

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE****ORDINANCE 2017-0757 (WRF-17-027)****JANUARY 3, 2018**

Location: 7362 Townsend Road; on the south side of Townsend Road between Ricker Road and Rampart Road

Real Estate Number: 015975-0100

Waiver Sought: Section 656.407 - Reduce minimum required road frontage from 80 feet to 0 feet for development of a single-family home.

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Owner: Daniel Brower/Eva Rivera
6925 Ortega Woods Drive, Unit 9
Jacksonville, Florida 32244

Agent: N/A

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage Ordinance 2017-0757 (WRF-17-27) seeks to reduce the minimum required road frontage from 80 feet to 0 (zero) feet to permit the development of a single-family dwelling. The site consists of 5.04 acres of land and is zoned Residential Rural-Acre (RR-Acre). The subject site is currently undeveloped and has an identifiable access point from the end of Townsend Road, with an easement for access across both the eastern and western boundaries of the properties to the north of the subject site. Properties to the west and south are also within the RR-Acre Zoning District. Properties to the north and east are within residential Planned Unit Developments (PUD 1999-0196-E and PUD 1997-0653-E, respectively). Lot sizes for these PUDs have been developed consistent with the Residential Low Density-60 (RLD-60) Zoning District. The subject site is located in the Suburban Development Area of the Low Density Residential (LDR) future land use category as

identified within the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the *2030 Comprehensive Plan*.

The subject property was approved by the Planning Commission for a reduction in road frontage from 80 feet to 0 feet in an application for a Zoning Variance in 1993, V-93-148 (applications for Waivers of Road Frontage did not exist at that time and were handled via a Zoning Variance). That request was recommended for denial by the Planning and Development Department because it appeared that the owner of the property at that time had created a self-imposed hardship by subdividing their land without providing adequate road frontage to the subdivided parcels. The current owner of the subject site appears to have purchased the property earlier this year (July of 2017) from the owner who was granted the Variance in 1993. Even though the final order for the 1993 Variance states that the approval shall be transferable and shall run with the title to the property, it also states that "failure to exercise the variance...within one year of the effective date of this order shall render this variance invalid." The property was not developed, and the rights from the Variance were terminated.

The 5 acre parcel to the north was the subject of a similar Waiver of Minimum Road Frontage request earlier this year (WRF-17-09/Ordinance 2017-0314) that was approved.

DEFINITION

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

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. There are practical and economic challenges for the property owner to meet the regulation of required road frontage as the property does not have road frontage and without granting the waiver, the property is essentially undevelopable. Based on plat maps for the area, it appears as though Townsend Road was originally designed to connect through this area (which would have provided road frontage to the platted parcels), but the roadway was never connected possibly due to the construction of Interstate-295. Acquiring land from the property owners to the north and west, connecting to Townsend Road, would leave that property owner with deficient road frontage; therefore, acquiring land from that property is not feasible. However, an access

easement across these parcels connecting the subject site with Townsend Road has been provided. This access easement is not maintained by the City.

- (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 request is being sought in order to construct one single-family dwelling unit. No subdivision is anticipated with this request. As mentioned above, it is not feasible for the property owner to acquire the access easement from the adjacent property owner to the west of the subject site given their limited road frontage, and no other access to the property exists. The proposed use of the subject site is consistent with both the LDR land use category and the RR-Acre Zoning District, and with the exception of the road frontage requirement, the owner is able to meet all other development criteria. Surrounding parcels that are also zoned RR-Acre are also able to comply with the development criteria for that district; however, several of these parcels do not appear to meet the road frontage requirement. Based on staff's research, at least five (5) properties were granted a reduction of the road frontage requirement through Zoning Variances between 1985 and 1995.

- (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?*

No. If granted, the waiver would allow the property owner to develop a residential dwelling unit on a lot that is rural in nature and similar to other residential lots to the west and south of the subject property. The essential character of the area is primarily rural residential, with pockets of residential subdivisions that are more aligned with a suburban development pattern. The building permit process will ensure that any structures comply with the minimum requirements of the Zoning Code (Part 4) for aesthetic quality and with all applicable provisions of the Florida Building Code for public health, safety and welfare.

