

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT****APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE****ORDINANCE 2017-0603 (WRF-17-23)****OCTOBER 3, 2017**

***Location:*** 14375 Mandarin Road  
North side of Mandarin Road and Brady Place  
Boulevard South and Bolton Abbey Drive

***Real Estate Number(s):*** 106073 0120

***Waiver Sought:*** Reduce Minimum Required Road Frontage from 80  
Feet to 30 Feet

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

***Current Land Use Category:*** Rural Residential (RR)

***Planning District:*** Southwest, District 5

***Owner:*** Joshua and Barbara Barnes  
1322 Pecky Cypress Drive  
Jacksonville, FL 32223

***Agent:*** Zachary C. Crabtree, Esq.  
8777 San Jose Boulevard, Bldg. A, Suite 200  
Jacksonville, FL 32217

***Staff Recommendation:*** DENY

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2017-0603** (WRF-17-23) seeks to reduce the required minimum road frontage from 80 feet to 30 feet for a proposed single-family residence. The size is currently zoned Residential Low Density-120 (RLD-120) and is located in the Rural Residential (RR) land use category. The subject property is currently a lot of record that is approximately 1.53 acres in size and is located north side of Mandarin Road between Brady Place Boulevard South and Bolton Abbey Drive. The subject site was created in 2015 out of the adjacent property located at 14365 Mandarin Road. The applicant is seeking to construction a new single-family residence on the lot.

**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 was subdivided in 2015 from a larger parcel in a manner that is inconsistent with the minimum lot requirements of the RLD-120 zoning district. The lot was created in 2015 and purchased by applicant in an effort to construct a new single-family residence on the site. The new lot does not meet the minimum lot requirements for the RLD-120 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)?*

Yes. The subject property was created by the previous property owner from a larger parcel in an effort to allow the development of unused portions of the original parcel. The original lot was divided into three (3) separate parcels by the original property. The division has created a non-conforming lot. The creation of this lot is a self-imposed hardship and does not meet minimum lot requirements for the RLD-120 zoning district and does 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 non-conforming that is not in keeping with the minimum lot requirements of the RLD-120 zoning district to be developed. There are some examples of similar non-conforming lots within the immediate area; however, these lots were developed prior to the existing zoning code.

- (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?*

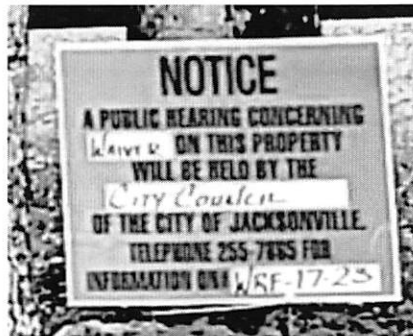
Yes. The proposed site plan includes an existing thirty (30) foot section of the lot that connects the lot to Mandarin Road and would allow access to the main portion of the property.

- (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 2017-0603 (WRF-17-23)** be **DENIED**.



Aerial

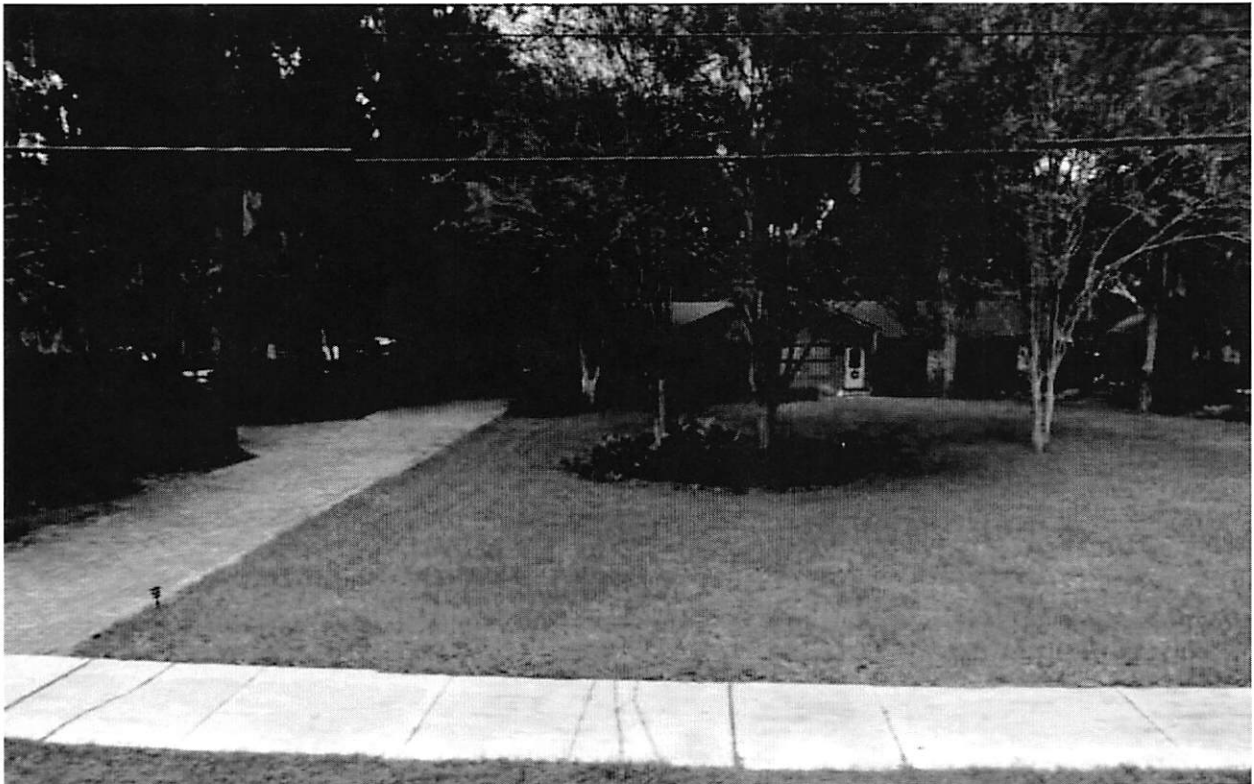
Source: Staff, Planning and Development Department  
Date: 08.18.2017



