

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE****ORDINANCE 2017-0602 (WRF-17-22)****OCTOBER 3, 2017**

Location: 1237 Lechlade Street
Northwest corner of Lechlade Street and Lechlade Court

Real Estate Number(s): 079269 0000

Waiver Sought: Reduce Minimum Required Road Frontage from 48 Feet to 18 Feet

Present Zoning: Residential Low Density-60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Owner: Community Investments, LLC
4419 Longfellow Street
Jacksonville, FL 32210

Agent: T.R. Hainline, Jr.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Staff Recommendation: DENY

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2017-0602** (WRF-17-22) seeks to reduce the required minimum road frontage from 48 feet to 18 feet for a proposed single-family residence. The size is currently zoned Residential Low Density-60 (RLD-60) and is located in the Low Density Residential (LDR) land use category. Additionally, the subject property is located within the boundaries of the Riverside-Avondale Historic District and the primary structure on the lot is considered a contributing property to the historic district. The subject property is currently a lot of record that is approximately 0.54 acres in size and is located at the northwest corner of Lechlade Street and Lechlade Court. The applicant is seeking to subdivide the parcel into two separate lots with the intention of constructing a new single-family lot on the northeast half of the existing lot. The new lot is proposed to connect to Lechlade Street via an eighteen (18) foot section of property that will be included within the new parcel

and will be located along the northwest property line of the existing lot. The primary address for the existing parcel is 1243 Lechlade Street and the proposed new address for the new lot would be 1237 Lechlade Street.

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 is currently a lot of record within the Riverside Terrace plat. The applicant is seeking to subdivide the existing parcel in an effort to construct a new single-family residence on the site. The new lot would not meet the minimum lot requirements for the RLD-60 zoning district. Additionally, there is no competent, substantial evidence demonstrating a practical or economic difficulty in complying with Section 656.407 of the Zoning Code.

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

No. The subject property is proposed to be divided from a whole lot of record. However, the division would create a non-conforming lot in an area where similar non-conforming lots do not exist. The proposed creation of this lot would be self-imposed hardship that does not meet minimum lot requirements for the RLD-60 zoning district and would not have adequate no road frontage. The division effectively circumvents 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 would allow the creation of a non-conforming lot that is inconsistent with the surrounding area is not in keeping with the character of the

Riverside-Avondale Historic District. No similar non-conforming lots existing within the immediate area.

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

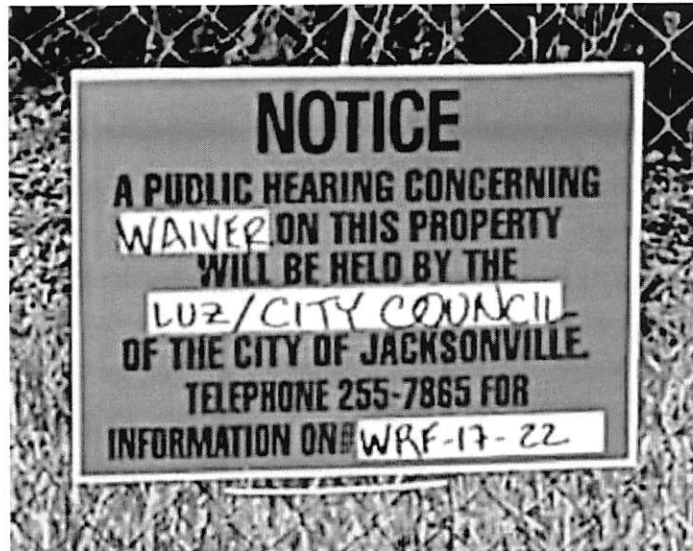
Yes. The proposed site plan includes a proposed eighteen (18) foot section of the lot that would be immediately adjacent to Lechlade Street that would allow access to the property.

- (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.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 6, 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 2017-0602 (WRF-17-22)** be **DENIED**.