- (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 subject site has a valid and effective easement connecting it to Townsend Road across the eastern and western boundaries of the adjacent properties to the west and north. Townsend Road is classified as a local roadway and is a public right-of-way.

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

No. The proposed waiver will not be detrimental to the public health, safety, or welfare. This waiver of road frontage is consistent with other properties located on both the north

and south sides of Townsend Road. The property is most likely on well and septic which will not cause any more expense or nuisance to the area given the proposed development of one dwelling unit. The address record has been entered into the Property Master database earlier this year and should therefore be accessible through the 9-1-1 system. As conditioned, naming the driveway would further enhance access by public safety officials.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the property on December 11, 2017, 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 2017-0757 (WRF-17-027) be **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. The property owner shall be responsible for naming the driveway access according to the standards of the Planning and Development Department's Addressing Section.
2. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.



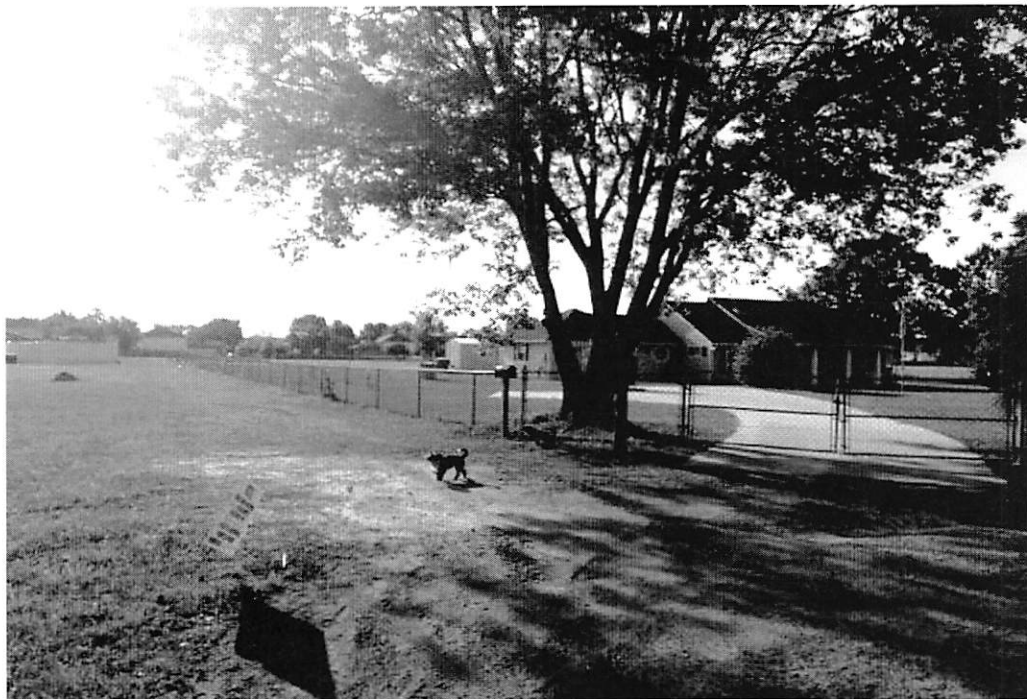
Aerial view of site



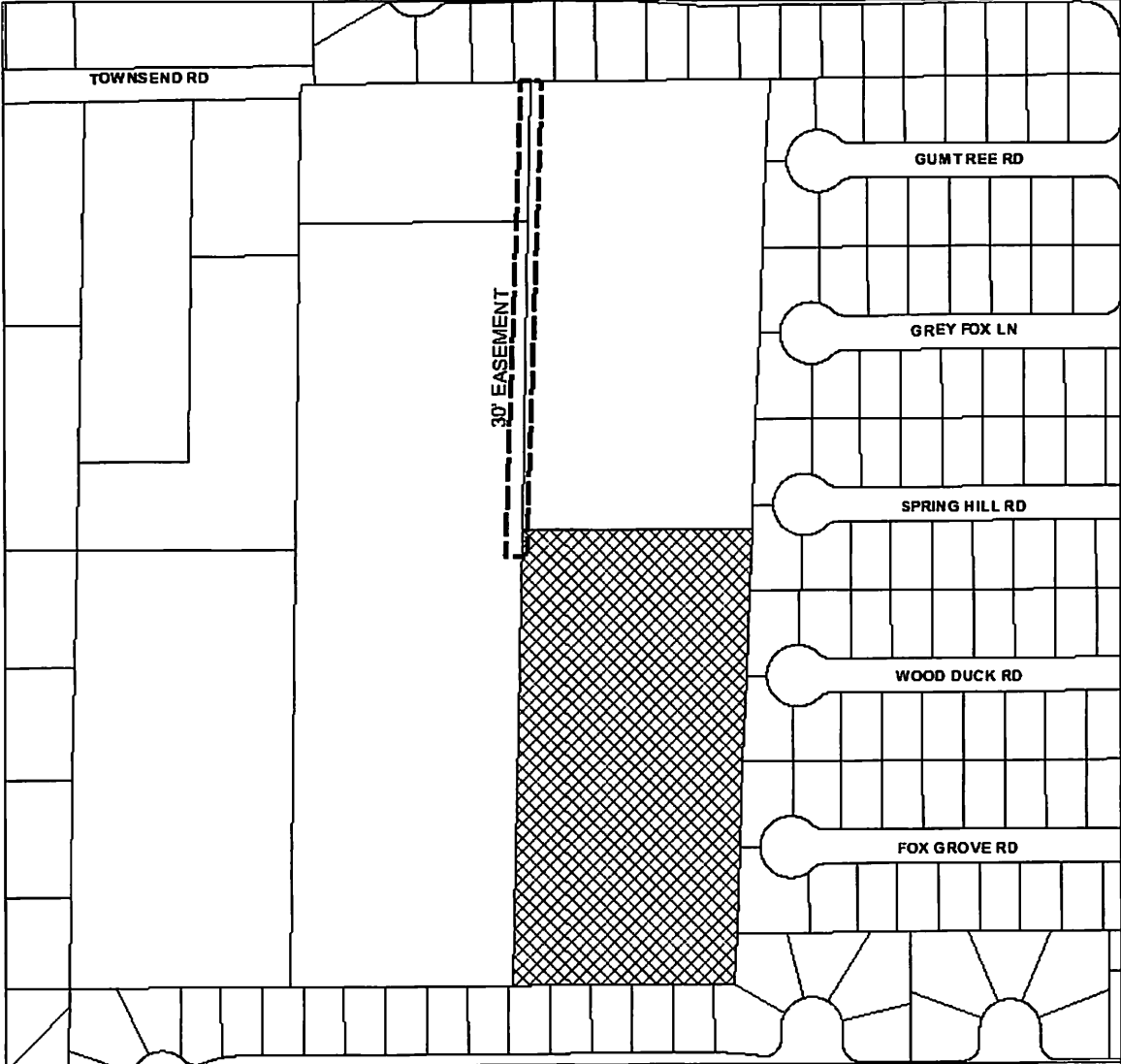
Access easement to the subject site (approximately 340 feet until the subject site)



Looking west on Townsend Road, from access point to subject site



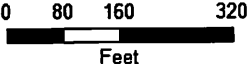
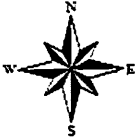
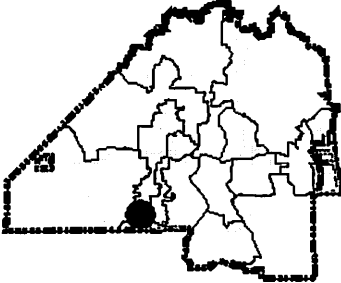
Property to the west of the subject site, at the end of Townsend Road



REQUEST SOUGHT:

**REDUCE FRONTAGE FROM
80' TO 0'**

LOCATION MAP:



COUNCIL DISTRICT:

10

APPLICATION NUMBER:

WRF-17-27

EXHIBIT 3

Date Submitted:	10-2-2017
Date Filed:	10-16-2017

Application Number:	WRF-17-27
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:	LDR
Council District:	10	Planning District:	V-93-14B #4
Previous Zoning Applications Filed (provide application numbers):		V	
Applicable Section of Ordinance Code:		656.304	
Notice of Violation(s):		NONE	
Neighborhood Associations:		ARBYLE AREA CIVIC COUNCIL	
Overlay:			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee:	1,707	Zoning Asst. Initials: [Signature]

PROPERTY INFORMATION	
1. Complete Property Address: 7362 Townsend Rd. Jacksonville, FL 32244	2. Real Estate Number: 015975-0100
3. Land Area (Acres): 4.95	4. Date Lot was Recorded: 1984
5. Property Located Between Streets: Ricker Road and Rampart Road	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 0' feet.	
8. In whose name will the Waiver be granted? Daniel Brower and Eva Rivera	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Daniel Brower and Eva Rivera	10. E-mail: Dansbrower@Gmail.com
11. Address (including city, state, zip): 6925 Ortega Woods Dr. Unit 9 Jacksonville, FL 32244	12. Preferred Telephone: 904-343-8866

APPLICANT'S INFORMATION (if different from owner)	
13. Name:	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

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> 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> 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> 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> 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>

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.

I would like to build a house for my Family to live in.
It will be my primary address and will be a single family building.

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, 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		

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: <u>Daniel Brower</u> Signature: <u>[Signature]</u>	Applicant or Agent (if different than owner) Print name: _____ Signature: _____
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Owner(s) Print name: <u>Eva Rivera</u> Signature: <u>[Signature]</u>	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>
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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 A

Property Ownership Affidavit - Individual

Date: 10-16-17

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: 7362 Townsend Road Jacksonville, FL 32244 RE#(s): 015975-0100

To Whom it May Concern:

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

By 

Print Name: Daniel Brower

**STATE OF FLORIDA
COUNTY OF DUVAL**

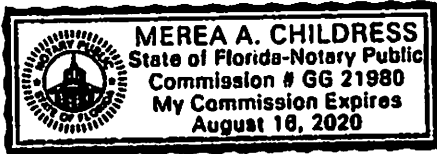
Sworn to and subscribed and acknowledged before me this 16th day of October 2017 by Daniel Brower, who is personally known to me or who has produced _____ as identification and who took an oath.



(Signature of NOTARY PUBLIC)

Merea A. Childress

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: August 16, 2020

EXHIBIT 1

Legal Description

Parcel 2, Tract 4

A part of Tract 4, Block 1, Jacksonville Heights, Section 26, Township 3 South, Range 25 East as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida and being more particularly described as follows: For a point of reference commence at northeast corner of said Tract 4: Thence South 2° 16' 30" West along the East Line of said Tract 4, A distance of 662.92 Feet to the Point of Beginning; Thence continue South 2° 16' 30" West along said East Line a Distance of 662.82 Feet to the Southeast Corner of said Tract 4; Thence South 89° 47' 14" West along the South Line of said tract 4, a distance of 324.11 Feet to the Southwest Corner of said Tract 4; Thence North 1° 56' 22" East along the West Line of said Tract 4, a distance of 328.05 Feet to the Point of Beginning. Containing 4.95 Acres more or less; Together with and Subject to a 15 foot Easement for Ingress and Egress.

30-Foot Easement for Ingress and Egress

A part of Tract 4 and 5, Block 1, Jacksonville Heights, Section 26 Township 3 South, Range 25 East, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida and being more particularly described as follows: A 30-Foot stripe of land lying 15 feet each side of the following described line, for a point of beginning, commence at the Northeast Corner of said Tract 5 and the Northwest Corner of said Tract 4; Thence South 1° 56' 22" West along the Line Common to said Tracts 4 and 5, a distance of 691.68 feet to the point of Terminus of said Easement.



