The IW Zoning District is a primary district within the WD/WR land use category.

When the application was initially filed the subject parcels were located within the boundaries of the Industrial Sanctuary Overlay as identified on Map L-23 of the Future Land Use Element (FLUE). However, the City Council subsequently approved Ordinance 2017-795-E to remove the Industrial Sanctuary Overlay from the general area including and surrounding the subject properties. The City Council's decision to remove the overlay from the general area was based on several factors including: incompatibility with existing and long established residential uses; small lot sizes; lack of access to the arterial road network and the rail network; industrial vacancy rates in the vicinity; and proximity to environmentally sensitive lands such as wetlands and the Timucuan Preserve.

Removal of the overlay in the area that includes the subject properties also removes the presumption of appropriateness for conversion to industrial land uses as stated in FLUE Policy 3.2.30. FLUE Policy 3.2.30 states that properties located within an Industrial Sanctuary are presumed to be appropriate for amendments to industrial categories, subject to a case-by-case review of consistency with State and Regional Plans and the Comprehensive Plan.

Therefore, with the denial of Ordinance 2017-0089, the parcel with real estate number 159974-0000 would remain in the LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the *2030 Comprehensive Plan*. Water dependent and water related services are not permitted in the LDR land use category; single-family residential uses are the predominant use.

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

The proposed rezoning of parcels with real estate numbers 159971-0000 and 159972-0000 furthers the goals of the *2030 Comprehensive Plan*, based on the following objectives and policies summarized below:

FLUE Policy 3.2.21: The City shall permit development of waterfront dependent and transportation related industrial uses in areas designated Water Dependent/Water Related on the Future Land Use Map series.

FLUE Policy 8.1.8: Development within shoreline or coastal areas of navigable waterways shall maintain consistency with all relevant Goals, Objectives, and Policies in this and other elements of the Comprehensive Plan that address the protection and/or preservation of Recreational and Commercial Working Waterfronts.

FLUE Policy 8.2.2: In accordance with Conservation and Coastal Management Element (CCME) the City shall continue to prioritize the siting and development of water-dependent uses within the Coastal Area, as compared with other shoreline uses.

FLUE Policy 8.2.3: The City will be supportive of the creation and expansion of Recreational and Commercial Working Waterfront uses so long as all local, State and Federal requirements are met, and the proposed development is not in conflict with adopted neighborhood plans or studies, or the Manatee Protection Plan.

Conservation/Coastal Management Element (CCME) Policy 7.3.12: The City shall direct future residential density away from the Coastal High Hazard Area and shall mitigate the impacts of existing residential development rights through traditional and innovative planning tools including but not limited to Preservation Project land purchases and emergency shelter deficit reduction through mitigation assessments.

CCME Objective 7.4: Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

CCME Objective 11.1: To establish land use criteria which give priority to the siting and development of water-dependent uses within the Coastal Area, as compared with other shoreline uses.

CCME Policy 11.1.1: Upon adoption of the 2030 Comprehensive Plan, the City shall prioritize the siting of water-dependent and water-related uses according to the chronology listed hereinafter. Uses listed first shall generally be given the highest priority when being sited along the shoreline and uses listed last would be given the least priority when being sited along the shoreline.

- 1) Conservation or Public Use
- 2) Water-dependent
 - a) Military (where necessary to assure the security of the United States)
 - b) Ports and other water-dependent industry
 - c) Water-dependent transportation facilities
 - d) Water-dependent utilities
 - e) Water-dependent commercial
- 3) Water-related industrial

- 4) Water-related commercial
- 5) Residential
- 6) Proposed amendments to the Future Land Use Map (FLUM), where water- dependent and/or water-related uses are proposed to be prohibited or removed from the permitted use of waterfront properties. This is the least desirable option, as other alternatives to protect working waterfront components should be considered prior to amendments to the FLUM.

CCME Policy 11.2.2: The City shall identify and reserve areas for port development through the designation of Water-Dependent/Water-Related land use.

CCME Policy 14.3.5: The City of Jacksonville shall recognize the Coastal High Hazard Area (CHHA) identified in Map C-18 as also encompassing the Adaptation Action Area (AAA) for those low-lying coastal zones that may experience coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. (§163.3177(6)(g)(10), F.S.) Land within the AAA is subject to potential high tide inundation under a horizon 2060 two foot sea level rise scenario.

CCME Policy 14.3.6: The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.

CCME Policy 14.3.7: The City shall recognize existing regulations, programs and policies that overlap with the AAA and that are currently in place to limit public investment and address appropriate development and redevelopment practices related to flooding. These regulations, programs and policies include but are not limited to the floodplain management ordinance, CHHA policies, the Local Mitigation Strategy and the Post Disaster Redevelopment Plan and shall only be applied in cases where such regulation would otherwise apply to a development or redevelopment project.

The area surrounding the two westerly parcels of the subject site is within the IW zoning district. The proposed rezoning for these parcels is compatible with the surrounding districts. The IW zoning district is an appropriate zoning for industrial uses as it specifically limits residential development and protects commercial working waterfronts. Therefore, the proposed rezoning for these parcels is consistent with FLUE Policy 3.2.21.

