

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE**

**ORDINANCE 2017-0390 (WRF-17-16)**

**JULY 18, 2017**

***Location:*** 1466 Dolph Road  
between Triple-T Road and Dead End

***Real Estate Number(s):*** 004876-0100

***Waiver Sought:*** Reduce Minimum Required Road Frontage from 80  
Feet to 0 Feet

***Present Zoning:*** Rural Residential-Acre (RR-Acre)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Northwest, District 5

***Owner(s):*** Owen Raulerson  
Jenna Raulerson  
1649 Dolph Road  
Jacksonville, Florida 32220

***Staff Recommendation:*** DENY

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2017-0390 (WRF-17-16)** seeks to reduce the required minimum road frontage from 80 feet to 0 feet for construction of a single family dwelling in the Rural Residential-Acre Zoning District. The subject property was originally part of 9.3 acres of land. In 2016 the lot was divided into three (3) lots, each approximately 3.1 acres, for each child of the deceased matriarch of the family. The current owner of the subject property, Jenna Raulerson, is the niece of owners of the two adjacent parcels. One lot (1474 Dolph Road RE#: 004876-0300) has approximately 30 feet of road frontage on Dolph Road and has a mobile home on it. The second lot (1474 Dolph Road RE#: 004876-0200) has no road frontage on Dolph Road and uses the 30 feet of road frontage on the previously mentioned lot for access and has a single family dwelling, originally constructed in 1954, on it. The owners of the subject property are proposing to also access their lot via the 30 feet of road frontage along Dolph Road and through a 30 foot easement on the second lot's eastern property line. The subject property is currently vacant and the applicant has plans to build a single family dwelling on the property if approved.

There is an unmaintained paper road that was platted but never installed by The City that runs along the western side of three properties north adjacent to the subject property. This road was not extended far enough south to reach the subject property or their north adjacent relative's property. The neighbor farthest south with access along this unmaintained road is located at 1495 Tenby Road. For this reason they have requested access along Dolph Road instead of Triple-T Road and Tenby Road. However, Tenby Road is considered a legal means of access to the property.

### **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 granted by the City Council pursuant to the criteria set forth in Section 656.133 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?*

No. The subject property has no access to Dolph Road, but could create access along Tenby Road. According to the Department of Public Works, Tenby Road is a platted road which is recognized as a legal means of access to the property if extended to the property. This would require clearing a path starting at the end of Tenby Road and providing at least 80 feet of road frontage on the subject property to meet code. This would result in the clearing of approximately 400 feet. This in turn would provide their relative (and neighbor) to the north appropriate access to their property as well. There may be a financial hardship presented with the creation of access along Tenby Road but the applicant has not indicated that or recognized the possibility of access along the western portion of their property. There is no competent, substantial evidence demonstrating a practical or economic difficulty in complying with Section 656.407 of the Zoning Code.

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- (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)?*

Yes. The subject property was subdivided from a 2 whole lots of record (5 and 6 of Block 12) in 2016, resulting in a loss of lot of record status by all three new lots. A subdivision is described in Chapter 654.106 (nn) as, “the act of dividing a tract or parcel of land into three or more lots, building sites or other divisions for the purpose, whether immediate or future, of sale or building development according to a plat of record and includes the dedication of a new street, the approval of private streets, or a change in existing streets”. The result of this subdivision by the property owners is a de facto subdivision without adequate provision for access via an approved public or private road, effectively circumventing Chapter 654 (*Code of Subdivision Regulations*) as well as Section 656.407 (*Lot to have access*) of the Zoning Code.

- (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?*

Yes. The proposed waiver will allow the property owner to be able to build a single family dwelling on an illegally subdivided lot. This section of Block 12 contained two lots of record which would allow for two single family homes and this request would allow for a third dwelling creating a higher density than what was intended when it was platted. The grant of the waiver will also further development of a de facto subdivision that lacks the development standards required by the Code of Subdivision Regulations, such as roads, storm water retention, and lighting.

- (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 legal description included in the application contains language of a 30 foot easement for ingress and egress from Dolph Road via two properties owned by family members. The owners of the subject property are proposing to access their lot via the 30 feet of road frontage along Dolph Road on the northern portion of Betty Hooten’s land (1474 Dolph Road/RE#004876-0300) and through a 30 foot easement on the eastern property line of Samuel Gardener’s land (1474 Dolph Road/RE#004876-0200).

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

Yes. The Planning and Development Department has concerns that the waiver will create a public health, safety, and welfare concern in that the complete lack of approved road frontage may make finding the lot difficult for fire, rescue, and public services. As described in previous criteria the two other parcels (1474/RE#004876-0200 and 1474 Dolph Road/RE# 004876-0300) that were created by this subdivision currently have the same address which already would cause problems for locating the right home for fire and rescue services. Additionally, the easement is maintained by the property owners

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and currently is not clearly marked. Access may be very difficult for larger vehicles such as fire trucks and solid waste trucks. Furthermore, the development of residences using easements has resulted in the creation of a disorganized de facto subdivision lacking continuity of development and lacking city-approved roads, drainage, and sidewalks.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on June 1, 2017 by the Planning and Development Department 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 2017-0390 (WRF-17-06) be DENIED.