Aerial

Source: Staff, Planning and Development Department
Date: 08.18.2017



Subject Property

Source: Staff, Planning and Development Department

Date: 08.18.2017



Subject property and adjacent properties to the east

Source: Google StreetView

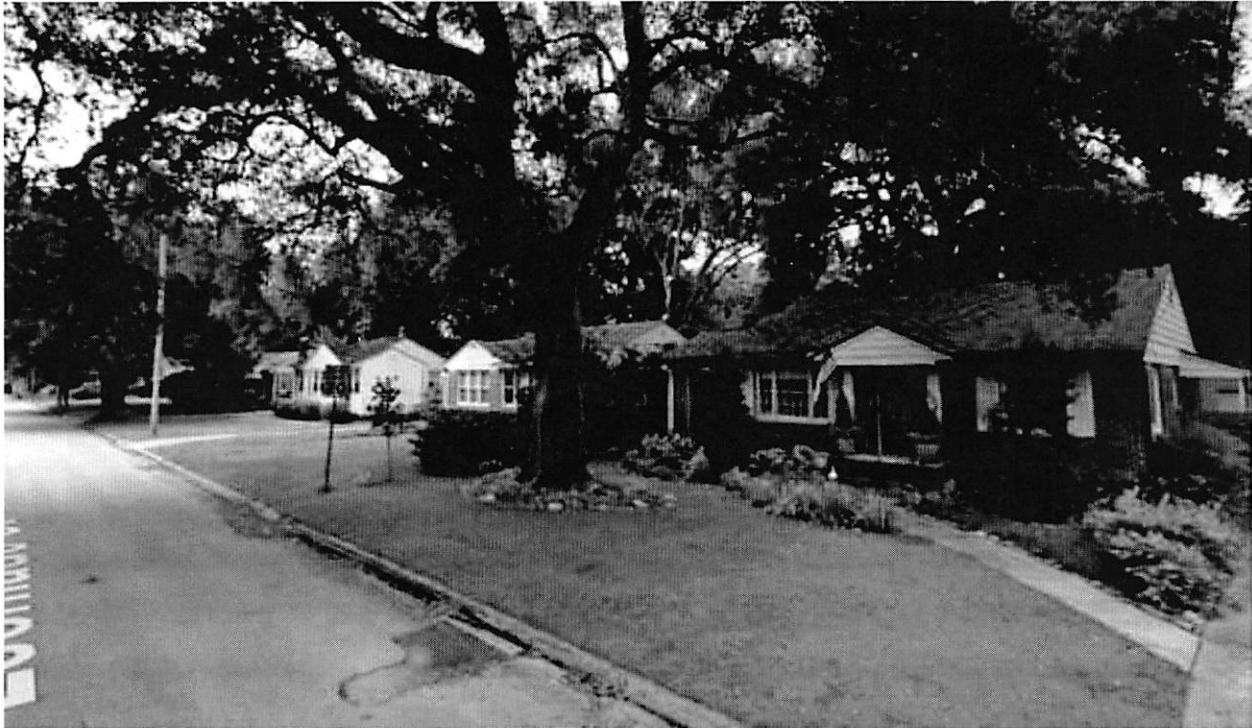
Date: 09.06.2017



Adjacent property to the northwest

Source: Google StreetView

Date: 09.06.2017



Adjacent properties to the southwest, across Lechlade Street

Source: Google StreetView

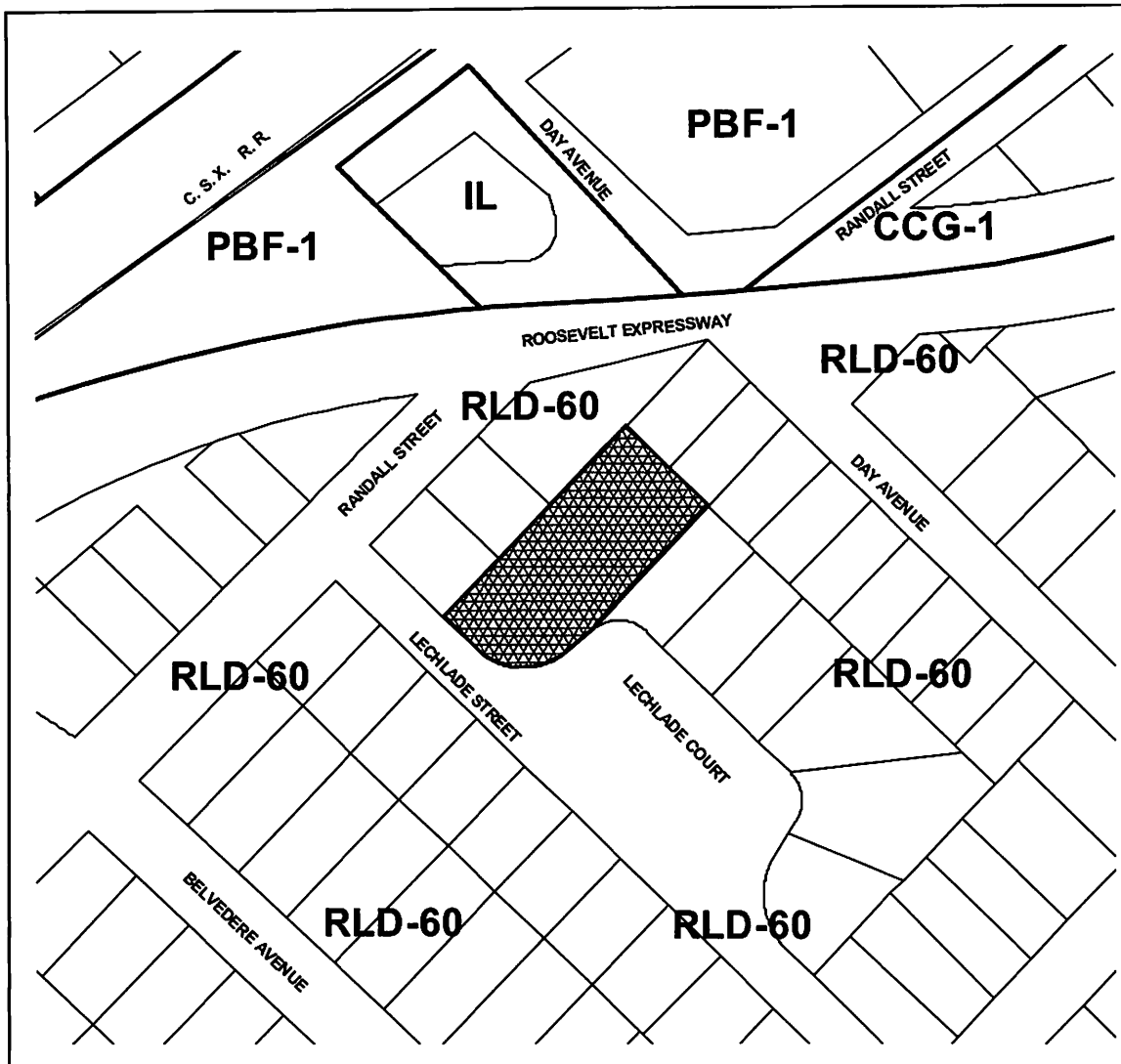
Date: 09.06.2017



Passive park to the southeast

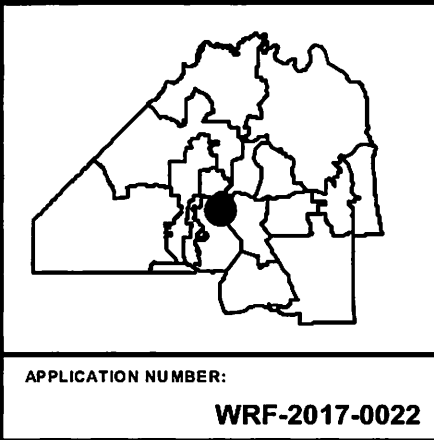
Source: Google StreetView

Date: 09.06.2017



REQUEST SOUGHT:

**REDUCE ROAD FRONTAGE
FROM 48 FT. TO 18 FT.**



0 200 F

COUNCIL DISTRICT:
14

EXHIBIT 2

1237 LECHLADE ST.

Date Submitted:	7-19
Date Filed:	7/24/17

Application Number:	WRF-17-22
Public Hearing:	

Application for Waiver of Minimum Required Road Frontage
 City of Jacksonville, Florida
 Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only	
Current Zoning District: <u>RLD-60/SUBPART O</u>	Current Land Use Category: <u>LDR</u>
Council District: <u>14</u>	Planning District: <u>5</u>
Previous Zoning Applications Filed (provide application numbers): <u>NONE</u>	
Applicable Section of Ordinance Code: <u>656.407</u>	
Notice of Violation(s): <u>NA</u>	
Neighborhood Associations: <u>RIVERSIDE AVONDALE PRES.</u> <u>NWCPAC</u>	
Overlay: <u>RIVERSIDE AVONDALE ZONING OVERLAY - SUBPART O</u>	
LUZ Public Hearing Date:	City Council Public Hearing Date:
Number of Signs to Post: <u>1</u>	Amount of Fee: <u>\$1525.00</u> <u>52 x 7 = 364 + 161 =</u>
Zoning Asst. Initials:	

PROPERTY INFORMATION	
1. Complete Property Address: 1237 Lechlade Street, Jacksonville, FL 32205	2. Real Estate Number: 079269-0000
3. Land Area (Acres): .54	4. Date Lot was Recorded: 1946
5. Property Located Between Streets: Randall Street and Remington Street	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>48</u> feet to <u>18</u> feet.	
8. In whose name will the Waiver be granted? <u>Community Investments, LLC</u>	

RECEIVED
AUG 02 2017

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Community Investments, LLC	10. E-mail: tright@gmail.com
11. Address (including city, state, zip): 4419 Longfellow Street, Jacksonville, FL 32210	12. Preferred Telephone:

APPLICANT'S INFORMATION (if different from owner)	
13. Name: T.R. Hainline, Jr.	14. E-mail: THainline@rtlaw.com
15. Address (including city, state, zip): 1301 Riverplace Blvd, Suite 1500, Jacksonville, FL 32207	16. Preferred Telephone: 904-346-5531

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"> <i>i. There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> <i>ii. The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i> <i>iii. The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i> <i>iv. There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i> <i>v. The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i>

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.

See Exhibit "C".

ATTACHMENTS	
The following attachments must accompany each copy of the application.	
<input checked="" type="checkbox"/>	Survey
<input checked="" type="checkbox"/>	Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
<input checked="" type="checkbox"/>	Property Ownership Affidavit (Exhibit A)
<input checked="" type="checkbox"/>	Agent Authorization if application is made by any person other than the property owner (Exhibit B)
<input checked="" type="checkbox"/>	Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
<input checked="" type="checkbox"/>	Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coi.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 .
<input type="checkbox"/>	Proof of valid and effective easement for access to the property.

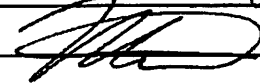
FILING FEES		
*Applications filed to correct existing zoning violations are subject to a double fee.		
<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

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.

<p>Owner(s) Print name: _____ Signature: _____</p>	<p>Applicant or Agent (if different than owner) Print name: <u>TR Hain Line Jr.</u> Signature: </p>
<p>Owner(s) Print name: _____ Signature: _____</p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>

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, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

Exhibit 1

**Lot 30, Riverside Terrace, according to the map or plat thereof, as recorded in Plat Book 19,
Page(s) 65, of the Public Records of Duval County, Florida.**

EXHIBIT A

Property Ownership Affidavit

Date: 7/18/17

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: **1237 and 1243 Lechlade Street**
RE #: **079269-0000**

Gentlemen:

I, Tammy Wainright as Manager of Community Investments, LLC, hereby certify that Community Investments, LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for a Waiver of Minimum Required Road Frontage submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is a Corporate Entity:*

Print Corporate Name: Community Investments, LLC, a Florida limited liability company

By: _____

By: Tammy Wainright
Name: Tammy Wainright
Its: Manager

*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 18th day of JULY, 2017, by Tammy Wainright, as Manager of the Community Investments, LLC on behalf of the limited liability company. She (check one) is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

Linda Strickland
Notary Public, State of Florida and county aforesaid
Name: LINDA STRICKLAND
My Commission Expires: _____
My Commission Number Is: _____

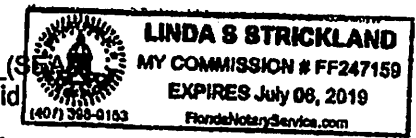


Exhibit B

Agent Authorization

Date: 7/18/17

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: Agent Authorization for the following site location:

1237 and 1243 Lechlade Street (RE # 079269-0000)

Gentlemen:

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 Rogers Towers, P.A. to act as agents to file application(s) for a Waiver of Minimum Required 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.

If Owner is Individual:

If Owner is a Corporate Entity:*

Print Corporate Name: Community Investments, LLC, a Florida limited liability company

By: _____

By: Tammy Wainright
Name: Tammy Wainright
Its: Manager

*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 18th day of July, 2017, by Tammy Wainright, as Manager of the Community Investments, LLC on behalf of the limited liability company. She (check one) is personally known to me, or has produced a valid driver's license as identification and who took an oath.