The subject site is located within the CHHA and the AAA as recognized in CCME Policies 14.3.5 and 14.3.7, and the Comprehensive Plan prioritizes the siting of water dependent uses within the Coastal Area as opposed to other uses, especially residential. CCME Policy 7.3.12 states the City shall direct future residential density away from the CHHA and CCME Objective 7.4 suggests limiting development density and intensity within the CHHA and directing it outside of the CHHA. In addition, the City supports expansion of commercial working waterfronts particularly in areas identified in the Manatee Protection Plan as preferred locations. Therefore, the proposed rezoning for these parcels is consistent with FLUE policies 8.1.8, 8.2.2 and 8.2.3 and CCME Objective 11.1 and Policy 11.1.1. CCME Policy 14.3.6 also states that the City shall consider the AAA and its implications when reviewing changes to use, intensity and density within the AAA. The City shall continue to prioritize the siting and development of water-dependent uses and reserve areas for port development by implementing strict

performance standards for any industrial use located adjacent to any water body as identified in CCME Policy 11.2.2.

With regards to the proposed rezoning of the easterly parcel of the subject site, with real estate number 159974-0000, the Planning and Development Department finds that the proposed rezoning is inconsistent with the goals of the *2030 Comprehensive Plan*, based on the following goals and policies summarized below:

FLUE Goal 1: To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

FLUE Policy 1.1.10: Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

FLUE Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 3.1.3: Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, where appropriate, relief from the scale transition requirements.

In conjunction with removal of the Industrial Sanctuary overlay designation of the subject properties and the surrounding area, the presumption of appropriateness for amendments to industrial designations has also been removed. During the public hearings that resulted in removal of the Industrial Sanctuary overlay in the area, the City Council established a general consensus that consideration should be given to existing residential uses located to the east of the subject properties. While these single-family dwellings are located within the IW zoning district, they have been consistently occupied over the years and were established prior to the area's designation for industrial uses. As such, the request to change the RLD-100A zoning district of the western-most property to IW is premature and does not achieve a gradual transition in densities and intensities. FLUE Policy 3.1.3 states that neighborhoods should be protected from potential negative impacts through provision of a gradation of uses and a scale transition. Without appropriate zoning limitations, some uses permitted within the IW zoning district could pose a nuisance to the residential properties that abut the site. FLUE Policy 1.1.10 states there should be a gradual transition between land uses which can be achieved through zoning. FLUE Policy 1.1.12 suggests that a PUD zoning be used to limit the intensities of uses allowed on the site and to provide for buffering and other site design compatibility measures due to the proximity to single family uses. Therefore, the proposed rezoning on the eastern-most subject parcel (RE# 159974-0000) is premature and should be removed from the proposed rezoning to

IW. Maintaining the eastern-most parcel in the RLD-100A zoning district would result in the creation of a 100 foot wide buffer between the proposed IW zone and the residentially developed IW properties to the east. It is also the recommendation of the Planning and Development Department that a PUD zoning should be considered to ensure compatibility of uses on the remainder of the subject site.

The proposed rezoning has been identified as being related to the following topics identified in the 2030 Comprehensive Plan:

Utility Capacity

Currently the three (3) lots of the subject site are vacant and would be served by a well and septic tank. According to the JEA availability letter, the closest water and sewer connection is 1,600 feet west of the site.

Infrastructure Element, Sanitary Sewer Sub-Element

IE Policy 1.2.3: The City shall not permit septic tanks for the disposal or discharge of industrial wastes.

IE Policy 1.2.6: Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied:

1. Single family/commercial (estimated flows of 600 gpd or less):
 - a. Requirements of Chapter 64E-6, Florida Administrative Code (F.A.C.) are accommodated.
 - b. The collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Commercial (above 600 gpd)
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (commercial or single family):
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - c. Each lot is a minimum of 1-acre unsubmerged property.
 - d. Alternative (mounded) systems are not required.

Future Land Use Element

FLUE Policy 1.2.5: Existing septic tanks for estimated wastewater flows exceeding 600 gallons per day (gpd) shall connect to the collection system of a regional utility company provided that a facility abuts or is within 50 feet of the property.

FLUE Policy 1.2.9: Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE Policy 1.2.11: Continue to deny development orders or permits until the applicant has demonstrated compliance with applicable federal, state and local requirements for wastewater collection and disposal, and potable water treatment and distribution.

Coastal High Hazard Area (CHHA) / Adaptation Action Area (AAA)

The entire 1.63 acres of the subject site is located within a Coastal High Hazard Area (CHHA), as defined by Section 163.3178(2)(h), Florida Statutes and the Adaptation Action Area (AAA). The AAA is the area of low-lying coastal properties recognized to have potential future impacts due to sea level rise. This area is also located in an AE Flood Zone. The owner has not planned for any uplands development.

Conservation/Coastal Management Element

CCME Policy 7.3.12: The City shall direct future residential density away from the Coastal High Hazard Area and shall mitigate the impacts of existing residential development rights through traditional and innovative planning tools including but not limited to Preservation Project land purchases and emergency shelter deficit reduction through mitigation assessments.

CCME Objective 7.4: Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

CCME Policy 7.4.8: The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

CCME Policy 14.3.5: The City of Jacksonville shall recognize the Coastal High Hazard Area (CHHA) identified in Map C-18 as also encompassing the Adaptation Action Area (AAA) for those low-lying coastal zones that may experience coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. (§163.3177(6)(g)(10), F.S.) Land within the AAA is subject to potential high tide inundation under a horizon 2060 two foot sea level rise scenario.

CCME Policy 14.3.6: The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.

CCME Policy 14.3.7: The City shall recognize existing regulations, programs and policies that overlap with the AAA and that are currently in place to limit public investment and address appropriate development and redevelopment practices related to flooding. These regulations, programs and policies include but are not limited to the floodplain management ordinance, CHHA policies, the Local Mitigation Strategy and the Post Disaster Redevelopment Plan and shall only be applied in cases where such regulation would otherwise apply to a development or redevelopment project.