**Aerial**



**Proposed access to subject property**

*Date: June 1, 2017*

*Source: COJ Planning & Development Department*



**Property to the east: property #1 used for access to subject property (1474 Dolph Road)**

*Date: June 1, 2017*

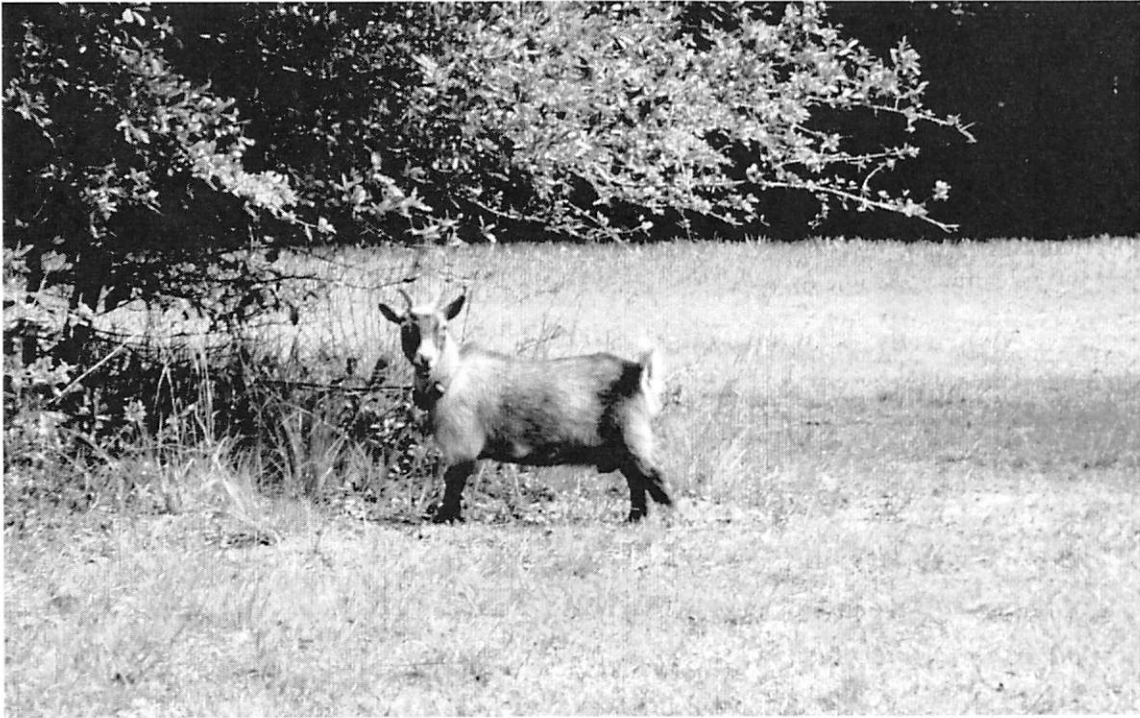
*Source: COJ Planning & Development Department*



**Property at the end of Dolph Road cul du sac (1467 Dolph Road)**

*Date: June 1, 2017*

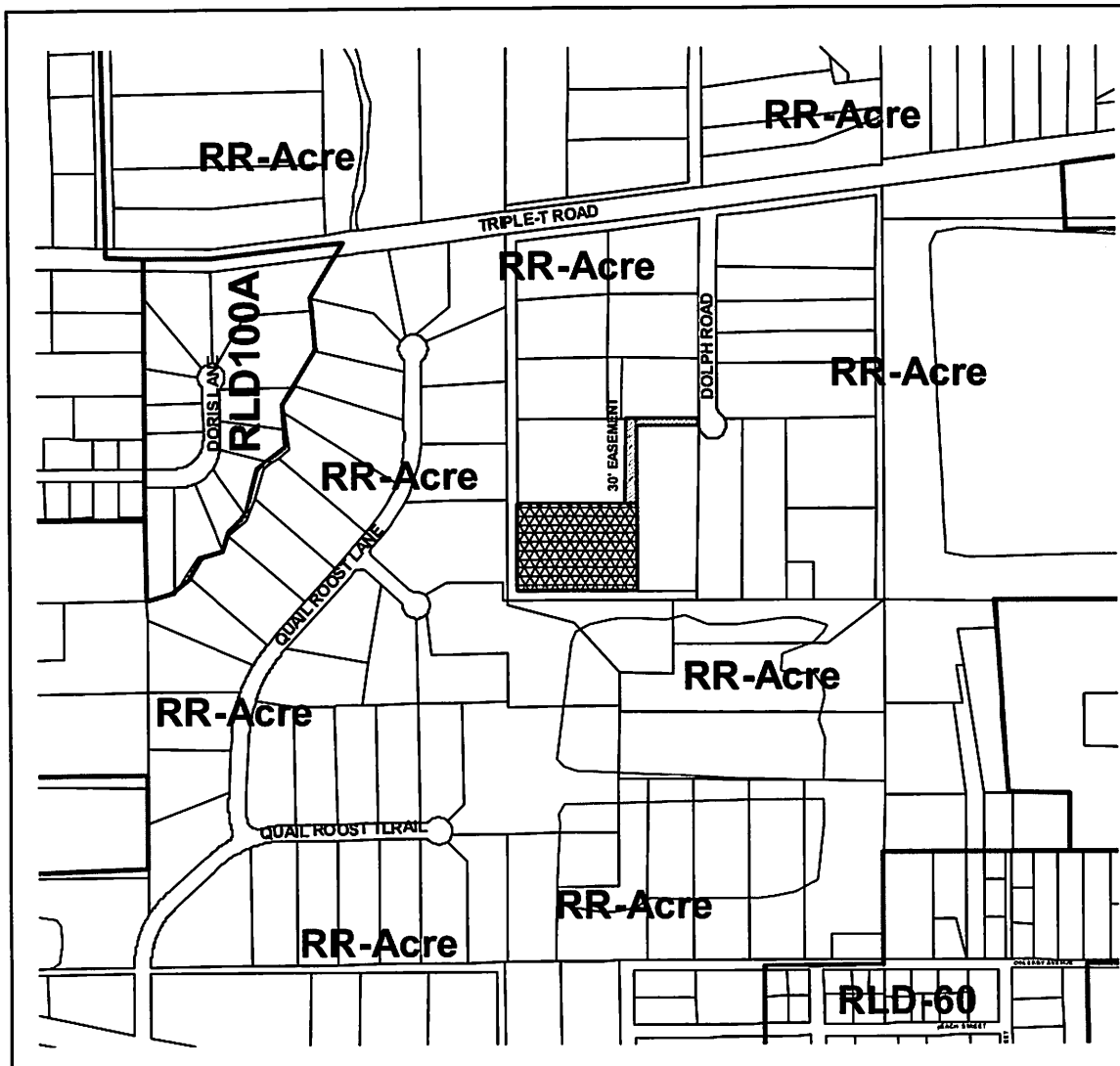
*Source: COJ Planning & Development Department*

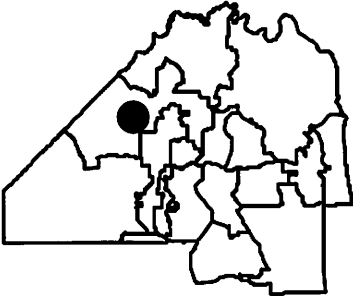
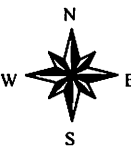


**Property to the north with access to Tenby Road (1495 Tenby Road)**

*Date: June 1, 2017*

*Source: COJ Planning & Development Department*



<p><b>REQUEST SOUGHT:</b></p> <p>REDUCTION IN ROAD FRONTAGE FROM 80 FEET TO 0 FEET</p> <p>REDUCEN ROAD FRONTAGE FROM 80 FT. TO 0 FT.</p>		 <p>0 200 Feet</p>
	<p>APPLICATION NUMBER:</p> <p><b>WRF-2017-0016</b></p>	<p>COUNCIL DISTRICT:</p> <p><b>08</b></p> <p>EXHIBIT 2</p>