**Subject Property**

*Source: Staff, Planning and Development Department*

*Date: 09.06.2017*



**Adjacent property to the east**

*Source: Google StreetView*

*Date: 09.06.2017*



**Adjacent property to the west**

*Source: Google StreetView*

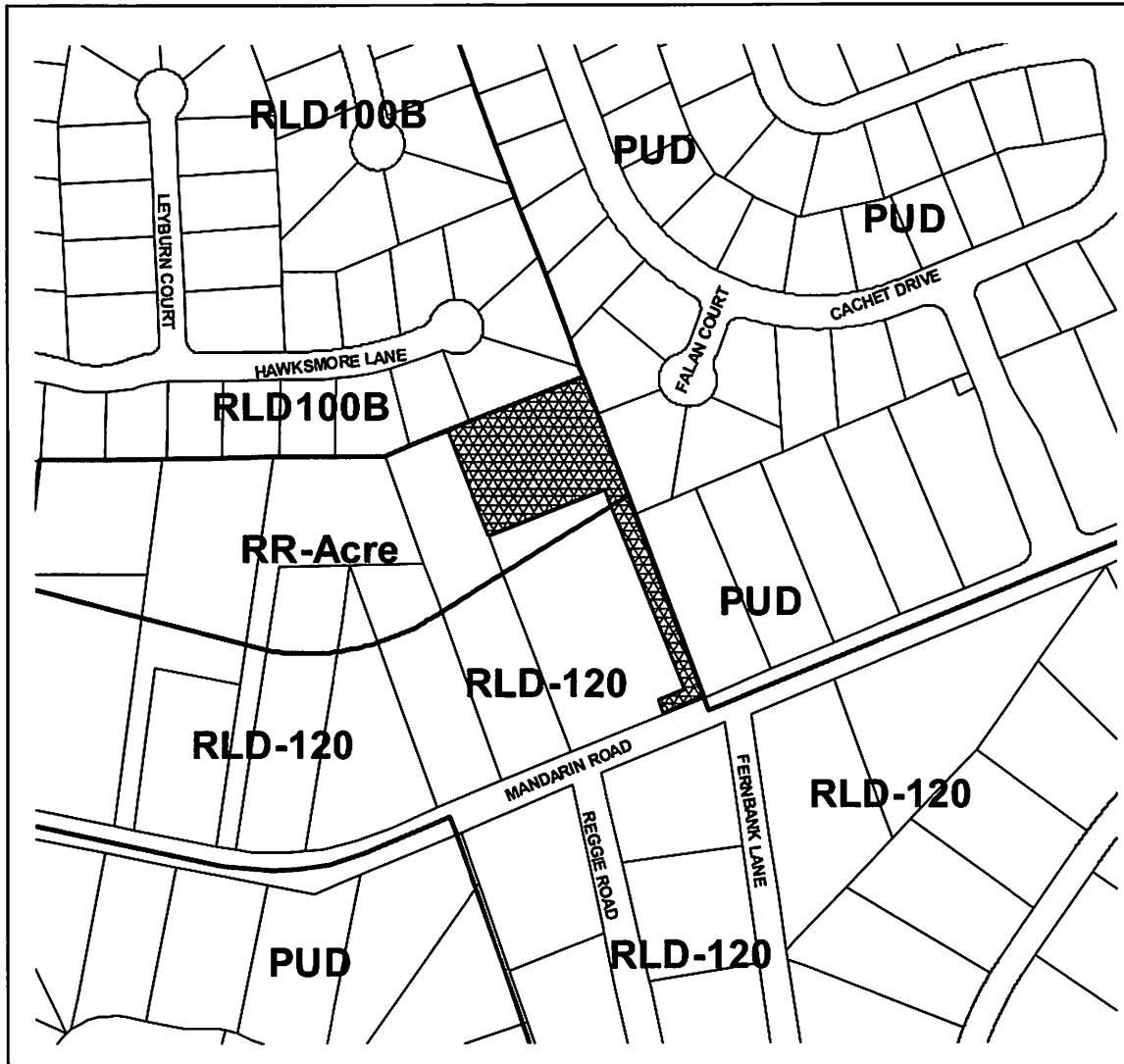
*Date: 09.06.2017*

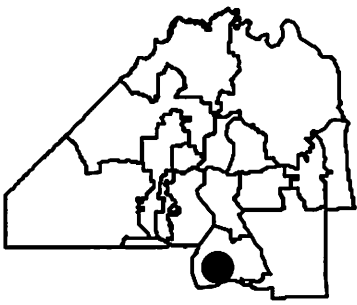
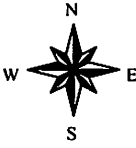


**Adjacent property to the south, across Mandarin Road**

*Source: Google StreetView*

*Date: 09.06.2017*



<p><b>REQUEST SOUGHT:</b></p>  <p><b>REDUCE ROAD FRONTAGE FROM 80 FT. TO 30 FT.</b></p>		
	<p><b>APPLICATION NUMBER:</b> <b>WRF-2017-0023</b></p>	<p><b>0 200 Feet</b></p> <hr/> <p><b>COUNCIL DISTRICT:</b> <b>06</b></p>
		<p><b>EXHIBIT 2</b></p>



14375 MANDARIN RD

Date Submitted: 7/18/17  
 Date Filed: 7/25/17

Application Number: WRF-17-23  
 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 RD-120	Current Land Use Category: RR
Council District: 6	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): NONE	
Applicable Section of Ordinance Code: 656.305 & II (d)(i)	
Notice of Violation(s): NA	
Neighborhood Associations: HAMMOCK LAKE BEAUTIFICATION COMMITTEE SEE MANDARIN NEIGHBORHOOD ASSOCIATION	
Overlay: MANDARIN OVERLAY SECPAC	
LUZ Public Hearing Date:	City Council Public Hearing Date:
Number of Signs to Post: 1	Amount of Fee: 1441.92 (90x33=2970 + 1161=)
Zoning Asst. Initials:	

PROPERTY INFORMATION	
1. Complete Property Address: 0 Mandarin Rd Jacksonville, FL 32223	2. Real Estate Number: 106073-0120
3. Land Area (Acres): 1.48	4. Date Lot was Recorded: 2015
5. Property Located Between Streets: Fernbank Lane + Reggie Rd.	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from 80 feet to 60 feet most all the way to remain property (See Survey)	
8. In whose name will the Waiver be granted? Mr. Joshua Barnes + Barbara Barnes, husband + wife	



OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Joshua Barnes + Barbara Barnes	10. E-mail: joshua@upmentors.com
11. Address (including city, state, zip): 1322 Pecty Cypress Dr. Jacksonville, FL 32223	12. Preferred Telephone: 904-874-4951

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Zachary C. Crabtree, Esq.	14. E-mail: zcc@crabtreefirm.com
15. Address (including city, state, zip): 8777 San Jose Blvd. Bldg 1, Ste 200 Jacksonville, FL 32217	16. Preferred Telephone: 904-732-9701

CRITERIA
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."
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:
<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.