Manatee Protection Plan Boat Facility Siting Zone

The subject property is located in an area that falls within the jurisdiction of the Manatee Protection Plan Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, the property is located within the Preferred Zone. Development in a preferred area can have an unrestricted number of slips from a manatee management perspective. Other local, state, or federal restrictions may limit slip numbers. Permits must be approved by the Florida Department of Environmental Protection (FDEP) and the St. Johns River Water Management District (SJRWMD).

Conservation Coastal Management Element

CCME Policy 10.1.1: The location of future boat facilities shall be consistent with the recommendations within the Future Land Use Element and the Recreation and Open Space Element of the 2030 Comprehensive Plan, as well as any District Plan, and any other special study or plan adopted by the City such as the Boat Facilities Siting Plan.

Wetlands

The Conservation/Coastal Management Element (CCME) also recommends avoiding wetlands if possible unless no other on site alternative exists. CCME Policy 4.1.5 limits the land uses within Category I wetlands. Water-dependent and water-related uses are permitted provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

The Objectives listed above in (b) all relate to the siting and operation of boat facilities in such a manner consistent with the Future Land Use Element, the Recreation and Open Space Element of the *2030 Comprehensive Plan*, and the Manatee Protection Plan. The boat facilities must be built:

- with adequate upland support services,
- to provide adequate protection against storm surges, winds, hurricanes, petroleum, chemicals, or other hazardous material spills,

- to protect water quality and maintain propagation of fish and wildlife facilities,
- to provide adequate depth for the type of vessels anticipated, and shall provide for safe access to channels.

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

The proposed rezoning to IW on the two (2) western-most parcels of the subject site would not be in conflict with any portion of the City's land use regulations. The eastern-most parcel would be in conflict with the designated land use category of LDR should Ordinance 2017-0089 be denied for this location.

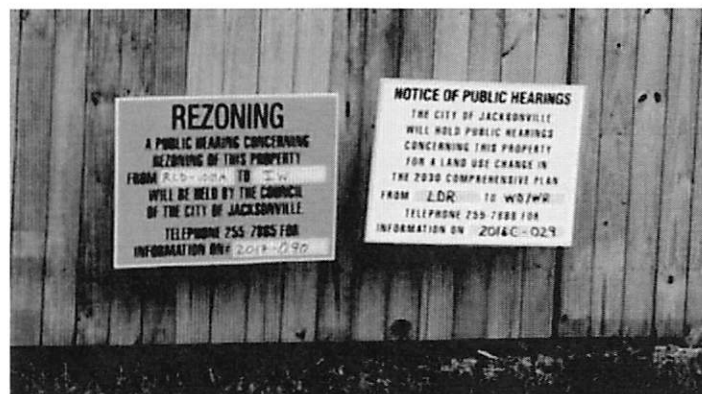
SURROUNDING LAND USE AND ZONING

The subject property is located on the south side of Heckscher Drive. The surrounding uses, land use category and zoning are as follows:

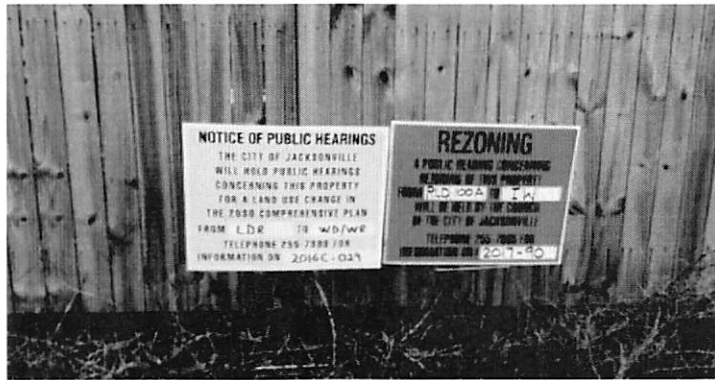
<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	WD-WR	IW	Marsh/ water
East	WD-WR	IW	Single-family residential
South	Water	Water	Water
West	WD-WR	IW	Industrial/boat activity

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 22, 2017 and January 10, 2018, the required Notice of Public Hearing signs were posted.



Source: Staff, Planning and Development Department Date: February 22, 2017



Source: Staff, Planning and Development Department Date: January 10, 2018

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2017-0090 be **APPROVED** for parcels with real estate numbers 159971-0000 and 159972-0000; and **DENIED** for the parcel with real estate number 159974-0000.