Date Submitted:	5-3-17
Date Filed:	5-5-17

Application Number:	WRF-17-16
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:	RR-Acre	Current Land Use Category:
Council District:	8	Planning District:
Previous Zoning Applications Filed (provide application numbers):		NO
Applicable Section of Ordinance Code:		
656.407		
Notice of Violation(s):		
Neighborhood Associations: Thomas Jefferson Civic Club		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee:	Zoning Asst. Initials:
1	\$161.97 = \$1252.00	VA

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
1466 DOLPH ROAD JAX, FL 32210	004876-0100
3. Land Area (Acres):	4. Date Lot was Recorded:
3.10	8/23/16
5. Property Located Between Streets:	6. Utility Services Provider:
ON CULDESAC OF DOLPH ROAD, SOUTH OF COMMONWEALTH AVE (WEST OF BULL'S BAY ROAD)	City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought:	
Reduce Required Minimum Road Frontage from <u>80</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted?	
OWEN RAULERSON	

**RECEIVED**  
MAY 11 2017

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: OWEN RAULERSON	10. E-mail: o2raulerson@gmail.com
11. Address (including city, state, zip): 1649 DOLPH ROAD JACKSONVILLE, FL 32210	12. Preferred Telephone: 904-238-0200

APPLICANT'S INFORMATION (if different from owner)	
13. Name: BEN BUCHANAN (INTACT C.M.G.)	14. E-mail: ben@intactcmg.com
15. Address (including city, state, zip): P.O. Box 365 HILLIARD, FL 32046	16. Preferred Telephone: 904-483-6128

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 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;</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>

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.

My wife's grandma passed away in April of 2015. At this time, her land was divided amongst her 3 children, my wife's father and his two sisters. The land was divided into 3 equal parts for each child. My father-in-law then deeded his  $\frac{1}{3}$  of the total property over to me, Owen Raulerson, and my wife, Jenna Raulerson. We intend to use this property as our permanent homestead.

**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. *-SEE SURVEY*

**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 ← Non-residential Districts: \$1,173.00	\$7.00 per Addressee	Billed directly to owner/agent

**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: Owen D. Rawerson

Signature: [Signature]

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

Print name: BENJAMIN W. BUCHANAN

Signature: [Signature]

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

**Owner(s)**

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

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

**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

EXHIBIT 1  
~~Exhibit "A"~~

SURVEYOR'S LEGAL

A Portion of Lots 5 and 6, Block 12, Germantown, A Subdivision of Government Lots 3, 4, 5, and 12, Section 10, Township 2 South, Range 25 East, According to the Plat thereof as recorded of the current Public Records of Duval County, Florida more particular described as follows:

For a Point of reference, Commence at the Northwest corner of said Lot 5, Block 12; thence S. 00°01'00" W, along the West line of said Lot 5 313.38 feet to the Point of Beginning; thence N. 87°11'00" E. 432.26 feet; thence S. 00°01'10" W., 312.62 feet to an intersection with the South line of Lot 6; thence S. 87°11'00" W. along the the South line of said Lots 5 and 6, Block 12, 432.26 feet to the Southwest corner of said Lot 5; thence N. 00°01'00" E. along the Westerly line of said Lot 5, Block12; 312.26 feet to the Point of Beginning