*See Attached Statement of Reasoning.*

**Waiver of Road Frontage  
Letter of Explanation**

Owner: Joshua and Barbara Barnes  
Property Address: 0 Mandarin Road,  
Jacksonville, Florida 32223

Dear sir or madam:

Please accept this letter as Owner's explanation as to the reason for applying for a waiver of road frontage. Section 656.101(1), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code. This specific situation is unique in that the subdivided Property as seen on the attached survey / site plan contains approximately 80 feet of road frontage on Mandarin Road. Mandarin Road is this Property's only access point. However, based on the design on the lot, the 80 feet of road frontage extends approximately 25 feet where it is then reduced to a 30 foot section which extends all the way to the main lot. A depiction of the property line as shown on the survey is attached hereto for reference. Initially and prior to purchasing the Property, the Owner's confirmed with the City Planner Supervisor of the City of Jacksonville Planning and Development Department, Mr. Michael Koerner, that the Property is located in RR-Acre Zoning District, who defined the setbacks and minimum lot areas for development, as well as provided confirmation of the road frontage by referring to 80 feet of road frontage shown on the survey. A copy of Mr. Koerner's correspondence to the Owner's agent is attached hereto and incorporated herein as referenced. The Owner's relied on this information when not only purchasing this Property, but also, in obtaining approval and closing on a construction loan to develop the Property into their a single family residence in which will be classified as their homestead property.

The City Counsel shall grant a waiver for reduction of the minimum requirement for road frontage, if the Counsel makes a positive finding based upon substantial, competent evidence as defined below that the application meets the following five (5) criteria.

- 1) There are practical or economic difficulties in carrying out the strict letter of the regulation.
  - a. The Property contains 80 feet of road frontage on Mandarin Road. However, that 80 feet does reduces to 30 feet which runs all the way to the main portion of the lot as seen on the attached survey/site plan. The black and white letter of the law in having to obtain 80 feet of road frontage is met, but the initial building permit application was denied due to not maintaining said 80 feet until the main portion of the lot. The Owner is not able to remedy this matter without having to either to acquire any further property adjacent to him or be granted an easement without suffering a serious economic burden and affecting the rights of some other property owner.



a. No, which is strictly due to the Property already having 80 feet of road frontage. However, the 80 feet of road frontage reduces down to 30 feet driveway access after about 25 feet from Mandarin Road to the main part of the lot where the home is planned to be built and as shown on the site plan attached hereto. The objection from the building permit was due to not have 80 feet of road frontage all the way to the main part of the lot. There is no need for an easement to access this Property.

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.

a. No. The proposed waiver will not be detrimental to the public health, safety, or welfare. The site can be accessed via the roadway as shown on the site plan. This access will be perpetually unimpeded and will not affect the adjacent owners. There is plenty of access to allow bigger vehicles to access the long driveway to the main house, but it is a private driveway leading out to Mandarin Road.

In sum, the waiver of road frontage is necessary to allow for a building permit to be granted to the Owners to develop their homestead single family residence based on the above mentioned factors and supporting documentation provided for herein. If the waiver is not granted, there will be substantial harm to not only the Owners, but also, the adjacent property owners as this lot will become undevelopable due to road frontage requirements not being relaxed to allow access to the big portion of this lot by way of the current entry way located on Mandarin Road. If you have any further questions or concerns, or need clarification on any points, please do not hesitate to contact the Authorized Agent listed in the attachments.

## 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.coi.net/pao\\_propertySearch/Basic/Search.aspx](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>.
- 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		

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Joshua Barnes & Barbara Barnes	10. E-mail: Joshua@upmentors.com
11. Address (including city, state, zip): 1322 Pecky Cypress Dr. Jacksonville, FL 32223	12. Preferred Telephone: 904-874-4951

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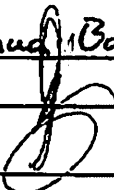


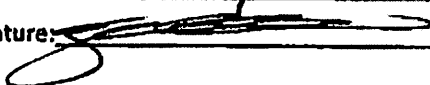
**AUTHORIZATION**

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.

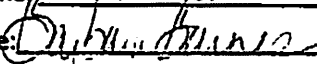
The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

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: Joshua Barnes  
Signature: 

Applicant or Agent (if different than owner)  
Print name: Zachary C. Crubtree  
Signature: 

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

Owner(s)  
Print name: Barbara Barnes  
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

Ownership Affidavit

Date: July 13, 2017

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

RE: Ownership Affidavit for the following site location:  
0 Mandarin Road, Jacksonville, Florida 32223  
Parcel Id No.: 106073-120

To whom it may concern:

I, Joshua Barnes and Barbara Barnes, hereby certify that we are the Owners of the property described above in connection with filing application(s) for a waiver of road frontage to allow for the approval of a building permit to be granted based on the enclosed site plan submitted to the Jacksonville Planning and Development Department.

By: \_\_\_\_\_  
Joshua Barnes

By: \_\_\_\_\_  
Barbara Barnes

State of Virginia  
County of Richmond

The foregoing instrument was acknowledged before me this 13 day of July, 2017, by Joshua Barnes and Barbara Barnes, husband and wife, who produced a driver's license as identification and took an oath.

\_\_\_\_\_  
Notary Public  
My Commission Expires: June 30, 2021

SHANICE RENEE WILLIAMS  
NOTARY PUBLIC  
REGISTRATION # 7576665  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
JUNE 30, 2021

Homeowners Association Affidavit



Date: July 13, 2017

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

RE: Homeowners Association Affidavit for the following site location:  
0 Mandarin Road, Jacksonville, Florida 32223  
Parcel Id No.: 106073-0120

To whom it may concern:

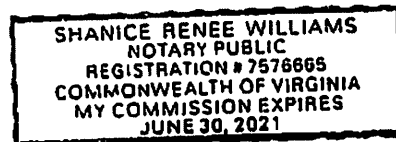
I, Joshua Barnes and Barbara Barnes, hereby certify that that the above mentioned property is not subject to any homeowners association covenants, conditions, and restrictions, and the property is not subject to association dues which are obligated to be paid by us as the property owners.

By:   
Joshua Barnes  
By:   
Barbara Barnes

State of Virginia  
County of Richmond

The foregoing instrument was acknowledged before me this 13 day of July, 2017, by Joshua Barnes and Barbara Barnes, husband and wife, who produced a driver's license as identification and took an oath.