**1845 East West Parkway, Suite 5
Fleming Island, Florida 32003**
File Number: TM17-301

General Warranty Deed

Made this July 13, 2017 A.D. By **Ricky W. Felts and Florence L. Felts, husband and wife**, whose address is: 12 Capwing Dr., Beaufort, South Carolina 29902, hereinafter called the grantor, to **Daniel S. Brower and Eva Y. Rivera, husband and wife**, whose post office address is: 7362 Townsend Rd. Jacksonville, FL 32244, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Parcel ID Number: 015975-0100

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.




1845 East West Parkway, Suite 5
Fleming Island, Florida 32003
File Number: TM17-301

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:



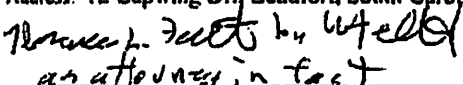
Witness Printed Name Steven D. Herper



Witness Printed Name Sherri E. Travis



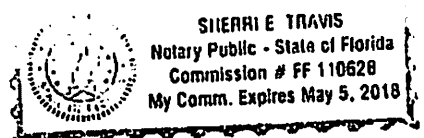
Ricky W. Felts, Individually and as Attorney in Fact (Seal)
Address: 12 Capwing Dr., Beaufort, South Carolina 29902




Florence L. Felts, by Ricky W. Felts, as attorney in fact (Seal)
Address: 12 Capwing Dr., Beaufort, South Carolina 29902

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 13th day of July, 2017, by Ricky W. Felts, Individually and as Attorney in Fact for Florence L. Felts, who is/are personally known to me or who has produced a valid driver's license as identification.





Notary Public
Print Name: _____
My Commission Expires: _____

Exhibit "A"

Parcel 2, Tract 4

Part of Tract 4, Block 1, JACKSONVILLE HEIGHTS, Section 26, Township 3 South, Range 25 East as recorded in Plat Book 5, page 93 of the current public records of Duval County, Florida and being more particularly described as follows: For a point of reference commence at the Northeast corner of said Tract 4; Thence South 2 degrees 16 minutes 30 seconds West along the East line of said Tract 4, a distance of 662.92 feet to the point of beginning; Thence continue South 2 degrees 16 minutes 30 seconds West along said East line, a distance of 662.82 feet to the Southeast corner of said Tract 4; Thence South 89 degrees 47 minutes 14 seconds West along the South line of said Tract 4, a distance of 324.11 feet to the Southwest corner of said Tract 4; Thence North 1 degree 56 minutes 22 seconds East along the West line of said Tract 4, a distance of 661.30 feet; Thence North 89 degrees 33 minutes 00 seconds East a distance of 328.05 feet to the point of beginning [Together with and subject to a 30 foot Easement for Ingress and Egress, A part of Tracts 4 and 5, Block 1, JACKSONVILLE HEIGHTS, Section 26, Township 3 South, Range 25 East, as recorded in Plat Book 5, page 93 of the current public records of Duval County, Florida and being more particularly described as follows: A 30 foot strip of land lying 15 feet each side of the following described line, for a point of beginning, commence at the Northeast corner of said Tract 5 and the Northwest corner of said Tract 4; Thence South 1 degree 56 minutes 22 seconds West along the line common to said Tracts 4 and 5, a distance of 691.68 feet to the point of terminus of said Easement.]