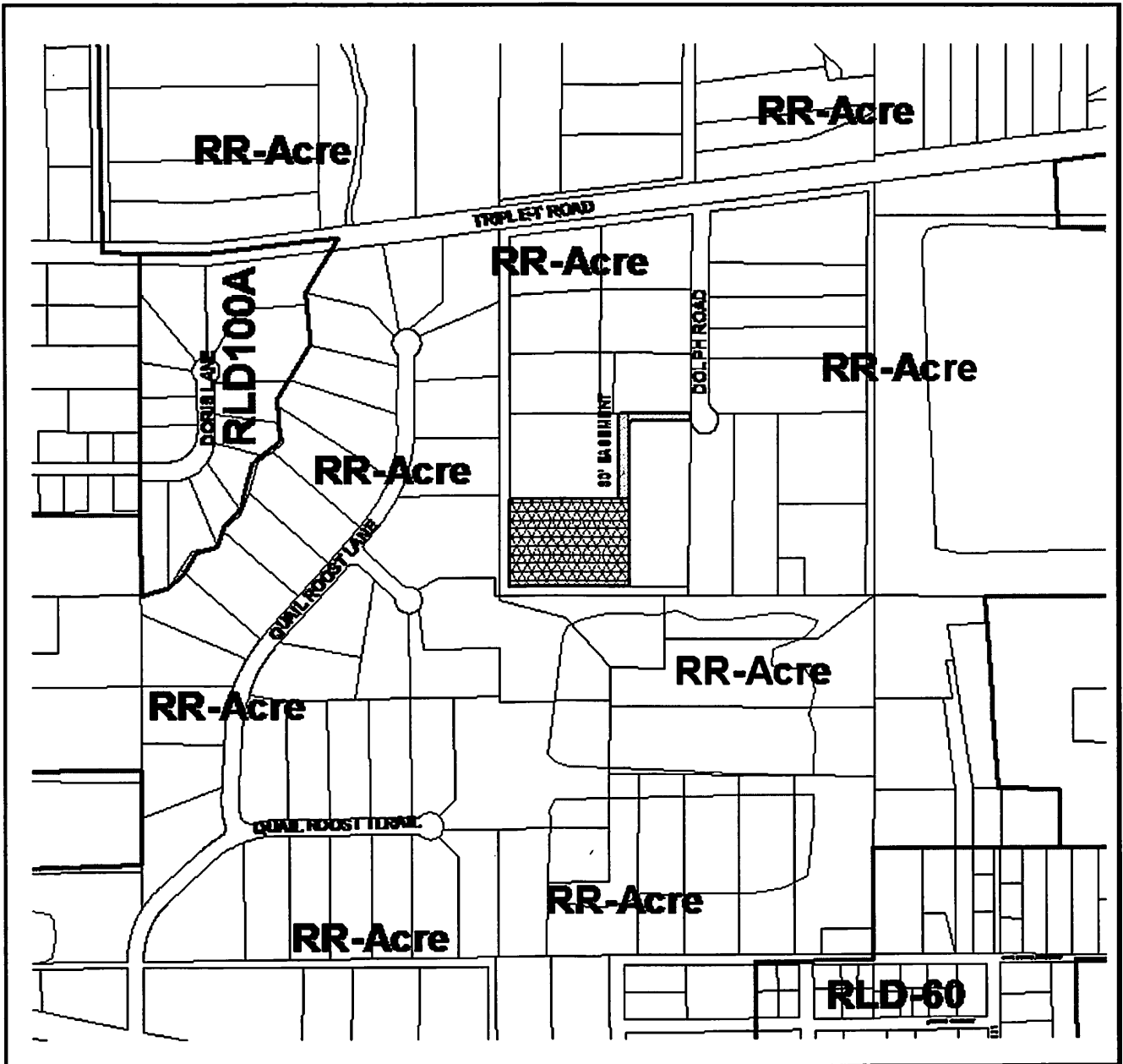
Together with a 30 foot Easement

A Portion of Lot 6, Block 12, Germantown, A Subdivision of Government Lots 3, 4, 5 and 12, Section 10, Township 2 South, Range 26 East, According to the Plat thereof as recorded in Plat Book 5 Page 31 of the Public Records of Duval County, Florida, being more particular described as follows:

For a point of reference , Commence at the Northwest corner of said Lot 5 , Block12; thence N. 87°11'00" E. along the North line of said Lot 5 and 6, 417.25 feet to the Point of Beginning; thence continue along the North line of said Lot 6, N. 87°11'00" E., 230.75 feet to the Northeast corner of said Lot 6 and the Westerly right of way line of Dolph Road, A 60 foot right of way ending in a cul-de-sac with a 50 feet radius; thence S. 99°81'00" W. along last said westerly right of way line 30.04 feet; thence S. 87°11'00" W. 176.92 feet to a point of curve , said curve being concave Southeasterly and having a radius of 25.00feet; thence along said curve an arc distance of 38.03 feet, said curve being subtended by a chord bearing and distance of S.43°36'00" W. 34.47 feet to a point of tangency; thence along a tangent line, S. 00°01'00" W. 289.59 feet; thence S.87°11'00" W.30.04 feet; thence N. 00°01'00e. 343.42 feet to the Point of Beginning

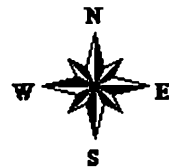
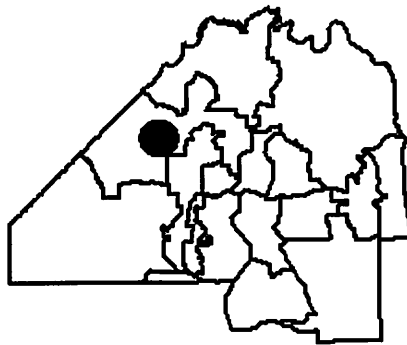
CITY LEGAL

5-31 10-25-25E 3.1 GERMANTOWN PT. LOTS 5,6 RECD



**REQUEST SOUGHT:**

**REDUCEN ROAD FRONTAGE  
FROM 80 FT. TO 0 FT.**



**0 200 Feet**

**COUNCIL DISTRICT:**

**08**

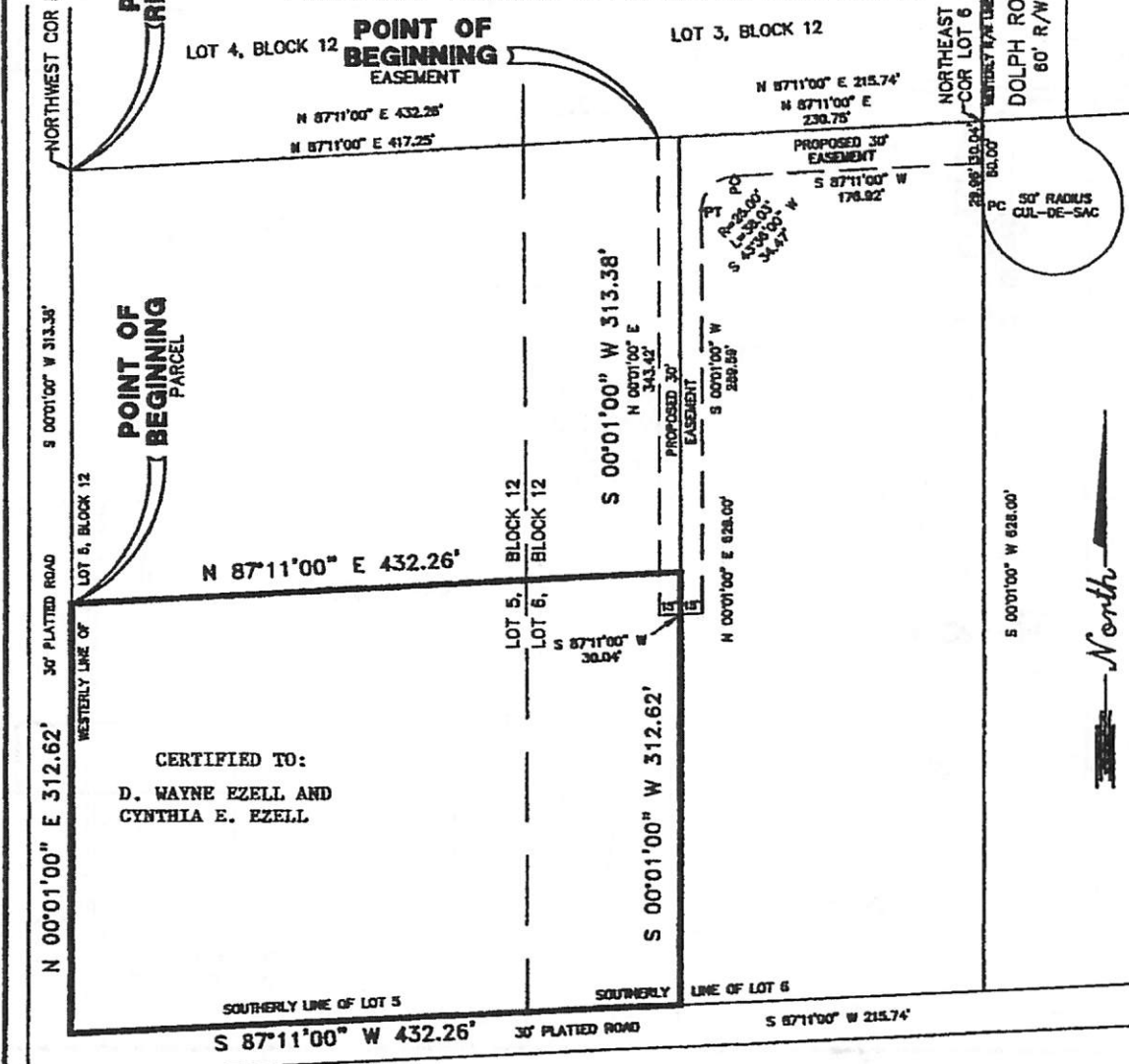
**APPLICATION NUMBER:**

**WRF-2017-0016**

**EXHIBIT 2**

# MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PORTION OF LOTS 5 AND 6, BLOCK 12, GERMANTOWN, A SUBDIVISION OF GOVERNMENT LOTS 3, 4, 5 AND 12, SECTION 10, TOWNSHIP 2 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 31 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A 30 FOOT EASEMENT ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS ON SHEET 2 OF 2:



CERTIFIED TO:  
D. WAYNE EZELL AND  
CYNTHIA E. EZELL

BEARINGS AND PARCELS ARE BASED ON PRIOR SKETCH BY ROONEY & SONS, DATED 06-29-2010, FOR DAVID E. EZELL.