Aerial

Source: Staff, Planning and Development Department Date: February 22, 2017



Subject property

Source: Staff, Planning and Development Department Date: February 22, 2017



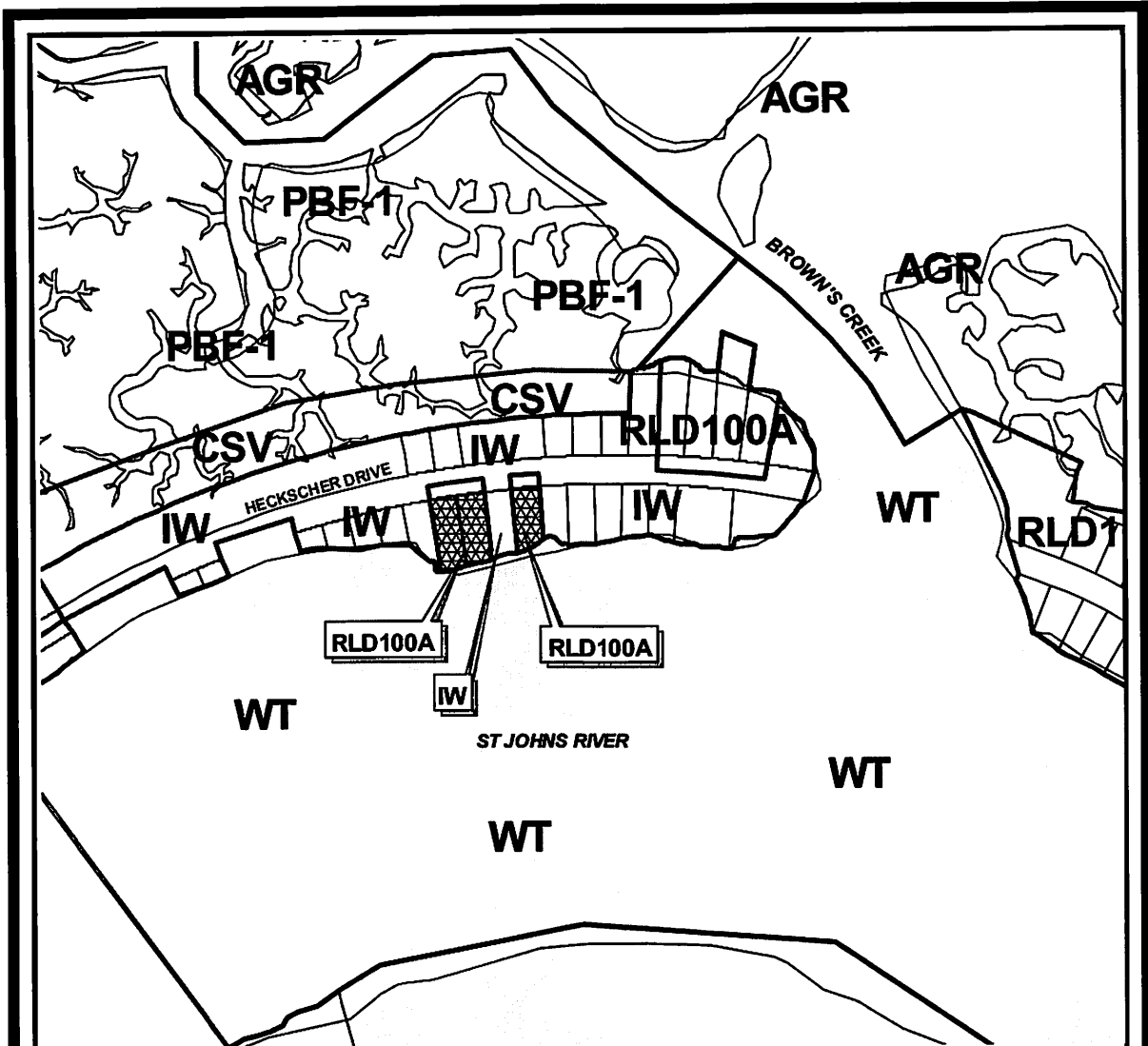
Subject property, looking west on Heckscher Drive

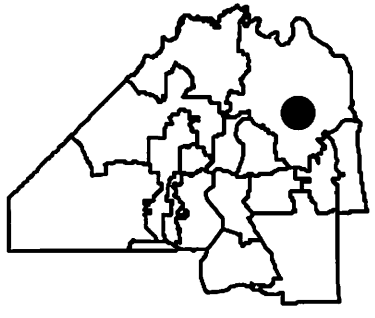

Source: Staff, Planning and Development Department Date: February 22, 2017



Across Heckscher Drive from the subject site – marsh, vacant

Source: Staff, Planning and Development Department Date: February 22, 2017



<p>REQUEST:</p> <p>FROM: RLD100A</p> <p>TO: IW</p>		 <p>COUNCIL DISTRICT: 02</p>
<p>ORDINANCE NUMBER: ORD-2017-0090</p>	<p>TRACKING NUMBER: T-2016-1282</p>	<p>Page 1 of 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2017-0090 **Staff Sign-Off/Date** SCK / 01/20/2017
Filing Date 02/03/2017 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 03/14/2017 **Planning Commission** 03/09/2017
Land Use & Zoning 03/21/2017 **2nd City Council** 03/28/2017
Neighborhood Association EDEN GROUP, INC.; HECKSCHER DRIVE COMMUNITY CLUB
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 1282 **Application Status** PENDING
Date Started 10/19/2016 **Date Submitted** 10/19/2016

General Information On Applicant

Last Name KUPPERMAN **First Name** GREG **Middle Name** S
Company Name
 GREEN & KUPPERMAN, INC.
Mailing Address
 200 FIRST STREET, SUITE B
City NEPTUNE BEACH **State** FL **Zip Code** 32266
Phone 9042416611 **Fax** 9042412950 **Email** GKUPPERMAN@200FIRSTSTREET.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SHAFNACKER **First Name** WILLIAM **Middle Name** F
Company/Trust Name
 DAMES POINT WORKBOATS. LLC
Mailing Address
 5100 HECKSCHER DRIVE
City JACKSONVILLE **State** FL **Zip Code** 32226
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 159971 0000	2	6	RLD-100A	IW
Map 159972 0000	2	6	RLD-100A	IW
Map 159974 0000	2	6	RLD-100A	IW

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5227

Total Land Area (Nearest 1/100th of an Acre) 1.63

Justification For Rezoning Application

TO BE CONSISTENT WITH THE SURROUNDING LAND USE AND ZONING AND CONSISTENT WITH THE PROVISION OF THE INDUSTRIAL SANCTUARY.