MAP SHOWING SURVEY OF

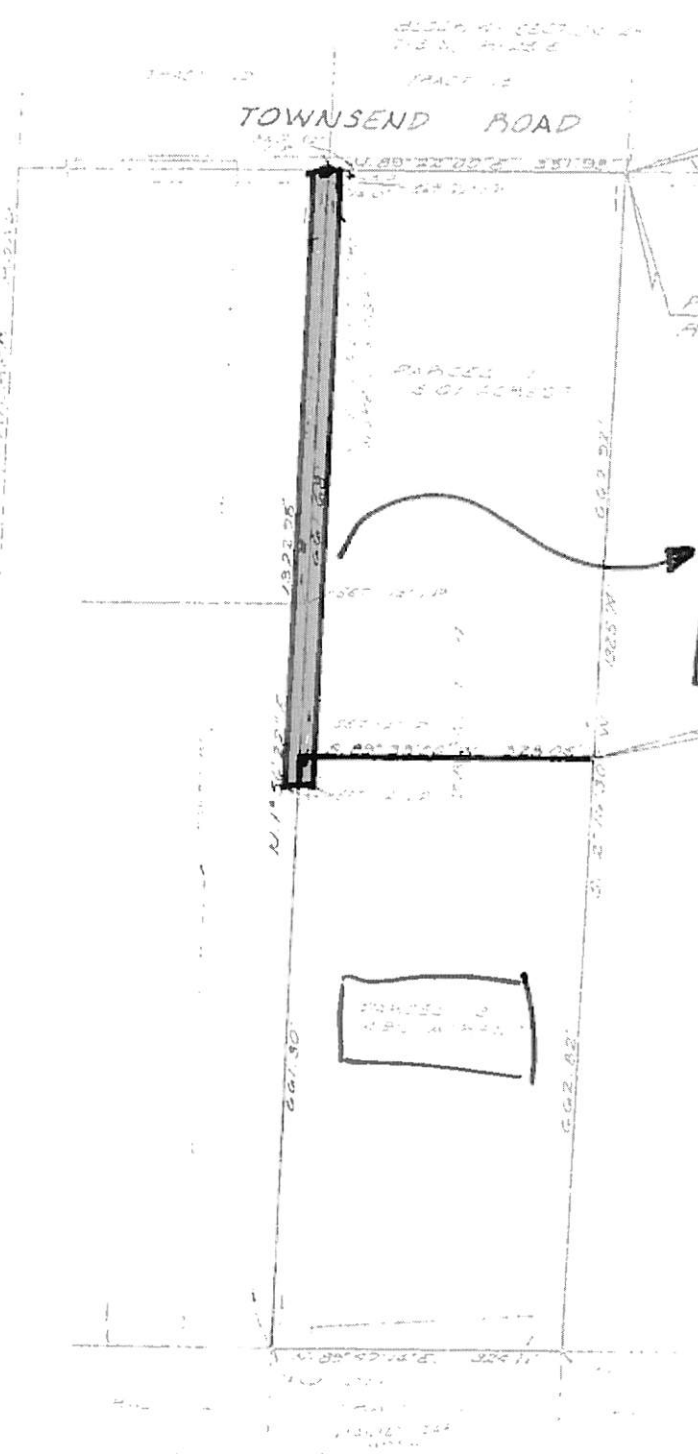
PARTS 1, TRACT 4

PART 2, TRACT 4

SUBJECT PROP.

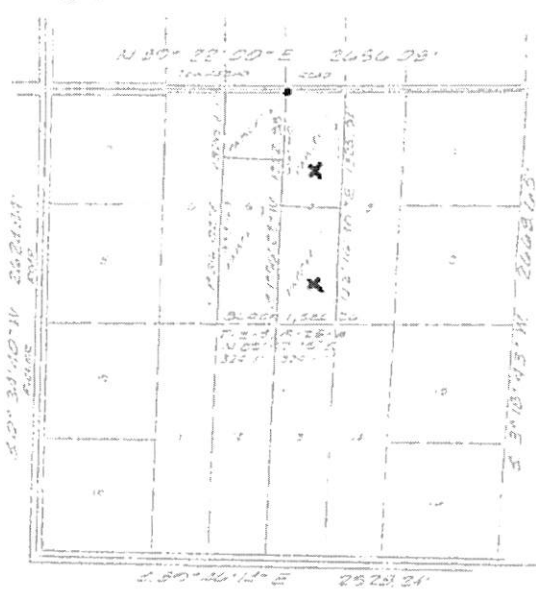
A PART OF TRACT 4, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 26, TOWNSHIP 3 SOUTH, RANGE 25 EAST AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 4; THENCE SOUTH 71°10'00" WEST ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 662.92 FEET; THENCE SOUTH 69°11'00" WEST A DISTANCE OF 310.05 FEET TO THE WEST LINE OF SAID TRACT 4; THENCE NORTH 17°07'12" EAST ALONG SAID WEST LINE OF TRACT 4, A DISTANCE OF 610.00 FEET TO THE NORTH LINE OF SAID TRACT 4; THENCE NORTH 20°22'00" EAST ALONG SAID NORTH LINE OF TRACT 4, A DISTANCE OF 131.96 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES MORE OR LESS AND SUBJECT TO A 15'-FOOT RIGHT-OF-WAY OVER AND ACROSS THE NORTH 150 FEET THEREOF WITH AND SUBJECT TO A 15.0 FOOT EASEMENT FOR INGRESS AND EGRESS.