**THIS IS NOT A BOUNDARY SURVEY.**  
SHEET 1 OF 2

FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



**ASSOCIATED SURVEYORS INC.**  
LAND & ENGINEERING SURVEYS  
3846 BLANDING BOULEVARD  
JACKSONVILLE, FLORIDA 32210  
904-771-8488

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SKETCH WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Charles L. Starling*  
CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771  
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579  
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 66991-2

DATE 07-5-2016

- GENERAL NOTES:**
- BEARINGS ARE BASED ON THE BEARING POINT
  - STRUCTURE NO. N/A - SHOWN HEREIN LIES WITHIN FLOOD ZONE UNLESS AS BEST DETERMINED FROM FEMA FLOOD MAPS PANEL NO. N/A DATED N/A
  - THIS IS A SURFACE SURVEY ONLY. THE EXIST OF UNDERGROUND FOOTINGS, PIPES AND UTILITY LINES IF ANY, NOT DETERMINED.
  - AGRICULTURAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY
  - THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR ENCUMBRANCES, EASE, EASEMENTS, ELL'S, RESTRICTIONS, CLAIMS, EASEMENTS OR ENCUMBRANCES, ETC.
  - THE HEAVY LINE SHOWN HEREON, MAY NOT INDICATE ACTUAL DIMENSIONS.
  - UNLESS OTHERWISE STATED ALL IRON PIPES FOUND WERE 60 IDENTIFICATION.
- |      |                                 |       |                                |
|------|---------------------------------|-------|--------------------------------|
| AC   | AIR CONDITIONER                 | PSN   | PROFESSIONAL SURVEYOR & MAPPER |
| BL   | BUILDING RECONSTRUCTION LINE    | R     | RAILROAD                       |
| CD   | CONCRETE DRIVE                  | CRD   | CONCRETE DRIVE                 |
| CH   | CHIMNEY                         | RLS   | REGISTERED LAND SURVEYOR       |
| CI   | CONCRETE                        | R/W   | RIGHT OF WAY                   |
| CO   | CONCRETE                        | (TYP) | TYPICAL                        |
| CONC | CONCRETE                        |       |                                |
| CONC | CONCRETE                        |       |                                |
| CT   | ELECTRIC CABLE                  |       |                                |
| CT   | ELECTRIC CABLE                  |       |                                |
| CT   | ELECTRIC TRANSFORMER & PAD      |       |                                |
| CT   | JACKSONVILLE ELECTRIC AUTHORITY |       |                                |
| L    | LEASING BUSINESS                |       |                                |
| L.S. | LICENSED SURVEYOR               |       |                                |
| MS   | METAL                           |       |                                |
| MS   | METAL & WIRE                    |       |                                |
| MS   | OFFICIAL RECORDS BOOK           |       |                                |
| MS   | OFFICIAL RECORDS ONLINE         |       |                                |
| MS   | OFFICIAL RECORDS ONLINE         |       |                                |
| MS   | POINT OF CORNER                 |       |                                |
| MS   | POINT OF CORNER                 |       |                                |
| MS   | POINT OF INTERSECTION           |       |                                |
| MS   | POINT OF INTERSECTION           |       |                                |
| MS   | POINT OF INTERSECTION           |       |                                |
| MS   | PERMANENT REFERENCE MONUMENT    |       |                                |



# MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PORTION OF LOTS 5 AND 6, BLOCK 12, GERMANTOWN, A SUBDIVISION OF GOVERNMENT LOTS 3, 4, 5 AND 12, SECTION 10, TOWNSHIP 2 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 31 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 12; THENCE S. 00°01'00" W., ALONG THE WEST LINE OF SAID LOT 5 313.38 FEET; TO THE POINT OF BEGINNING; THENCE N. 87°11'00" E., 432.26 FEET; THENCE S. 00°01'10" W., 312.62 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LOT 6; THENCE S. 87°11'00" W., ALONG THE SOUTH LINE OF SAID LOTS 5 AND 6, BLOCK 12, 432.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N. 00°01'00" E., ALONG THE WESTERLY LINE OF SAID LOT 5, BLOCK 12; 312.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.10 ACRES MORE OR LESS.

THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY ASSOCIATED SURVEYORS,

TOGETHER WITH A 30 FOOT EASEMENT

A PORTION OF LOT 6, BLOCK 12, GERMANTOWN, A SUBDIVISION OF GOVERNMENT LOTS 3, 4, 5 AND 12, SECTION 10, TOWNSHIP 2 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 31 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 12; THENCE N. 87°11'00" E., ALONG THE NORTH LINE OF SAID LOT 5 AND LOT 6, 417.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF SAID LOT 6, N. 87°11'00" E., 230.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 AND THE WESTERLY RIGHT OF WAY LINE OF DOLPH ROAD, A 60 FOOT RIGHT-OF-WAY ENDING IN A CUL-DE-SAC WITH A 50 FOOT RADIUS; THENCE S. 00°01'00" W., ALONG LAST SAID WESTERLY RIGHT OF WAY LINE, 30.04 FEET; THENCE S. 87°11'00" W., 176.92 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 38.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S. 43°36'00" W., 34.47 FEET TO A POINT OF TANGENCY; THENCE ALONG A TANGENT LINE, S. 00°01'00" W., 289.59 FEET; THENCE S. 87°11'00" W., 30.04 FEET; THENCE N. 00°01'00" E., 343.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.38 ACRES MORE OR LESS.

THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY ASSOCIATED SURVEYORS,

BEARINGS AND PARCELS ARE BASED ON PRIOR SKETCH BY ROONEY & SONS, DATED 06-29-2010, FOR DAVID E, EZELL.