  
Notary Public  
My Commission Expires: June 30, 2021



Agent Authorization Affidavit

Date: July 13, 2017

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

RE: Agent Authorization for the following site location:  
0 Mandarin Road, Jacksonville, Florida 32223  
Parcel Id No.: 106073-0120

To whom it may concern:

You are hereby advised that the undersigned is the owner of the property described above. Said owner hereby authorizes and empowers Zachary C. Crabtree, Esq. c/o Crabtree Law Group, P.A., to act as agent to file application(s) for a waiver 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.

By: \_\_\_\_\_  
Joshua Barnes

By: \_\_\_\_\_  
Barbara Barnes

State of Virginia  
County of Delaware

The foregoing instrument was acknowledged before me this 13 day of July, 2017, by Joshua Barnes and Barbara Barnes, husband and wife, who produced a driver's license as identification and took an oath.

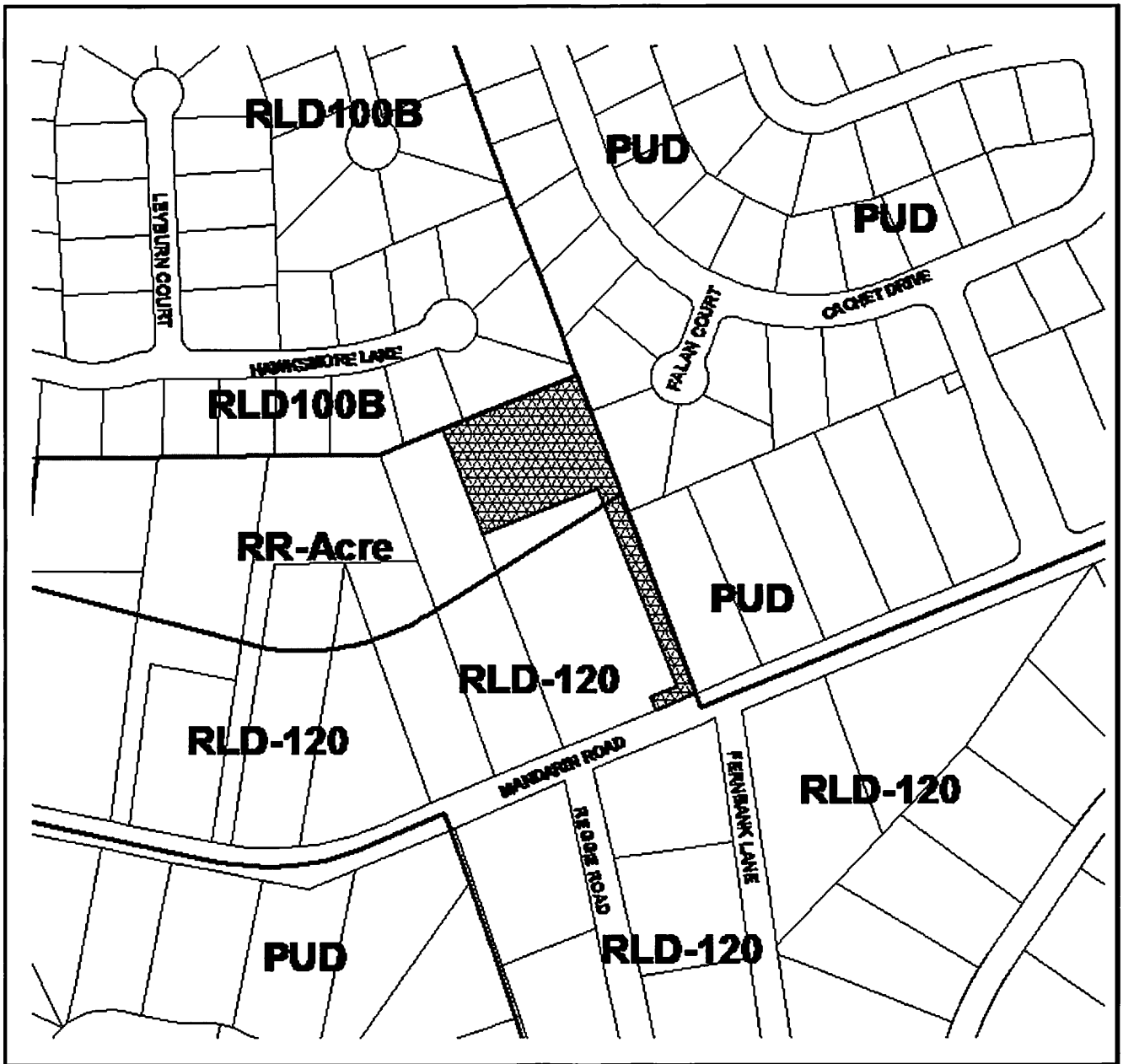
\_\_\_\_\_  
Notary Public  
My Commission Expires: June 30, 2021

SHANICE RENEE WILLIAMS  
NOTARY PUBLIC  
REGISTRATION # 7578665  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
JUNE 30, 2021

Legal Description

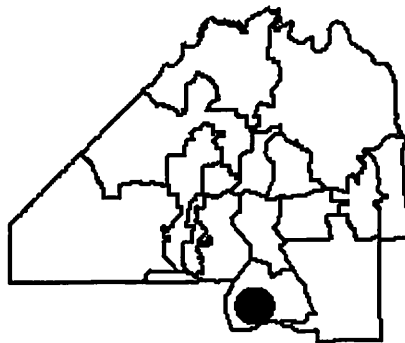
Date deeded to Owner: March 13, 2015

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, LYING IN AND BEING A PART OF LOT 4, JOHN M.J. BOWDEN TRACT, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING PART OF THE ALEXANDER CREIGHTON GRANT, SECTION 35, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 1, MANDARIN PLACE UNIT ONE, AS RECORDED IN PLAT BOOK 40, PAGES 84, 84A, 84B, 84C, AND 84D, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTH 67°24'00" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, 80.00 FEET; THENCE NORTH 22°07'14" WEST 25.00 FEET; THENCE N 67°23'59" EAST, 50.00 FEET; THENCE NORTH 22°07'14" WEST, 384.50 FEET; THENCE SOUTH 67°58'01" WEST 225.33 FEET THENCE NORTH 21 °00'08" WEST 201.37 FEET TO THE SOUTHERLY BOUNDARY OF COVENTRY, AS RECORDED IN PLAT BOOK 41, PAGES 19, 19A, 19B AND 19C, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 67°58'01" EAST, 251.40 FEET TO THE WESTERLY BOUNDARY OF MANDARIN PLACE UNIT TWO, AS RECORDED IN PLAT BOOK 41, PAGES 48 AND 48A, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 22°07'14" EAST, ALONG SAID BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 1, OF SAID MANDARIN PLACE UNIT ONE, 610.55 FEET TO THE POINT OF BEGINNING;