Location Of Property

General Location

SOUTHSIDE OF HECKSCHER DRIVE EAST OF BLUNT ISLAND BOULEVARD

House #	Street Name, Type and Direction	Zip Code
5100	HECKSCHER DR	32226

Between Streets

HECKSCHER DRIVE and BLUNT ISLAND BOULEVARD

Required Attachments For Formal, Complete application

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

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

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

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

Supplemental Information

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

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

Public Hearings And Posting Of Signs

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

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

PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
1.63 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee
17 Notifications @ \$7.00 /each: \$119.00
- 4) Total Rezoning Application Cost: \$2,139.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

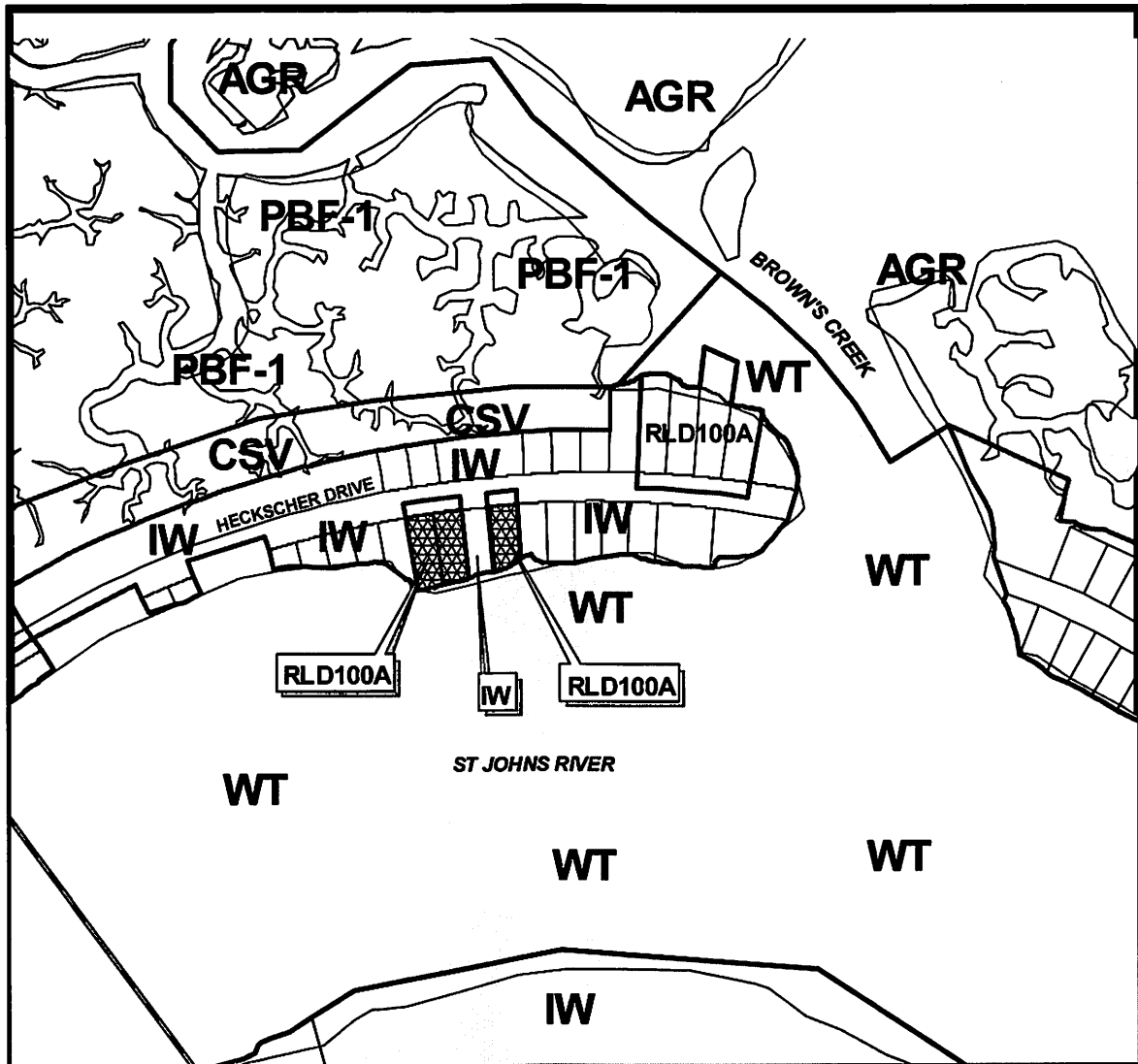
ORDINANCE _____

Legal Description

LOT 6, 7, 9 BLOCK 3 SAN CARLOS ESTATES ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 18
PAGES 44, 44A AND 44B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

October 28, 2016

EXHIBIT 1
Page 1 of 1



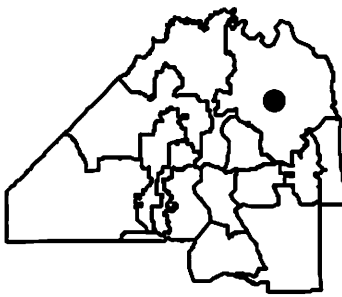


<p>REQUEST SOUGHT:</p>		
<p>FROM: RLD100A</p>		<p>0 100 Feet</p> 
<p>TO: IW</p>		<p>COUNCIL DISTRICT: 02</p>
	<p>TRACKING NUMBER: T-2016-1282</p>	<p>Page 1 of 1</p>

EXHIBIT A - Property Ownership Affidavit

Date: 10/10/2016

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

Re: Property Owner Affidavit for the following site location:
Re #159971-0000 / #159972-0000 and #159974-0000

To Whom it May Concern:

I William F. Shafnacker hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Land Use Amendment & Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

By _____

Print Name: _____

Print Corporate Name:

Dames Point Workboats, LLC

By [Signature]

Print Name: William F. Shafnacker

Its: Managing Member

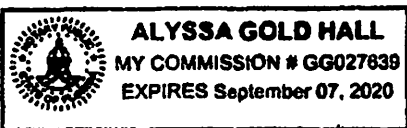
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner. This may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 10 day of October, ~~2014~~ ²⁰¹⁶, by William F. Shafnacker, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Alyssa Gold Hall
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: September 7, 2020

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 10/10/2016

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

Re: Agent Authorization for the following site location: Re#159971-0000 / #159972-0000 & #159974-0000

To Whom it May Concern:

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 Greg S. Kupperman Green & Kupperman, Inc. to act as agent to file application(s) for Land Use Amendment & Rezoning 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.