[Signature]
Notary Public, State of Florida and county aforesaid
Name: LINDA S. STRICKLAND
My Commission Expires: _____
My Commission Number is: _____



EXHIBIT C

**1237 LECHLADE STREET
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE
WRITTEN DESCRIPTION**

July 13, 2017

Community Investments, LLC (the "Applicant") is submitting this Application for Waiver of Minimum Required Road Frontage to accommodate the splitting of one lot of record located at 1243 Lechlade Street (the "Existing Lot") into two lots (the "Successor Lots"; the proposed lot in the rear of the property is hereinafter referred to as the "Rear Lot" and the proposed lot in the front of the property is hereinafter referred to as the "Front Lot"). The real estate parcel number for the Existing Lot is 079269-0000. The Existing Lot is improved with a single family residence that was built in 1909, according to the City of Jacksonville Property Appraiser's website (the "Existing Home"). The Riverside Terrace Replat recorded in 1946 shows that the Existing Lot has been the largest lot in the area since that time, at .54 acres, with most of the lots in the area between .12 and .16 acres (See Exhibit "F"). Therefore, even after splitting, the Successor Lots will be larger than most lots in the area.

The Applicant plans to restore and preserve the Existing Home and is currently working with the Historic Preservation Commission and Riverside Avondale Preservation in this regard. Splitting the Existing Lot is necessary to make this restoration and preservation feasible. This application is being made to bring the Rear Lot into compliance with the minimum required road frontage provisions of Part 4 of the Zoning Code.

The Existing Lot has more than adequate frontage on Lechlade Street and Lechlade Circle with RLD-60 zoning (See Exhibit "D"). Pursuant to the Zoning Code, the Successor Lots would each need a minimum of 48 feet of frontage on Lechlade Street Road. This application is being made to reduce the required frontage for the Rear Lot from 48 feet to 18 feet. The 18 feet of frontage will include a driveway that will be shared by the Successor Lots and, prior to or upon the sale of either of the Successor Lots, an access easement will be executed and recorded providing for the shared access.

Even after splitting the Existing Lot, the Front Lot will have adequate street frontage under the Zoning Code.

The Applicant consulted with the Addressing Section of the Planning and Development Department regarding this Application and the new address for the Rear Lot will be 1237 Lechlade Street.

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

The Existing Lot cannot be split in a manner that will provide for adequate frontage for two lots, even though the Existing Lot is three to four time large than most lots in the area. This is a practical difficulty in carrying out the strict letter of the regulation.

The Existing Home is one of the oldest homes in the area, by approximately 30-40 years. The Applicant plans to restore and preserve this home. Unfortunately, the Existing Home is severely dilapidated and the significant restoration that is needed will not be feasible without splitting the Existing Lot. This is an economic difficulty in carrying out the strict letter of the regulation.

2. 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).

This request is not based exclusively upon the desire to reduce the cost of developing the site. This request will make it feasible to restore and preserve the Existing Home. Additionally, this request allows for development of a large lot in a manner that is consistent with the surrounding area.

The splitting of the Existing Lot into two lots does not trigger the requirement to comply with Chapter 654, which only comes into effect upon the subdivision of a parcel into three or more lots. Therefore, this request is not being made in an attempt to circumvent the requirements of Chapter 654.

3. 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 those whose property would be affected by the waiver.

This proposed waiver facilitates the preservation and restoration of the Existing Home, which is currently in disrepair. The restoration of the home on a corner lot in a highly visible location will help to increase home values in the area.

As discussed above, each of the Successor Lots will still be larger than most other lots in the area, and, therefore, the splitting of the lot will not alter the character of the area (See Exhibits "D" and "F").

This proposed waiver will not interfere with or injure the rights of others. The Successor Lots will meet all other applicable requirements of the Zoning Code, including yard and lot area requirements (See Exhibit "D"). Therefore, this waiver will have little effect on surrounding neighbors.

4. **There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or an approved private street.**

The Successor Lots will be served by a shared paved driveway. Prior to or upon the sale of either of the Successor Lots, an access easement will be executed and recorded providing for the shared access.

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

The lot split is consistent with existing development patterns in the immediate vicinity, and will not be detrimental to public health, safety or welfare, etc. The Successor Lots will meet all other applicable requirements of the Zoning Code, including yard and lot area requirements.

The shared driveway will provide for access by emergency vehicles. Additionally, the address number for the Rear Lot, 1237, will be displayed at the street frontage, so that it is visible to emergency vehicles.

RIVERSIDE/AVONDALE OVERLAY ADDITIONAL CRITERIA

The property that is the subject of this application is within the Riverside/Avondale Zoning Overlay area. As such, this application is subject to the following additional criteria set forth in Section 656.399.13:

- (a) **Whether the proposed [waiver] is consistent with the Riverside/Avondale Zoning Overlay District and the historic district regulations:**

The proposed waiver will help to facilitate the restoration and preservation of the Existing Home, which is consistent with and furthers the goals of the overlay district and historic district regulations. Any new home on the Rear Lot will comply with the applicable overlay district regulations.

- (b) **Whether the [waiver] will negatively affect or alter the character of the character area or corridor:**

The proposed waiver will have no effect on the Historic Residential Character Area, in which the Existing Lot is located.

- (c) **Whether the [waiver] and subsequent future development would result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees:**

The proposed waiver and subsequent future development will not result in the destruction of natural resources.

(d) Whether the [waiver] would have a negative effect on any contributing structures within the Riverside Avondale historic district, historic landmark or land mark site:

The proposed waiver will have a positive effect by facilitating the restoration and preservation of a historic structure, the Existing Home.