**REQUEST SOUGHT:**

**REDUCE ROAD FRONTAGE  
FROM 80 FT. TO 30 FT.**



**0 200 Feet**

**COUNCIL DISTRICT:**

**06**

**APPLICATION NUMBER:**

**WRF-2017-0023**

**EXHIBIT 2**

**BARNES JOSHUA**  
 13220 PECKY CYPRESS DR  
 JACKSONVILLE, FL 32223  
**BARNES BARBARA**

**Primary Site Address**  
 0 MANDARIN RD  
 Jacksonville FL 32223

**Official Record Book/Page**  
 17098-02302

**Title #**  
 6624

**0 MANDARIN RD**  
**Property Detail**

RE #	106073-0120
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	01839 CREIGHTON & PETTY GRANTS
Total Area	66481

**Value Summary**

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$3,102.00	\$3,201.00
Land Value (Market)	\$137,226.00	\$126,433.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$140,328.00	\$129,634.00
Assessed Value	\$140,328.00	\$129,634.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$140,328.00	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
17098-02302	3/13/2015	\$180,000.00	WD - Warranty Deed	Qualified	Vacant

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GBDR2	GP Barn Class D	0	55	15	825.00	\$3,201.00

**Land & Legal**

**Land**

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-Acre	0.00	0.00	Common	1.48	Acreage	\$126,433.00

**Legal**

LN	Legal Description
1	2-26 35-45-26E 1.48
2	S/D CREIGHTON & PETTY GRANTS
3	PT LOT 4 RECD O/R 17098-2302

**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	\$140,328.00	\$0.00	\$140,328.00	\$0.00	\$1,605.62	\$1,552.13
Public Schools: By State Law	\$140,328.00	\$0.00	\$140,328.00	\$0.00	\$639.05	\$659.26
By Local Board	\$140,328.00	\$0.00	\$140,328.00	\$0.00	\$315.46	\$304.37
FL Inland Navigation Dist.	\$140,328.00	\$0.00	\$140,328.00	\$0.00	\$4.49	\$4.20
Water Mgmt Dist. SJRWMD	\$140,328.00	\$0.00	\$140,328.00	\$0.00	\$40.48	\$40.48
Gen Gov Voted	\$140,328.00	\$0.00	\$140,328.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$140,328.00	\$0.00	\$140,328.00	\$0.00	\$0.00	\$0.00
Totals				\$0.00	\$2,605.10	\$2,560.44
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
Last Year	\$0.00	\$0.00	\$0.00	\$0.00		
Current Year	\$140,328.00	\$140,328.00	\$0.00	\$140,328.00		

**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**

- 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](#)

Prepared by and Return to:  
Jason M. Trager, Esq.  
Ansbacher & Schneider, P.A.  
5150 Belfort Road, Building 100  
Jacksonville, Florida 32256

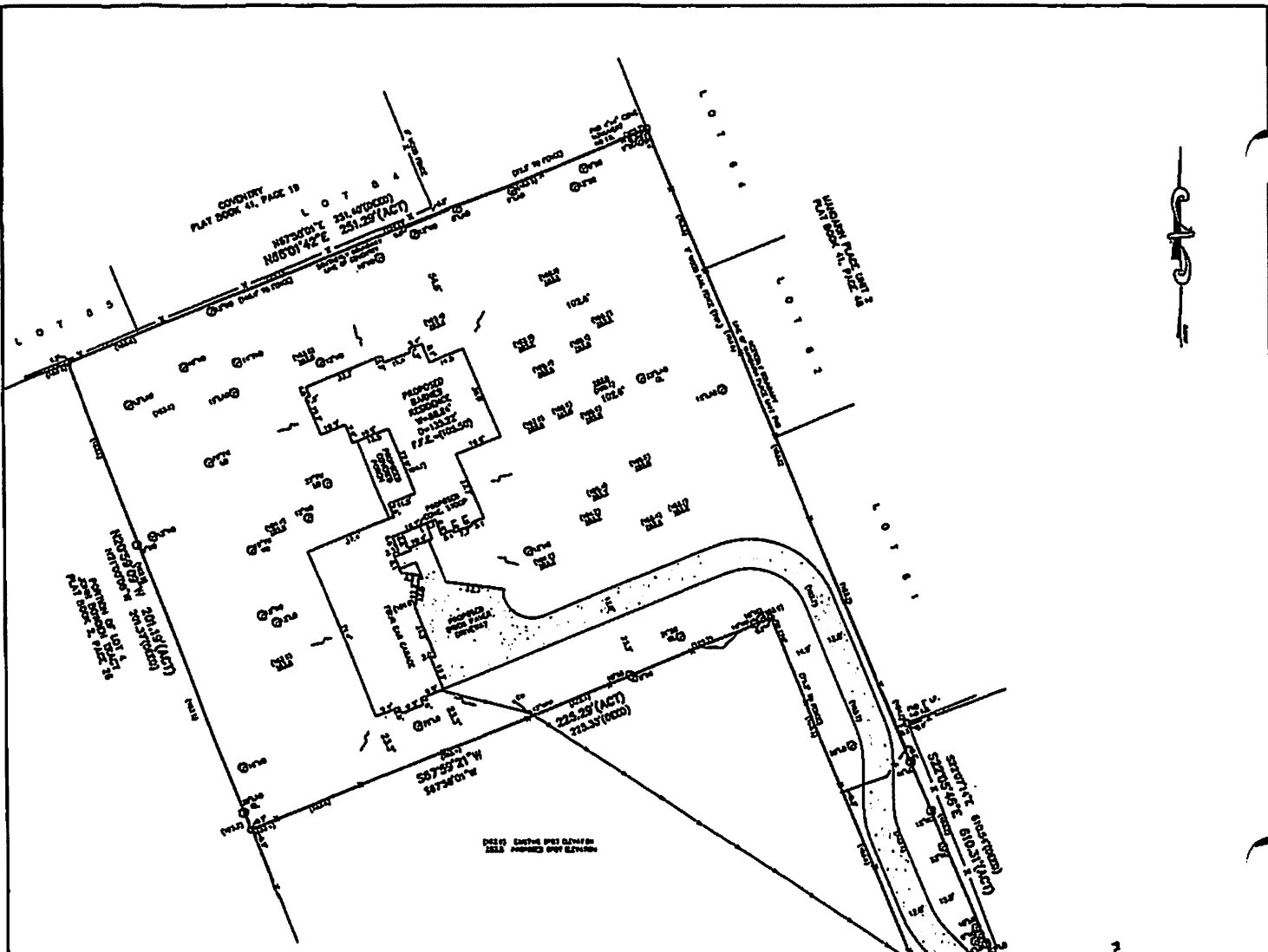
**GENERAL WARRANTY DEED**

1. **Grantor's name and address is:**  
Willard M. Cutler, Jr. and Mary V. Cutler, husband and wife  
14385 Mandarin Road  
Jacksonville, FL 32223
2. **Grantee's name and address is:**  
Joshua Barnes and Barbara Barnes, husband and wife  
13220 Pecky Cypress Drive  
Jacksonville, FL 32223