A PART OF TRACT 4, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 26, TOWNSHIP 3 SOUTH, RANGE 25 EAST AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 4; THENCE SOUTH 71°10'00" WEST ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 662.92 FEET; THENCE SOUTH 69°11'00" WEST A DISTANCE OF 310.05 FEET TO THE WEST LINE OF SAID TRACT 4; THENCE NORTH 17°07'12" EAST ALONG SAID WEST LINE OF TRACT 4, A DISTANCE OF 610.00 FEET TO THE NORTH LINE OF SAID TRACT 4; THENCE NORTH 20°22'00" EAST ALONG SAID NORTH LINE OF TRACT 4, A DISTANCE OF 131.96 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES MORE OR LESS AND SUBJECT TO A 15'-FOOT RIGHT-OF-WAY OVER AND ACROSS THE NORTH 150 FEET THEREOF WITH AND SUBJECT TO A 15.0 FOOT EASEMENT FOR INGRESS AND EGRESS.



30-FOOT EASEMENT FOR INGRESS AND EGRESS

A PART OF TRACTS 4 AND 5, BLOCK 1, JACKSONVILLE HEIGHTS, SECTION 26, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A 30-FOOT STRIP OF LAND 150 FEET WIDE EACH SIDE OF THE FOLLOWING DESCRIBED LINE, FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 4 AND THE NORTHEAST CORNER OF SAID TRACT 5; THENCE SOUTH 17°07'12" WEST ALONG THE LINE COMMON TO SAID TRACTS 4 AND 5, A DISTANCE OF 610.00 FEET TO THE POINT OF TERMINAL OF SAID EASEMENT.



I HEREBY CERTIFY TO HONORABLE MEMBERS THAT I HAVE CONVEYED THE LAND AS SHOWN IN THE ABOVE CAPTION AND THAT THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM STANDARD REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS CHAPTER 201B AND THE FLORIDA LAND SURVEYORS ASSOCIATION.

W. J. Boatwright
 W. J. BOATWRIGHT, S.
 FLORIDA REG. LAND SURVEYOR NO. 3290



1845 East West Parkway, Suite 5
Fleming Island, Florida 32003
File Number: TM17-301

General Warranty Deed

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Parcel ID Number: 015975-0100

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

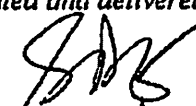
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.




1845 East West Parkway, Suite 5
Fleming Island, Florida 32003
File Number: TM17-301

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:



 Witness Printed Name Steven D. Harper



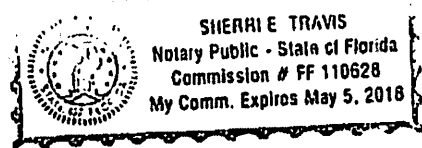
 Witness Printed Name Sherri E. Travis

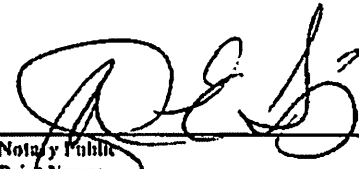

 _____ (Seal)
 Ricky W. Felts, Individually and as Attorney in Fact
 Address: 12 Capwing Dr., Beaufort, South Carolina 29902

Remove p. Felts by W Felts
as attorney in fact
 _____ (Seal)
 Florence L. Felts, by Ricky W. Felts, as attorney in fact
 Address: 12 Capwing Dr., Beaufort, South Carolina 29902

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 13th day of July, 2017, by Ricky W. Felts, Individually and as Attorney in Fact for Florence L. Felts, who is/are personally known to me or who has produced a valid driver's license as identification.