THIS IS NOT A BOUNDARY SURVEY. SHEET 2 OF 2

FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 0% ANNUAL CHANCE FLOOD.



**ASSOCIATED SURVEYORS INC.**  
LAND & ENGINEERING SURVEYS  
3846 BLANDING BOULEVARD  
JACKSONVILLE, FLORIDA 32210  
904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SKETCH WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Charles L. Starling*  
CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771  
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579  
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

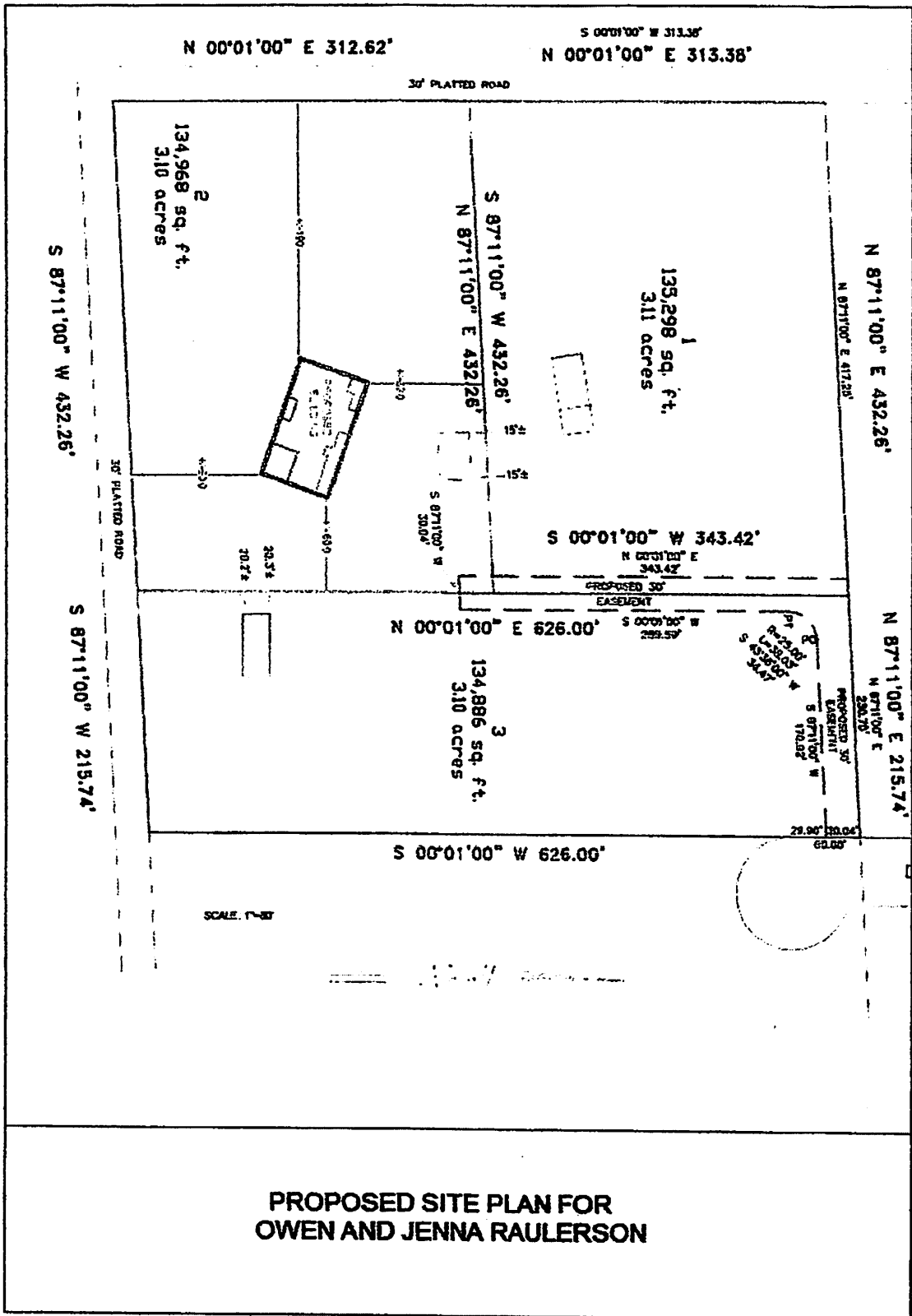
JOB NO. 66991-2

DATE 07-5-2016

### GENERAL NOTES:

- BEARINGS ARE BASED ON SIX BEARINGS ONLY.
- STRUCTURE NO./I.A. SHOWN HEREON ARE WITHIN FLOOD ZONE/AS BEST DETERMINED FROM F.I.M.A. FLOOD MAPS PANEL NO./A DATED N/A.
- THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES IF ANY, NOT DETERMINED.
- JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
- THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOW SEARCHED BY THIS SURVEYOR FOR EASEMENTS, EASE, COVENANTS, E.U.L.'S RESTRICTIONS, EASEMENTS, TAXES OR ENCUMBRANCES, ETC.
- THE HEAVY LINE SHOWN HEREON, MAY NOT INDICATE ACTUAL OWNERSHIP.
- UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

A	AC	AIR CONDITIONER	PSN	PROFESSIONAL SURVEYOR & MAPPER
B	BL	BUILDING RESTRICTION LINE	R	RADIUS
C	BT	BUILDING TIE	RD	RECORD
D	B	BETWEEN	RLS	REGISTERED LAND SURVEYOR
E	CC	COMPUTER FROM RECORD	R/W	RIGHT OF WAY
F	CD	COVENANTS & RESTRICTIONS	(TYP)	TYPICAL
G	CH	CHORD		
H	CHD	CHD NOT READ		
I	CMC	CONCRETE		
J	CONV	CONCRETE		
K	ED	ELECTRIC BOX		
L	ET	ELECTRIC TRANFORMER & PAD		
M	EJA	JACKSONVILLE ELECTRIC AUTHORITY		
N	L	LENGTH OF ARC		
O	LS	LICENSED BUSINESS		
P	LS	LICENSED SURVEYOR		
Q	MS	MESURES		
R	M&B	MAIL & BISC		
S	ORB	OFFICIAL RECORDS BOOK		
T	ORV	OFFICIAL RECORDS VOLUME		
U	PC	POINT OF CURVE		
V	PC	POINT OF COMPOUND CURVE		
W	PD	POUL EQUIPMENT PAD		
X	PI	POINT OF INTERSECTION		
Y	PI	POINT OF REVERSE CURVE		
Z				