Exhibit D

MAP SHOWING BOUNDARY SURVEY OF LOT 30 ACCORDING TO THE PLAT OF RIVERSIDE TERRACE AS RECORDED IN PLAT BOOK 19, PAGE(S) 65 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

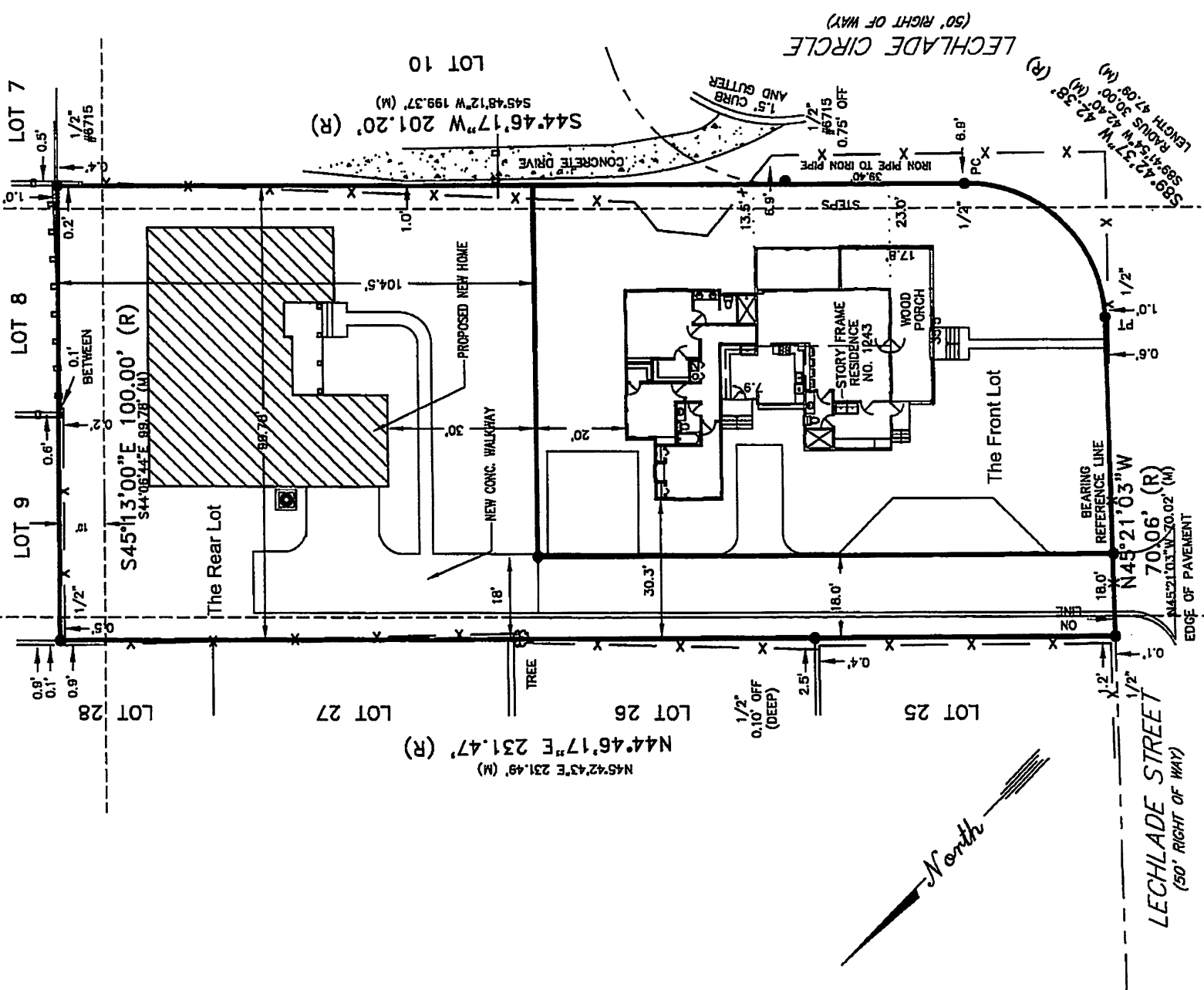
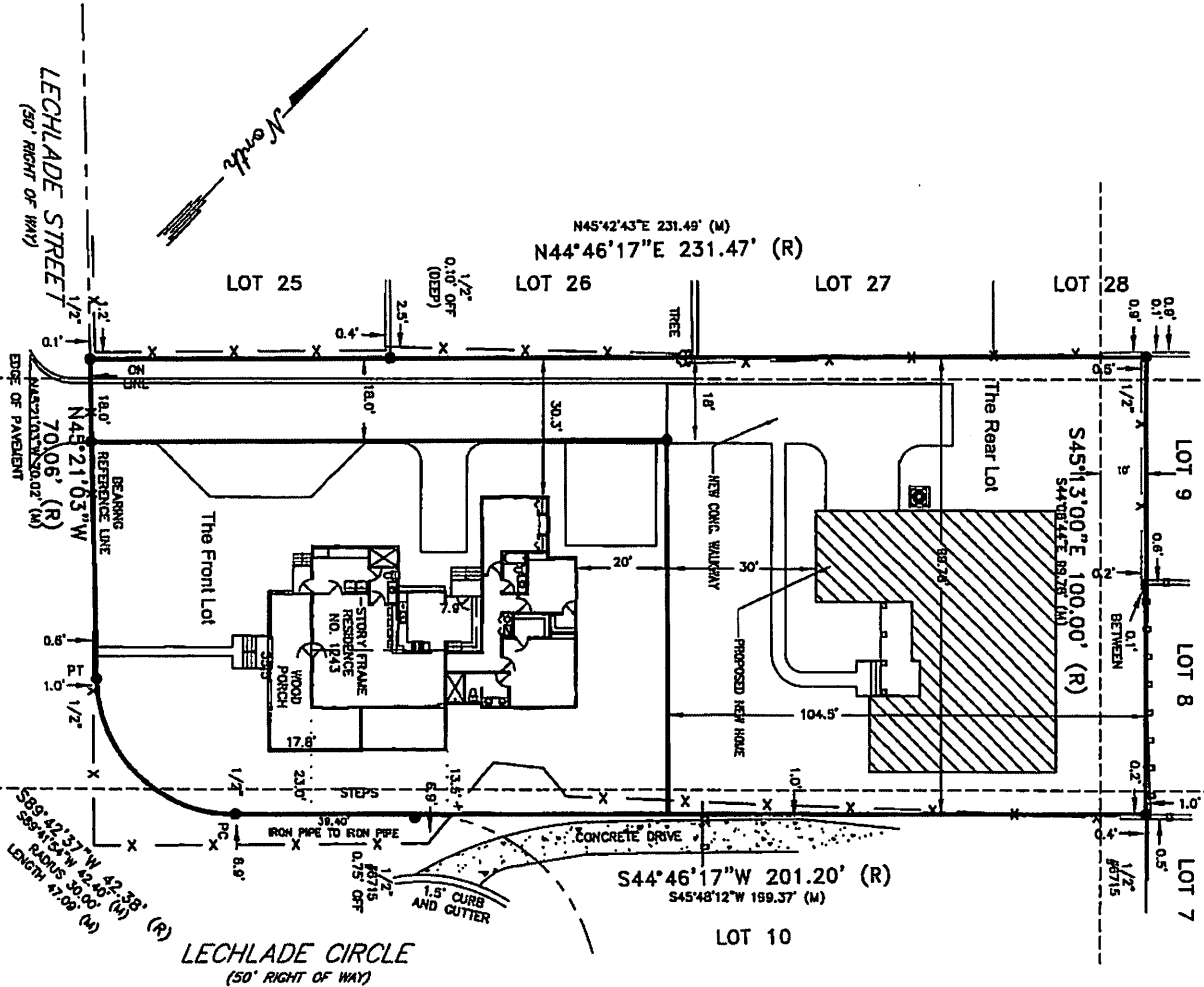