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. **The real property ("Property") conveyed hereby is described as follows:**  
THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, LYING IN AND BEING A PART OF LOT 4, JOHN M.J. BOWDEN TRACT, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING PART OF THE ALEXANDER CREIGHTON GRANT, SECTION 35, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 1, MANDARIN PLACE UNIT ONE, AS RECORDED IN PLAT BOOK 40, PAGES 84, 84A, 84B, 84C, AND 84D, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTH 67°24'00" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, 80.00 FEET; THENCE NORTH 22°07'14" WEST 25.00 FEET; THENCE N 67°23'59" EAST, 50.00 FEET; THENCE NORTH 22°07'14" WEST, 384.50 FEET; THENCE SOUTH 67°58'01" WEST 225.33 FEET THENCE NORTH 21°00'08" WEST 201.37 FEET TO THE SOUTHERLY BOUNDARY OF COVENTRY, AS RECORDED IN PLAT BOOK 41, PAGES 19, 19A, 19B AND 19C, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 67°58'01" EAST, 251.40 FEET TO THE WESTERLY BOUNDARY OF MANDARIN PLACE UNIT TWO, AS RECORDED IN PLAT BOOK 41, PAGES 48 AND 48A, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 22°07'14" EAST, ALONG SAID BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 1, OF SAID MANDARIN PLACE UNIT ONE, 610.55 FEET TO THE POINT OF BEGINNING;





NOTE-NO LOT GRADING ENGINEERING PLANS WERE PRODUCED BY THE CLIENT PRIOR TO THIS DRAWING.

MEASUREMENTS SHOWN HEREON ARE FOR FOUNDATION PLAN

PARCEL	BARNES RESIDENCE
LOT SIZE	84,588 SQ. FT.
DRIVEWAY TO R/W	8,218 SQ. FT.
EXISTING SIDEWALK	4,002 SQ. FT.
RIGHT-OF-WAY WIDTH	60.00 FT.
TOTAL IMPERVIOUS COVERAGE	14,072 SQ. FT. 22%

### MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY WITH PLOT PLAN OF

#### DEED DESCRIPTION

THAT CERTAIN PEECE, PARCEL, OR TRACT OF LAND, LYING IN AND BEING A PART OF LOT 4, JOHN M.L. BOHANNAN TRACT, AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUNAL COUNTY, FLORIDA, ALSO BEING PART OF THE ALEXANDER OGDONSON CRANT, SECTION 33, TOWNSHIP 9 SOUTH, RANGE 27 EAST, DUNAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING AT THE EASTWEST CORNER OF LOT 1, SANDHURST PLACE UNIT ONE, AS RECORDED IN PLAT BOOK 40, PAGES 81, 84A, 84B, 84C AND 84D, OF THE CURRENT PUBLIC RECORDS OF SAID DUNAL COUNTY, FLORIDA; THENCE SOUTH 67°24'00" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, SANDHURST PLACE UNIT ONE, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, 80.00 FEET; THENCE NORTH 22°07'14" WEST, 23.00 FEET; THENCE NORTH 67°23'00" EAST, 80.00 FEET; THENCE NORTH 22°07'14" WEST, 18.80 FEET; THENCE SOUTH 67°23'00" WEST, 22.50 FEET; THENCE NORTH 22°07'14" WEST, 20.57 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 1, SANDHURST PLACE UNIT ONE, AS RECORDED IN PLAT BOOK 40, PAGES 81, 84A, 84B, 84C AND 84D, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 67°23'00" EAST, 25.40 FEET TO THE WESTERLY BOUNDARY OF SANDHURST PLACE UNIT TWO, AS RECORDED IN PLAT BOOK 41, PAGES 48 AND 48A, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 22°07'14" EAST, ALONG SAID BOUNDARY AND THE WESTERLY BOUNDARY OF LOT 1, OF SAID SANDHURST PLACE UNIT ONE, 80.00 FEET TO THE POINT OF BEGINNING.

LANDS THIS DESCRIBED CONTAIN 1.45 ACRES MORE OR LESS

CERTIFIED TO: SIDEWALK MOVERS

ADD: 800-333-8888, 813-281-1111, 813-281-1112 (TOLL FREE)  
 MODIFIED SURVEY DRAWING: 03-10-17 (03/17/23)

THIS SURVEY WAS PERFORMED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL SURVEYOR. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THIS COUNTY.

MEASUREMENTS ENGINEERING, INC. LICENSED

### ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3731 SAN JOSE PLACE, SUITE 113 - JACKSONVILLE, FLORIDA, 32217 - 904/777-0288 - LICENSED LAND SURVEYOR NO. 2817

Legend	Description
1	1" = 10' SCALE
2	2" = 10' SCALE
3	3" = 10' SCALE
4	4" = 10' SCALE
5	5" = 10' SCALE
6	6" = 10' SCALE
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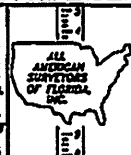
THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND CONTROL, THAT THERE ARE NO ENCUMBRANCES THERE AS SHOWN AND THAT THE SURVEY SHOWS HEREON MEETS THE USUAL TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPLERS PURSUANT TO CHAPTER 472.037 / CHAPTER 81617-4, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS ENDORSED BY SEAL

DAVID O. HENDERSON, JR., No. 2847  
 MICHAEL A. CORREIA, No. 2848

DATE: 03/23/23

FLORIDA REGISTERED SURVEYOR AND MAPPLER



- STANDARD LEGEND
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REMARKS:  
 SET MAIL & OSG: LB 2287  
 IN EAST FACE OF POWER POLE  
 ELEVATION: (100.00)  
 ELEVATIONS SHOWN HEREON  
 ARE ASSUMED

**BURDEN'S ENDORSEMENT**  
 SIGNED: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**ALL AMERICAN SURVEYORS OF FLORIDA, INC.**  
 1100 N. W. 11th Street, Ft. Lauderdale, Florida 33304  
 Phone: (305) 555-1111

**THIS IS A CERTIFICATE OF THE ABOVE LAND SURVEY**  
 MADE BY THE SURVEYOR AND HIS ASSISTANTS, AND  
 THE SURVEYOR HAS REVIEWED THE RECORDS OF THE  
 PUBLIC RECORDS OF THE COUNTY OF BROWARD AND  
 THE CITY OF FORT LAUDERDALE, FLORIDA, AND  
 HAS FOUND NO RECORDS OF ANY INTERESTS  
 WHICH MIGHT AFFECT THE SURVEY.