# AIRPORT NOTICE ZONE ACKNOWLEDGMENT

Return to  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, Florida 32202  
Attn: Current Planning Division Chief

The City of Jacksonville has determined that persons on the premises may be exposed to significant noise level and/or accident potentials or may be subject to special lighting regulations as a result of the airport operations. The city has established that, within its boundaries, there exist certain Airport Notice Zones as defined in Section 656.1004 (J). The city has also placed certain restrictions on the development, construction methods and use of property within airport environ areas. The property located at

1466 Dolph Rd 004876-0100  
(Address) (Real Estate Parcel Number)

which is more particularly described in the legal description (Exhibit A) attached hereto and made a part hereof, is located within the Airport Notice Zone of  
OLF Whitehouse  
(Name of Airport)

## CERTIFICATION

As the owner/seller/lessor (circle one) of the subject property, I hereby certify that I am aware that the property is located in an Airport Notice Zone. I have been advised to consult Part 10 of Chapter 65 Ordinance Code, concerning the restrictions that have been placed on the subject property. Additionally acknowledge that airport operations may change due to changes in type of aircraft operating, changes flight paths and general operations of the airport, and changes resulting from expansion, reconfiguration or additional runways.

Printed Name Owen Raulerson II

Signature [Handwritten Signature]

Dated this 15 day of May 2017

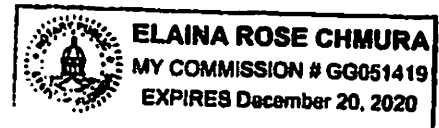
STATE OF FLORIDA  
COUNTY OF DUVAL  
GERMAN TOWN  
PT LOTS 5, 6 RECD O/R 17704-1448  
BLK 12

The foregoing affidavit was sworn and subscribed before me this 15 day of May 2017

by Owen Raulerson II who is personally known to me or has

produced \_\_\_\_\_ as identification.

[Handwritten Signature]  
(Notary Signature)



**Copies will be filed with the City of Jacksonville Planning and Development Department, and will be provided to the Jacksonville Aviation Authority or the United States Navy, as appropriate.**

Doc # 2017114638, OR BK 17984 Page 1872.  
Number Pages 2  
Recorded 05/17 2017 at 08:44 AM  
Ronnie Fussell CLERK CIRCUIT COURT DUVAL COUNTY  
RECORDING \$18.50

**EXHIBIT A**

**Property Ownership Affidavit - Individual**

Date: 5/2/17

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: 1466 DOLPH ROAD 32220 RE#(s): 004876-0100

To Whom it May Concern:

I OWEN RAULERSON hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for WAIVER OF ROAD FRONTAGE submitted to the Jacksonville Planning and Development Department.

By [Signature]

Print Name: OWEN O. RAULERSON

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 2<sup>ND</sup> day of MAY 2017, by OWEN RAULERSON, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath WHO IS KNOWN TO ME PERSONALLY

[Signature]  
(Signature of NOTARY PUBLIC)

SARAH DEAN  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 12-22-17

**EXHIBIT A - Property Ownership Affidavit**

Date: 4/15/17

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:  
1466 Dolph Rd

To Whom it May Concern:

I Jenna Raulerson hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for waiver submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

By Jenna Raulerson  
Print Name: Jenna Raulerson

By \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

\*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

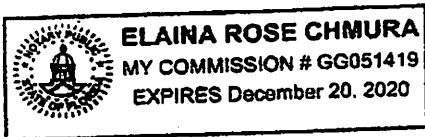
Sworn to and subscribed and acknowledged before me this 15 day of April 2017, by Jenna Raulerson, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Elaina Rose Chmura

(Signature of NOTARY PUBLIC)

Elaina Rose Chmura

(Printed name of NOTARY PUBLIC)



State of Florida at Large: Dec. 20, 2020  
My commission expires: Dec. 20, 2020

**EXHIBIT B**

**Agent Authorization - Individual**

Date: 5/2/17

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: 1466 DOLPH ROAD, 32220 RE#(s): 004876-0100

To Whom it May Concern:

You are hereby advised that OWEN RAULERSON, as OWNER of 1466 DOLPH ROAD SA, FL 32220 hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers BEN BUCHANAN to act as agent to file application(s) for WATER OF ROAD 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 as submitted to the Jacksonville Planning and Development Department.

By [Signature]  
Print Name: OWEN P. RAULERSON

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 2<sup>nd</sup> day of MAY 2017,  
by OWEN RAULERSON, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)  
SARAH DEAN  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 12-22-17

**RAULERSON OWEN DAN II**  
 8457 GATEPOST CT  
 JACKSONVILLE, FL 32244  
**RAULERSON JENNA EZELL**

**Primary Site Address**  
 0 DOLPH RD  
 Jacksonville FL 32220

**Official Record Book/Page**  
 17779-01266

**Title #**  
 5410

**0 DOLPH RD**  
 Property Detail

<b>RE #</b>	004876-0100
<b>Tax District</b>	GS
<b>Property Use</b>	0000 Vacant Res < 20 Acres
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00050 GERMANTOWN
<b>Total Area</b>	135133

**Value Summary**

	2016 Certified	2017 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$23,674.00
<b>Land Value (Market)</b>	\$0.00	\$0.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$0.00	\$23,674.00
<b>Assessed Value</b>	\$0.00	\$23,674.00
<b>Cap Exp/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$0.00	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  
 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
17779-01266	11/15/2016	\$100.00	WD - Warranty Deed	Unqualified	Vacant
17704-01434	8/23/2016	\$100.00	WD - Warranty Deed	Unqualified	Vacant

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GRCR2	Garage/Util Bdg Conc	0	27	41	1,107.00	\$23,674.00

**Land & Legal**

Land  
 No data found for this section

**Legal**

LN	Legal Description
1	S-31 10-25-25E 3.1
2	GERMANTOWN
3	PT LOTS 5,6 RECD
4	O/R 17779-1266 BLK 12