Exhibit E

MAP SHOWING BOUNDARY SURVEY OF
 LOT 30 ACCORDING TO THE PLAT OF
 RIVERSIDE TERRACE
 AS RECORDED IN PLAT BOOK 19, PAGE(S) 65 OF THE CURRENT
 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



N45°42'43"E 231.49' (M)
 N44°46'17"E 231.47' (R)

LOT 25

LOT 26

LOT 27

LOT 28

LOT 9

LOT 8

LOT 7

The Rear Lot

The Front Lot

LECHLADE STREET
 (50' RIGHT OF WAY)

LECHLADE CIRCLE
 (50' RIGHT OF WAY)

S44°46'17"W 201.20' (R)
 S45°48'12"W 199.37' (M)

LOT 10

N45°21'03"W 70.06' (R)
 N48°21'03"W 70.06' (R)

S89°42'37"W 42.38' (R)
 S89°42'37"W 42.40' (R)
 LENGTH 87.99'

BEARING LINE
 REFERENCE LINE
 EDGE OF PAVEMENT

CONCRETE DRIVE
 1.5" CURB AND CUTTER
 0.75' OFF
 1.2'
 IRON PIPE TO IRON PIPE
 38.40'
 8.9'

WOOD PORCH
 17.8'
 23.0'
 13.2'
 5.9'

NEW CONIC WALKWAY
 18'
 30.3'
 18'
 104.5'
 1.0'
 PROPOSED NEW HOLE

1/2"
 0.10' OFF (DEEP)
 2.5'

1/2"

1/2"

1/4"

1/2"

1/2"

1/2"

1/2"

1/2"

1/2"

1/2"

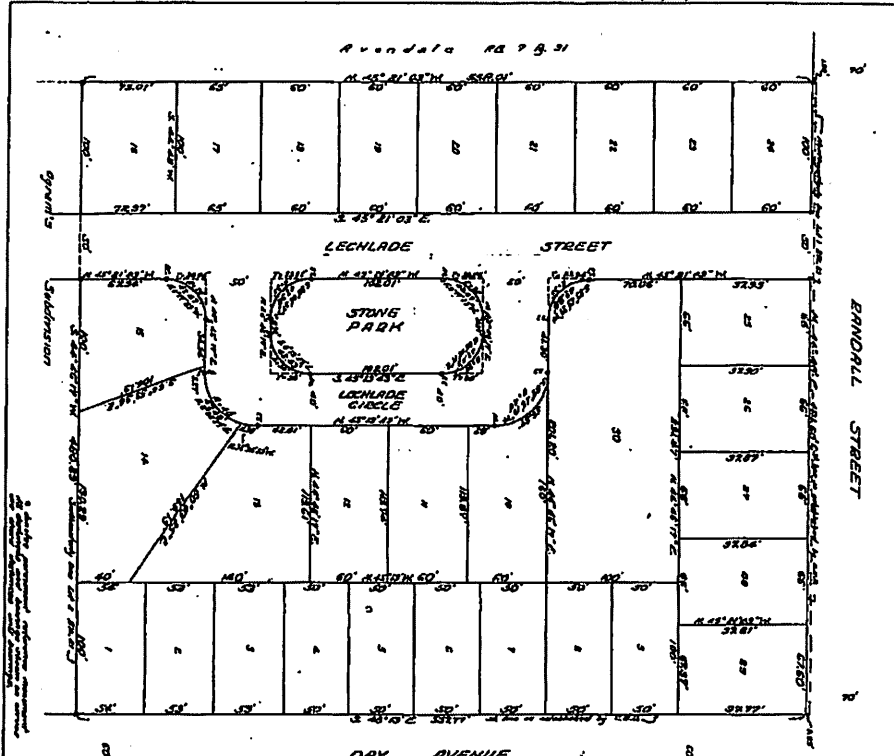
1/2"

Exhibit F

RIDERSIDE TERRACE

Being a plat of lots 1 and 2, Block 20, April of Agreement as shown on plat recorded in Vol. 646, p. 32 of the current public records of Duval County Florida, as within the corporate limits of the city of Jacksonville, Florida.