**DATE SURVEYED:** 10/15/78  
**DATE PLOTTED:** 10/15/78  
**SCALE:** 1" = 40'

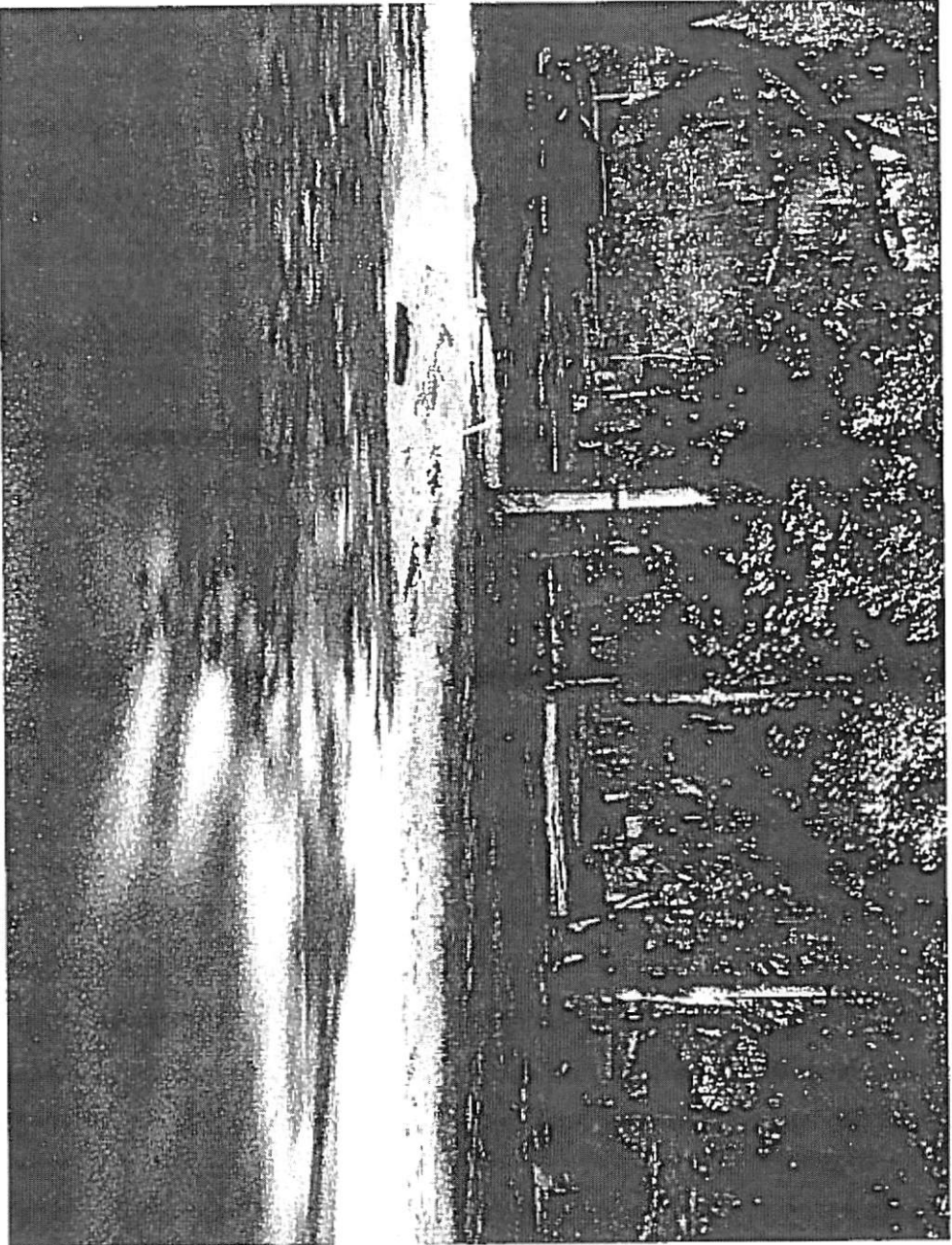
**PROJECT:** 100' x 100' LOTS  
**OWNER:** JAMES R. HERTON  
**ADDRESS:** 100' x 100' LOTS  
**CITY:** FORT LAUDERDALE, FLORIDA