 Notary Public
 Print Name: _____
 My Commission Expires: _____

Exhibit "A"

Parcel 2, Tract 4

Part of Tract 4, Block 1, JACKSONVILLE HEIGHTS, Section 26, Township 3 South, Range 25 East as recorded in Plat Book 5, page 93 of the current public records of Duval County, Florida and being more particularly described as follows: For a point of reference commence at the Northeast corner of said Tract 4; Thence South 2 degrees 16 minutes 30 seconds West along the East line of said Tract 4, a distance of 662.92 feet to the point of beginning; Thence continue South 2 degrees 16 minutes 30 seconds West along said East line, a distance of 662.82 feet to the Southeast corner of said Tract 4; Thence South 89 degrees 47 minutes 14 seconds West along the South line of said Tract 4, a distance of 324.11 feet to the Southwest corner of said Tract 4; Thence North 1 degree 56 minutes 22 seconds East along the West line of said Tract 4, a distance of 661.30 feet; Thence North 89 degrees 33 minutes 00 seconds East a distance of 328.05 feet to the point of beginning. Together with and subject to a 30 foot Easement for Ingress and Egress, A part of Tracts 4 and 5, Block 1, JACKSONVILLE HEIGHTS, Section 26, Township 3 South, Range 25 East, as recorded in Plat Book 5, page 93 of the current public records of Duval County, Florida and being more particularly described as follows: A 30 foot strip of land lying 15 feet each side of the following described line, for a point of beginning, commence at the Northeast corner of said Tract 5 and the Northwest corner of said Tract 4; Thence South 1 degree 56 minutes 22 seconds West along the line common to said Tracts 4 and 5, a distance of 691.68 feet to the point of terminus of said Easement.

File Number: TM17-301

Legal Description with Non Homestead

BROWER DANIEL D
7362 TOWNSEND RD
JACKSONVILLE, FL 32244
RIVERA EVA Y

Primary Site Address
0 WOOD DUCK RD
Jacksonville FL 32244

Official Record Book/Page
18053-01100

Title #
5526

0 WOOD DUCK RD

Property Detail

RE #	015975-0100
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	00019 JAX HEIGHTS SEC
Total Area	219686

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.](#)

Value Summary

Value Method	2016 Certified	2017 In Progress
	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$79,200.00	\$79,200.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$79,200.00	\$79,200.00
Assessed Value	\$79,200.00	\$79,200.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$79,200.00	See below

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
18053-01100	7/13/2017	\$65,000.00	WD - Warranty Deed	Qualified	Vacant
06657-01633	1/18/1989	\$15,000.00	WD - Warranty Deed	Qualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	4.95	Acreage	\$79,200.00

Legal

LN	Legal Description
1	S-93 26-35-25E 4.95
2	JACKSONVILLE HEIGHTS
3	PT TRACT 4 RECD O/R 18053-1100
4	BLK 1

Buildings

No data found for this section

2017 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$79,200.00	\$0.00	\$79,200.00	\$906.20	\$906.20	\$863.50
Public Schools: By State Law	\$79,200.00	\$0.00	\$79,200.00	\$360.68	\$335.57	\$342.03
By Local Board	\$79,200.00	\$0.00	\$79,200.00	\$178.04	\$178.04	\$168.84
FL Inland Navigation Dist.	\$79,200.00	\$0.00	\$79,200.00	\$2.53	\$2.53	\$2.38
Water Mgmt Dist. SJRWMD	\$79,200.00	\$0.00	\$79,200.00	\$22.85	\$21.57	\$21.57
Gen Gov Voted	\$79,200.00	\$0.00	\$79,200.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$79,200.00	\$0.00	\$79,200.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,470.30	\$1,443.91	\$1,398.32
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$79,200.00	\$79,200.00	\$0.00	\$79,200.00		
Current Year	\$79,200.00	\$79,200.00	\$0.00	\$79,200.00		

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](#)