**Buildings**

No data found for this section

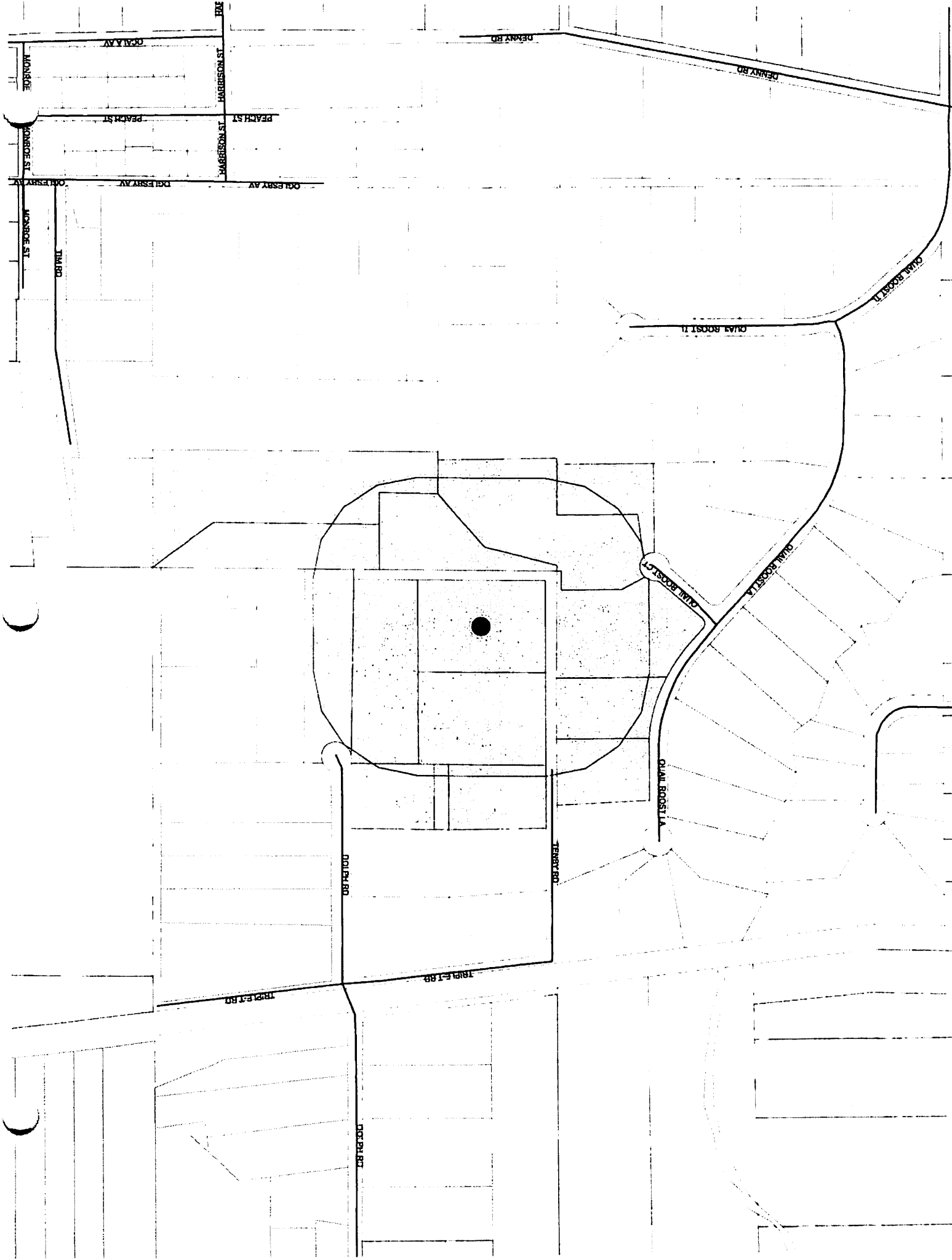
**2016 Notice of Proposed Property Taxes Notice (TRIM Notice)**

**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.

No information available

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [\[Link\]](#)



MONROE ST

DEANZ RD

HARRISON ST

PEACH ST

DEANZ RD

DEANZ RD

MONROE ST

DEANZ RD

HARRISON ST

DEANZ RD

MONROE ST

DEANZ RD

QUAIL BOOST II

QUAIL BOOST II

QUAIL BOOST II

QUAIL BOOST II

QUAIL BOOST II

TRIST RD

DUNN RD

TRIST RD

TRIST RD

DUNN RD



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
004746 0130	BAILEY THOMAS NEAL		8833 QUAIL ROOST CT			JACKSONVILLE	FL	32220-1400
004746 0400	FRENCH REEDER W JR		1547 QUAIL ROOST LN			JACKSONVILLE	FL	32220-1480
004876 0200	GARDNER SAMUEL FRANK		13822 N STATE RD 121			MACCLENNY	FL	32063
004746 0140	HELTON KAREN K TRUST		8825 QUAIL ROOST CT			JACKSONVILLE	FL	32220-1400
004876 0300	HOOTEN BETTY EZELL		1474-1 DOLPH RD			JACKSONVILLE	FL	32220-1519
004807 0040	KAREN K HELTON REVOCABLE TRUST		8825 QUAIL ROOST CT			JACKSONVILLE	FL	32220
004746 0040	KASNIAS KENNETH M		8831 QUAIL ROOST CT			JACKSONVILLE	FL	32220-1400
004876 0100	RAULERSON OWEN DAN II		8457 GATEPOST CT			JACKSONVILLE	FL	32244
004876 0500	RHODEN DALE		1467 DOLPH RD			JACKSONVILLE	FL	32220-1501
004807 0250	SIZEMORE PAUL		928 BULLS BAY HWY			JACKSONVILLE	FL	32220
004874 0115	TUCKER PAUL		1498 DOLPH RD			JACKSONVILLE	FL	32220-1502
004875 0200	TURNER ASHLEY R		1495 TENBY RD			JACKSONVILLE	FL	32220-1553
004746 0190	WRIGHT EDWARD		850 SW 105TH ST			TRENTON	FL	32693
	THOMAS JEFFERSON CIVIC CLUB		8237 NEVADA ST			JACKSONVILLE	FL	32220
	LARRY SOLOMON		6549 KINLOCK			JACKSONVILLE	FL	32219

Michael Corrigan, Tax Collector  
Duval County/City of Jacksonville  
Comments - taxcollector@coj.net  
Inquiries - (904)630-1916

www.coj.net/tc  
Date: 05/05/2017 Time: 08:18:27  
Location: P13 Clerk: CYW  
Transaction 0276553

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

**General Collection Receipt**

Date: 5/4/2017  
Email: VHopkins@coj.net

Ben Buchanan  
ss: 1466 Dolph Road  
ption: application for Waiver of Minimum Required Road Frontage

Miscellaneous  
Item: CR - CR411087  
Receipt 0276553.0001-0001      1,252.00  

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Total Paid      1,252.00  
CREDIT      1,252.00  

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Total Tendered      1,252.00

Act	SubsidNo	UserCode	Project	ProjectDt	Grant	GrantDt	DocNo	Amount
								1252.00

Paid By: APPL FOR WVR OF MIN RE  
Thank You