- SYMBOLS:**
- 1/4" = 1' (CIRCLES)
  - 1/8" = 1' (CIRCLES)
  - 1/16" = 1' (CIRCLES)
  - 1/32" = 1' (CIRCLES)
  - 1/64" = 1' (CIRCLES)
  - 1/128" = 1' (CIRCLES)
  - 1/256" = 1' (CIRCLES)
  - 1/512" = 1' (CIRCLES)
  - 1/1024" = 1' (CIRCLES)
  - 1/2048" = 1' (CIRCLES)
  - 1/4096" = 1' (CIRCLES)
  - 1/8192" = 1' (CIRCLES)
  - 1/16384" = 1' (CIRCLES)
  - 1/32768" = 1' (CIRCLES)
  - 1/65536" = 1' (CIRCLES)
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  - 1/262144" = 1' (CIRCLES)
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  - 1/8388608" = 1' (CIRCLES)
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  - 1/33554432" = 1' (CIRCLES)
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  - 1/134217728" = 1' (CIRCLES)
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  - 1/8589934592" = 1' (CIRCLES)
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  - 1/137438953472" = 1' (CIRCLES)
  - 1/274877906944" = 1' (CIRCLES)
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  - 1/4398046511104" = 1' (CIRCLES)
  - 1/8796093022208" = 1' (CIRCLES)
  - 1/17592186444416" = 1' (CIRCLES)
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  - 1/1844674449313994752" = 1' (CIRCLES)
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  - 1/14757395594511958016" = 1' (CIRCLES)
  - 1/29514791189023916032" = 1' (CIRCLES)
  - 1/59029582378047832064" = 1' (CIRCLES)
  - 1/118059164756095664128" = 1' (CIRCLES)
  - 1/236118329512191328256" = 1' (CIRCLES)
  - 1/472236659024382656512" = 1' (CIRCLES)
  - 1/944473318048765313024" = 1' (CIRCLES)
  - 1/1888946636097530626048" = 1' (CIRCLES)
  - 1/3777893272195061252096" = 1' (CIRCLES)
  - 1/7555786544390122504192" = 1' (CIRCLES)
  - 1/15111573088780245008384" = 1' (CIRCLES)
  - 1/30223146177560490016768" = 1' (CIRCLES)
  - 1/60446292355120980033536" = 1' (CIRCLES)
  - 1/120892584710241960671072" = 1' (CIRCLES)
  - 1/241785169420483921342144" = 1' (CIRCLES)
  - 1/483570338840967842684288" = 1' (CIRCLES)
  - 1/967140677681935685368576" = 1' (CIRCLES)
  - 1/1934281355363871370737152" = 1' (CIRCLES)
  - 1/3868562710727742741474304" = 1' (CIRCLES)
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  - 1/4951760269731510709087104" = 1' (CIRCLES)
  - 1/9903520539463021418174208" = 1' (CIRCLES)
  - 1/19807041078926042836348416" = 1' (CIRCLES)
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  - 1/15845632863440342690678128" = 1' (CIRCLES)
  - 1/31691265726880685381356256" = 1' (CIRCLES)
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  - 1/126765062907522741525425024" = 1' (CIRCLES)
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  - 1/507060251630090966101700096" = 1' (CIRCLES)
  - 1/1014120503260181932203400192" = 1' (CIRCLES)
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  - 1/8112964026081455457627201536" = 1' (CIRCLES)
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  - 1/32451857048325817830508806144" = 1' (CIRCLES)
  - 1/64903714096651635661017612288" = 1' (CIRCLES)
  - 1/129807421133303271332035224576" = 1' (CIRCLES)
  - 1/259614842266606542664070449152" = 1' (CIRCLES)
  - 1/519229684533213085328140098304" = 1' (CIRCLES)
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- Fence line traveling in towards lot is approximately 30 ft. There is 80 ft. of road frontage not pictured.



This view shows all 80 ft of road frontage. The cement opening where the vehicles are traveling in & out on is part of the 80 ft. of road frontage, but the fence is the property line as shown on the survey.





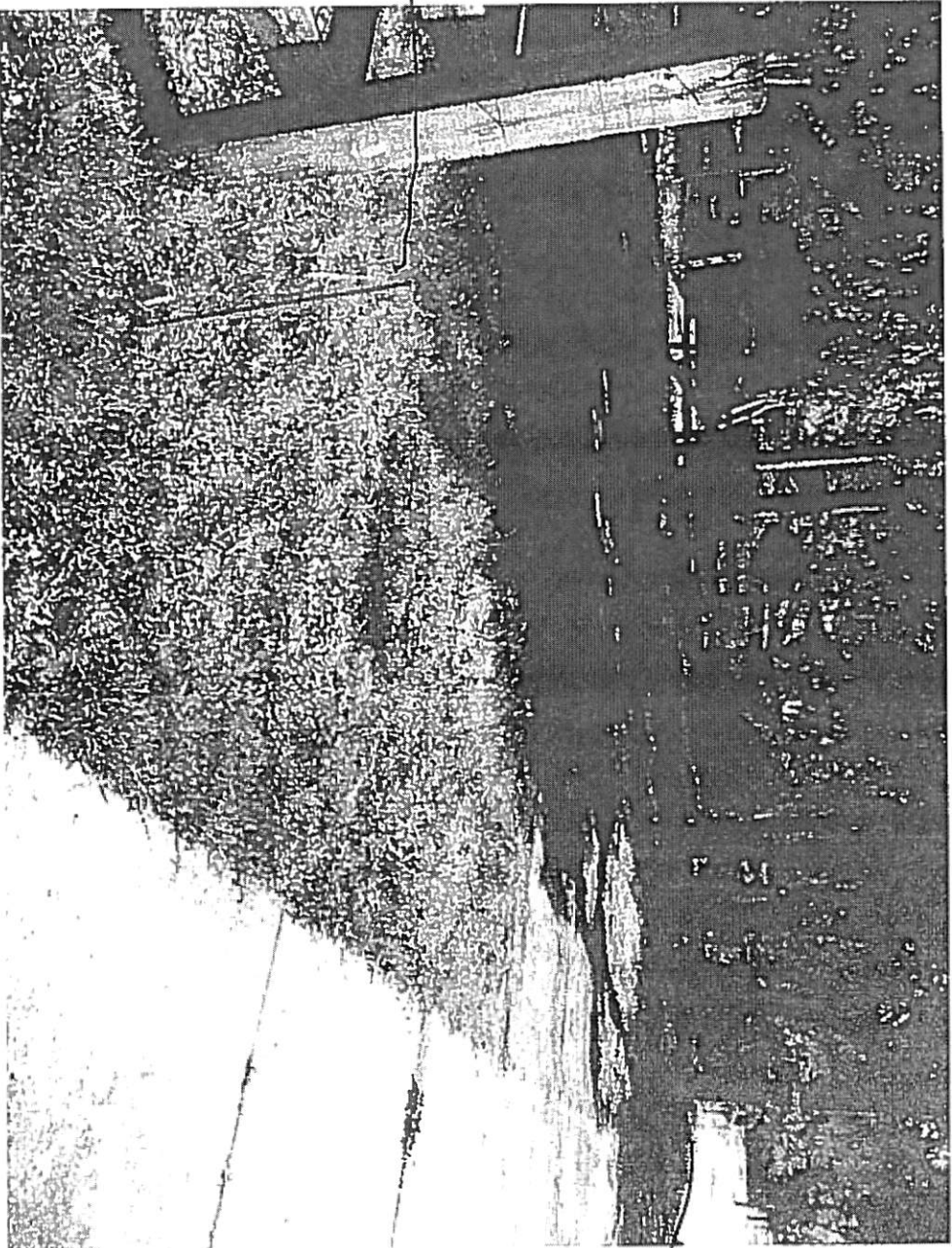
View of frontage looking from the East to  
the west.



property line  
on west  
side

property line  
(east side)

Property line + 50 ft of road frontage looking west to the East



West property  
line on  
road.

East property  
line on road.