APPROVED
 Notary Public
 My Comm. Expires 12-31-20



BOOK 19-PAGE 65

AGREED AND CONSENTED
 The undersigned hereby certify that the foregoing are the true names of the lots and subdivisions and that the plat made in accordance with said agreement and that the lot and parcel numbers and acreage and area of land and other things shown on the plat are true and correct and that the same are in accordance with the original survey and plat on which the same are based and that the same are in accordance with the original survey and plat on which the same are based and that the same are in accordance with the original survey and plat on which the same are based.

[Signatures]
 The undersigned
 The undersigned
 The undersigned

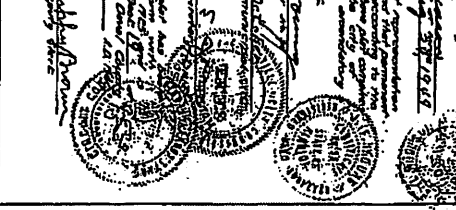
CITY OF JACKSONVILLE
 I, the undersigned, hereby certify that the foregoing are the true names of the lots and subdivisions and that the plat made in accordance with said agreement and that the lot and parcel numbers and acreage and area of land and other things shown on the plat are true and correct and that the same are in accordance with the original survey and plat on which the same are based and that the same are in accordance with the original survey and plat on which the same are based.

[Signatures]
 The undersigned
 The undersigned
 The undersigned

COUNTY OF FLORIDA
 I, the undersigned, hereby certify that the foregoing are the true names of the lots and subdivisions and that the plat made in accordance with said agreement and that the lot and parcel numbers and acreage and area of land and other things shown on the plat are true and correct and that the same are in accordance with the original survey and plat on which the same are based and that the same are in accordance with the original survey and plat on which the same are based.

[Signatures]
 The undersigned
 The undersigned
 The undersigned

584-114-A
 Approved and consented to the plat of
 the undersigned
 The undersigned
 The undersigned



COMMUNITY INVESTMENTS LLC
 4419 LONGFELLOW ST
 JACKSONVILLE, FL 32210

Primary Site Address
 1243 LECHLADE ST
 Jacksonville FL 32205

Official Record Book/Page
 17833-01346

Title #
 6421

1243 LECHLADE ST

Property Detail

RE #	079269-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01368 RIVERSIDE TERRACE
Total Area	23527
Characteristics	Historic Designation

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$46,208.00	\$17,543.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$89,975.00	\$107,795.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$136,183.00	\$125,338.00
Assessed Value	\$136,183.00	\$125,338.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$136,183.00	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
17833-01346	12/29/2016	\$135,000.00	WD - Warranty Deed	Qualified	Improved
16172-01986	12/6/2012	\$100.00	WD - Warranty Deed	Unqualified	Improved
16106-02127	10/16/2012	\$100.00	WD - Warranty Deed	Unqualified	Improved
01247-00090	12/30/1899	\$100.00	- Unknown	Unqualified	Improved

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	0100	RES LD 3-7 UNITS PER AC	RLD-60	90.00	135.00	Common	90.00	Front Footage	\$106,920.00	1	19-65 21-2S-26E
2	9600	WASTE LAND	RLD-60	0.00	0.00	Common	0.25	Acreage	\$875.00	2	RIVERSIDE TERRACE R/P
										3	LOT 30

Buildings

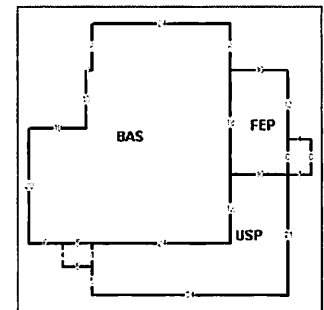
Building 1
 Building 1 Site Address
 1243 LECHLADE ST Unit
 Jacksonville FL 32205

Building Type	0101 - SFR 1 STORY
Year Built	1909
Building Value	\$17,543.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1142	1142	1142
Unfin Screened Porch	426	0	106
Finished End Porch	180	0	108
Unfin Open Porch	24	0	5
Unfin Open Porch	20	0	4
Total	1792	1142	1365

Element	Code	Detail
Exterior Wall	7	7 Cem Fib Shng
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	3	3 Frcd Not Ductd
Air Cond	2	2 Wall Unit

Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	1.000	
Rooms / Units	1.000	



2017 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$125,338.00	\$0.00	\$125,338.00	\$1,558.19	\$1,434.10	\$1,366.54
Urban Service Dist1	\$125,338.00	\$0.00	\$125,338.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$125,338.00	\$0.00	\$125,338.00	\$620.18	\$531.06	\$541.27

By Local Board	\$125,338.00	\$0.00	\$125,338.00	\$306.14	\$281.76	\$267.20
FL Inland Navigation Dist.	\$125,338.00	\$0.00	\$125,338.00	\$4.36	\$4.01	\$3.76
Water Mgmt Dist. SJRWMD	\$125,338.00	\$0.00	\$125,338.00	\$39.29	\$34.14	\$34.14
Gen Gov Voted	\$125,338.00	\$0.00	\$125,338.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$125,338.00	\$0.00	\$125,338.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$125,338.00	\$0.00	\$125,338.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,528.16	\$2,285.07	\$2,212.91
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$136,183.00	\$136,183.00	\$0.00	\$136,183.00		
Current Year	\$125,338.00	\$125,338.00	\$0.00	\$125,338.00		