If Owner is Individual:

If Owner is Corporate Entity:*

By _____
Print Name: _____

Print Corporate Name:
Dames Point Workboats, LLC
By William F. Shafnacker
Print Name: William F. Shafnacker
Its: Managing Member

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

STATE OF FLORIDA
COUNTY OF DUVAL

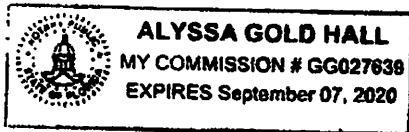
2016 Sworn to and subscribed and acknowledged before me this 10 day of October
~~2014~~, by William F. Shafnacker, who is personally known to me or who has
produced _____ as identification and who took an oath.

Alyssa Gold Hall

(Signature of NOTARY PUBLIC)

Alyssa Gold Hall

(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: September 7, 2020

THIS INSTRUMENT PREPARED BY:
All Florida Title Services, Inc.
Laura Riebsame
4417 Beach Blvd., Suite 105
Jacksonville, FL 32207

RECORD AND RETURN TO:
All Florida Title Services, Inc.
4417 Beach Blvd., Suite 105
Jacksonville, FL 32207

RE PARCEL ID #: 159971-0000/159972-0000

CONTRACT SALES PRICE: \$160,000.00

WARRANTY DEED

THIS WARRANTY DEED made this 27th day of November, 2013 by Jesse D. Moore Sr. and Donna R. Moore, his wife, hereinafter referred to as Grantor, whether one or more, and whose address is 93 White Bluff Road, Reidsville, GA 30453-7511, to Dames Point Work Boats, LLC, hereinafter referred to as Grantee, whether one or more, and whose address is 4542 Irving Road, Jacksonville, FL 32226

(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 Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Duval, State of Florida to wit:

Lots 6 and 7, Block 3, San Carlos Estates, according to the plat thereof as recorded in Plat Book 18, pages 44, 44A and 44B, of the current public records of Duval County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 2013.

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

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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, Grantor has signed and sealed these presents the day and year first above written.

Signed/sealed and delivered in our presence:

[Signature]
Dan C. Borwell
Witness

Jesse D. Moore Sr.
Jesse D. Moore Sr.

[Signature]
LAURA M. RIEBSAME
Witness

Donna R. Moore
Donna R. Moore

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 27th day of November, 2013 by Jesse D. Moore Sr. and Donna R. Moore, his wife. He/She/They have produced as identification.

[Signature]
Notary Public, County and State Aforesaid
LAURA M. RIEBSAME
Notary Printed Signature



My commission expires: 5-31-2017

Documentary Stamps in the amount of \$1,120.00 have been paid.

This document prepared by and return to:
Beaches Title Services, LLC
11437 Central Parkway - Suite 102
Jacksonville, Florida 32224

Our File # 1001-378

PERSONAL REPRESENTATIVE'S DEED

This Indenture, is made this July 7, 2016, by and between Ilamarie Christine Hagan individually and as Personal Representative for The Estate of A.L. Hagan, deceased, grantor, whose Post Office Address is: 6050 Windsong Way, Stone Mountain, GA 30087 and Dames Point Workboats, LLC, a Florida limited liability company, whose address is 5100 Heckscher Dr, Jacksonville, Florida 32226 of the County of Duval, State of Florida, Grantees.

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation of individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth: Grantor(s), pursuant to Order Authorizing Sale of the real property shall of the above named decedent and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor(s) by Grantee(s) receipt of which is acknowledged, grants, bargains and sells to Grantee(s) and Grantee's heirs and assigns forever, the real property in Duval, County, Florida, described as:

Lot 9, Block 3, San Carlos Estates, according to the Plat thereof as recorded in Plat Book 18, page(s) 44, 44A and 44B of the Public Records of Duval County, Florida.

Together with all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the real property.

To Have And To Hold the same to Grantee(s), and Grantee(s), heirs and assigns, in fee simple forever.

And Grantor(s) do covenant to and with the Grantee(s) and Grantee's heirs and assigns, that in all things preliminary to and in and about this conveyance, the terms of decedents Will and the laws of the State of Florida have been followed and complied with in all respects.

In Witness Whereof, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in our presence:

This document prepared by and return to:
Beaches Title Services, LLC
11437 Central Parkway - Suite 102
Jacksonville, Florida 32224

Our File # 1001-378

Signed, sealed and delivered in our presence:

[Signature]
Witness

Ilamarie Christine Hagan, as personal Representative of the Estate of A.L. Hagan, deceased
Ilamarie Christine Hagan, as Personal Representative of the Estate of A.L. Hagan, deceased

David S. Walker
Witness Name Printed

[Signature]
Witness

LINDSAY S. GAINES
Witness Name Printed

STATE OF: Georgia
COUNTY OF: DeKalb

I hereby certify that the foregoing instrument was acknowledged before me on 5th day of July 2016, by Ilamarie Christine Hagan individually and as PR for The Estate of A.L. Hagan deceased, , who is personally known to me or has produced _____ as identification, and who did/did not take an oath.