2017 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](#)

Detail by Entity Name

Florida Limited Liability Company
COMMUNITY INVESTMENTS, LLC

Filing Information

Document Number L15000187542
FEI/EIN Number 30-0893123
Date Filed 11/04/2015
Effective Date 11/01/2015
State FL
Status ACTIVE

Principal Address

4419 LONGFELLOW STREET
JACKSONVILLE, FL 32210

Changed: 04/14/2016

Mailing Address

4419 LONGFELLOW STREET
JACKSONVILLE, FL 32210

Changed: 04/14/2016

Registered Agent Name & Address

WAINRIGHT, TAMMY
4419 LONGFELLOW STREET
JACKSONVILLE, FL 32210

Address Changed: 04/29/2016

Authorized Person(s) Detail

Name & Address

Title MGR

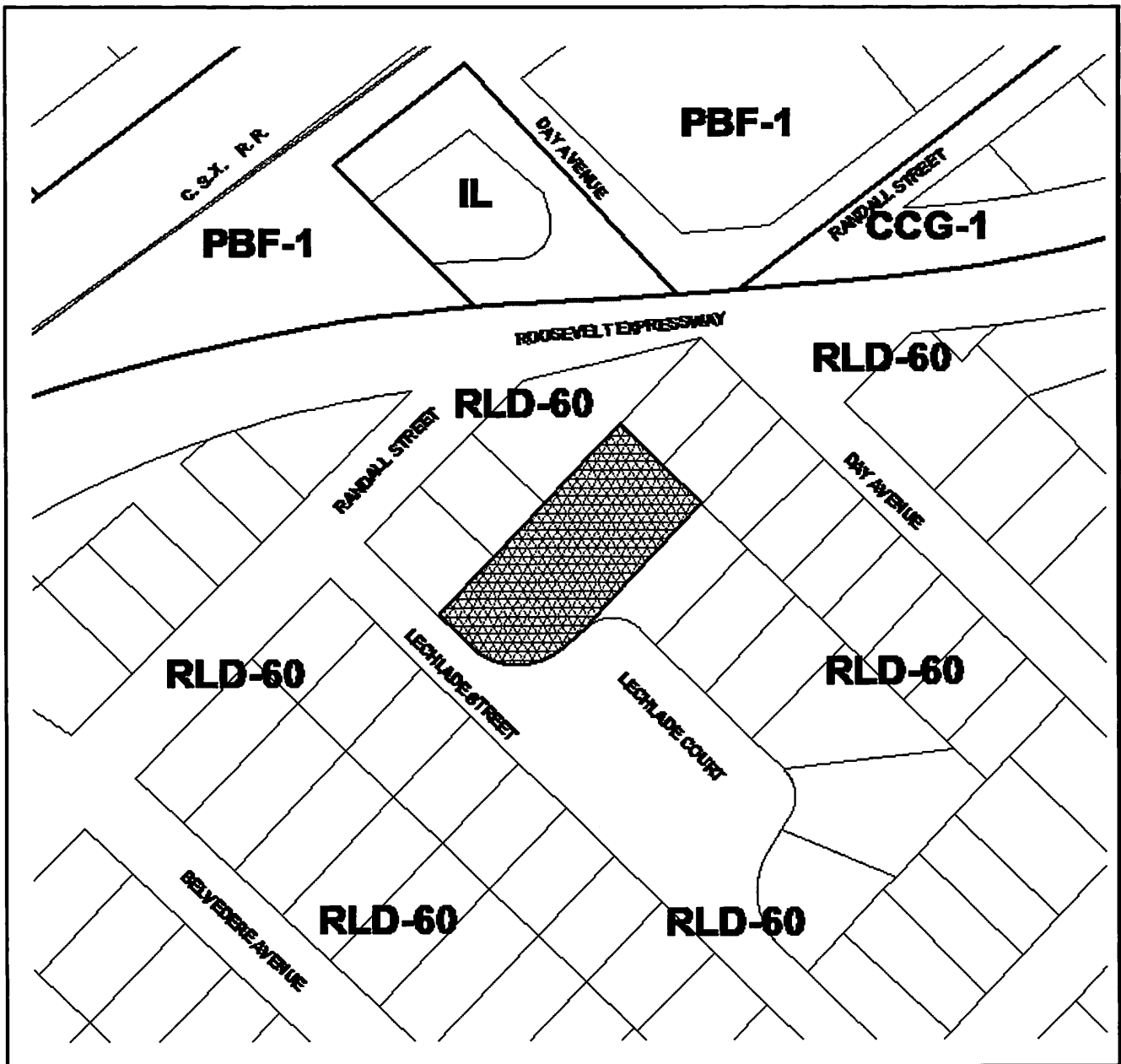
WAINRIGHT, TAMMY
4419 LONGFELLOW STREET
JACKSONVILLE, FL 32210

Annual Reports

Report Year	Filed Date
2016	04/29/2016
2017	02/22/2017

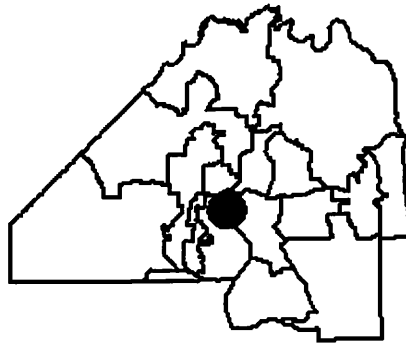
Document Images

02/22/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
11/04/2015 -- Florida Limited Liability	View image in PDF format



REQUEST SOUGHT:

**REDUCE ROAD FRONTAGE
FROM 48 FT. TO 18 FT.**



COUNCIL DISTRICT:

14

APPLICATION NUMBER:

WRF-2017-0022

EXHIBIT 2