Sandra S. Walker
Notary
Printed Name: Sandra S. Walker
My commission expires: Nov. 09, 2016

SANDRA S. WALKER
Notary Public
DeKalb County
State of Georgia
My Commission Expires Nov 9, 2016

SANDRA S WALKER
Notary Public
DeKalb County
State of Georgia
My Commission Expires Nov 9, 2016



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Greg s. Kupperman
Green & Kupperman, Inc.
200 First Street, Suite B
Neptune Beach, Florida, 32266

November 01, 2016

Project Name: Dames Point Work Boats
Availability#: 2016-1647

Dear Mr/Mrs Greg s. Kupperman,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

Mollie Price
Water/Wastewater System Planning
(904) 904-665-7710



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2016-1647
 Request Received On: 10/24/2016
 Availability Response: 11/1/2016
 Prepared by: Mollie Price

Project Information

Name: Dames Point Work Boats
 Type: OTHER
 Requested Flow: 313 gpd
 Location: 5100, 5110 and 5118 Heckscher Drive.
 Parcel ID No.: 159971-0000, 159972-0000, 159973-0000 and 159974-0000
 Description: Marine work boat services...marine towing, marine salvage, dredging, etc..

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 16-in water main crossing north-south on Heckscher Drive, approx. 1,800-ft west of the site
 Connection Point #2: Proposed 10-in water main on on Heckscher Drive, approx. 1,600-ft west of the site (see Special Conditions)
 Special Conditions: POC#2 is based on the completion and acceptance of the water line by The Pantry. Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

Sewer Connection

Sewer Treatment Plant: DISTRICT 2
 Connection Point #1: Existing 10-in forcemain crossing north-south on Heckscher Drive, approx. 1,800-ft west of the site
 Connection Point #2: Proposed 8-in forcemain on on Heckscher Drive, approx. 1,600-ft west of the site (see Special Conditions)
 Special Conditions: POC#2 is based on the completion and acceptance of the forcemain by The Pantry. For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

Reclaimed Water Connection

Sewer Region/Plant: North Grid
 Connection Point #1: No reclaim in the foreseeable future

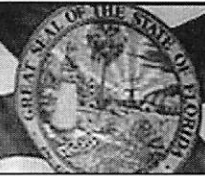
Connection Point #2: NA

Special Conditions: No reclaim in the foreseeable future.

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

DAMES POINT WORKBOATS LLC

Filing Information

Document Number	L12000039044
FEI/EIN Number	45-4834343
Date Filed	03/20/2012
Effective Date	03/20/2012
State	FL
Status	ACTIVE

Principal Address

5100 Heckscher Drive
Jacksonville, FL 32226

Changed: 01/09/2014

Mailing Address

5100 Heckscher Drive
Jacksonville, FL 32226

Changed: 01/09/2014

Registered Agent Name & Address

SHAFNACKER, WILLIAM M
5100 Heckscher Drive
Jacksonville, FL 32226

Address Changed: 01/09/2014

Authorized Person(s) Detail

Name & Address

Title MGRM

SHAFNACKER, WILLIAM F
5100 Heckscher Drive
Jacksonville, FL 32226

Title MGRM

SHAFNACKER, WILLIAM M

5100 Heckscher Drive
Jacksonville, FL 32226

Annual Reports

Report Year	Filed Date
2014	01/09/2014
2015	02/23/2015
2016	03/01/2016

Document Images

03/01/2016 -- ANNUAL REPORT	View image in PDF format
02/23/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- Florida Limited Liability	View image in PDF format

DAMES POINT WORKBOATS LLC
 5100 HECKSCHER DR
 JACKSONVILLE, FL 32226

Primary Site Address
 0 HECKSCHER DR
 Jacksonville FL 32226

Official Record Book/Page
 17626-00744

Title #
 8318

0 HECKSCHER DR
 Property Detail

RE #	159974-0000
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	02938 SAN CARLOS ESTATES
Total Area	21202

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$176,434.00	\$176,434.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$176,434.00	\$176,434.00
Assessed Value	\$144,442.00	\$176,434.00
Cap Diff/Portability Amt	\$31,992.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$144,442.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value SJRWMD/FIND Taxable Value School Taxable Value
 No applicable exemptions No applicable exemptions No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17626-00744	7/7/2016	\$150,000.00	MS - Miscellaneous	Qualified	Vacant
04627-00861	5/2/1978	\$17,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0130	RES RIVER LD 3-7 UNITS PER AC	RLD-100A	100.00	130.00	Common	100.00	Front Footage	\$176,400.00	1	18-44 18-1S-28E
2	9612	SALT WATER MARSH	RLD-100A	0.00	0.00	Common	0.20	Acreage	\$34.00	2	SAN CARLOS ESTATES
										3	LOT 9 BLK 3

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$144,442.00	\$0.00	\$144,442.00	\$1,502.45	\$1,652.69	\$1,597.63
Public Schools: By State Law	\$144,442.00	\$0.00	\$176,434.00	\$759.73	\$803.48	\$828.89
By Local Board	\$144,442.00	\$0.00	\$176,434.00	\$350.76	\$396.62	\$382.69
FL Inland Navigation Dist.	\$144,442.00	\$0.00	\$144,442.00	\$4.20	\$4.62	\$4.32
Water Mgmt Dist. SJRWMD	\$144,442.00	\$0.00	\$144,442.00	\$39.70	\$41.67	\$41.67
Gen Gov Voted	\$144,442.00	\$0.00	\$144,442.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$144,442.00	\$0.00	\$176,434.00	\$0.00	\$0.00	\$0.00
Totals				\$2,656.84	\$2,899.08	\$2,855.20
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$156,034.00	\$131,311.00	\$0.00	\$131,311.00		
Current Year	\$176,434.00	\$144,442.00	\$0.00	\$144,442.00		


2016 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.

- [2016](#)
- [2015](#)
- [2014](#)

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

DAMES POINT WORK BOATS LLC
 4542 IRVING RD
 JACKSONVILLE, FL 32226

Primary Site Address
 5110 HECKSCHER DR
 Jacksonville FL 32226

Official Record Book/Page
 16621-01010

Title #
 8318

5110 HECKSCHER DR
 Property Detail

RE #	159972-0000
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	02938 SAN CARLOS ESTATES
Total Area	24203

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$53,780.00	\$52,045.00
Land Value (Market)	\$66,708.00	\$66,708.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$120,488.00	\$118,753.00
Assessed Value	\$120,488.00	\$118,753.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$120,488.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

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County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16621-01010	11/27/2013	\$160,000.00	WD - Warranty Deed	Unqualified	Vacant
12904-02173	10/20/2005	\$100.00	WD - Warranty Deed	Unqualified	Improved
07943-02120	8/11/1994	\$100.00	MS - Miscellaneous	Unqualified	Vacant
05720-01125	11/1/1983	\$32,000.00	WD - Warranty Deed	Unqualified	Vacant
03364-00173	6/12/1972	\$7,500.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	DMWR6	Dock Wood Medium Wgt	0	158	8	1,264.00	\$52,045.00

Land & Legal

Land										Legal		
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description	
1	0130	RES RIVER LD 3-7 UNITS PER AC	RLD-100A	0.00	0.00	Common	7,405.00	Square Footage	\$66,645.00	1	18-44 18-1S-28E .54	
2	9612	SALT WATER MARSH	RLD-100A	0.00	0.00	Common	0.37	Acreage	\$63.00	2	SAN CARLOS ESTATES	
										3	LOT 7 BLK 3	

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$120,488.00	\$0.00	\$120,488.00	\$1,354.17	\$1,378.61	\$1,332.68
Public Schools: By State Law	\$120,488.00	\$0.00	\$120,488.00	\$600.31	\$548.70	\$566.05
By Local Board	\$120,488.00	\$0.00	\$120,488.00	\$277.16	\$270.86	\$261.34
FL Inland Navigation Dist.	\$120,488.00	\$0.00	\$120,488.00	\$3.79	\$3.86	\$3.60
Water Mgmt Dist. SJRWMD	\$120,488.00	\$0.00	\$120,488.00	\$35.78	\$34.76	\$34.76
Gen Gov Voted	\$120,488.00	\$0.00	\$120,488.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$120,488.00	\$0.00	\$120,488.00	\$0.00	\$0.00	\$0.00
Totals				\$2,271.21	\$2,236.79	\$2,198.43
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$123,292.00	\$118,352.00	\$0.00	\$118,352.00		
Current Year	\$120,488.00	\$120,488.00	\$0.00	\$120,488.00		

2016 TRIM Property Record Card (PRC)

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Property Record Card (PRC)

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[2016](#)

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DAMES POINT WORK BOATS LLC
 4542 IRVING RD
 JACKSONVILLE, FL 32226

Primary Site Address
 5100 HECKSCHER DR
 Jacksonville FL 32226

Official Record Book/Page
 16621-01010

Title #
 8318

5100 HECKSCHER DR

Property Detail

RE #	159971-0000
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	02938 SAN CARLOS ESTATES
Total Area	25135

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$43,210.00	\$43,210.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$43,210.00	\$43,210.00
Assessed Value	\$43,210.00	\$43,210.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$43,210.00	See below

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County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16621-01010	11/27/2013	\$160,000.00	WD - Warranty Deed	Unqualified	Vacant
12904-02173	10/20/2005	\$100.00	WD - Warranty Deed	Unqualified	Improved
07943-02120	8/11/1994	\$100.00	MS - Miscellaneous	Unqualified	Vacant
05589-00007	11/23/1982	\$15,000.00	WD - Warranty Deed	Unqualified	Vacant
05403-00193	8/25/1981	\$15,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0130	RES RIVER LD 3-7 UNITS PER AC	RLD-100A	0.00	0.00	Common	4,792.00	Square Footage	\$43,128.00
2	9612	SALT WATER MARSH	RLD-100A	0.00	0.00	Common	0.48	Acreage	\$82.00

Legal

LN	Legal Description
1	18-044 18-1S-28E .59
2	SAN CARLOS ESTATES
3	LOT 6 BLK 3

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$43,210.00	\$0.00	\$43,210.00	\$494.40	\$494.40	\$477.93
Public Schools: By State Law	\$43,210.00	\$0.00	\$43,210.00	\$210.39	\$196.78	\$203.00
By Local Board	\$43,210.00	\$0.00	\$43,210.00	\$97.14	\$97.14	\$93.72
FL Inland Navigation Dist.	\$43,210.00	\$0.00	\$43,210.00	\$1.38	\$1.38	\$1.29
Water Mgmt Dist. SJRWMD	\$43,210.00	\$0.00	\$43,210.00	\$13.06	\$12.47	\$12.47
Gen Gov Voted	\$43,210.00	\$0.00	\$43,210.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$43,210.00	\$0.00	\$43,210.00	\$0.00	\$0.00	\$0.00
Totals				\$816.37	\$802.17	\$788.41
	Just Value	Assessed Value	Exemptions	Taxable Value		
	Last Year	\$43,210.00	\$43,210.00	\$0.00	\$43,210.00	
	Current Year	\$43,210.00	\$43,210.00	\$0.00	\$43,210.00	

2016 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.

2016

[2015](#)

[2014](#)

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)