

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**  
**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE**

**ORDINANCE 2018-645 WRF-18-15**

**NOVEMBER 07, 2018**

***Location:*** 11160 Scott Mill Road  
Between Tacito Trail and Riverport Drive South

***Real Estate Number(s):*** 105576-0100

***Waiver Sought:*** Reduce required minimum road frontage from 80 feet to 0 feet.

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

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

***Planning District:*** Southeast, District 3

***Owner:*** Michael J. & Suzanne Madsen Tierney  
2507 Lynnhaven Terrace  
Jacksonville, FL 32223

***Staff Recommendation:*** **APPROVE with Condition**

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2018-645 (WRF-18-15)** seeks to reduce the required minimum road frontage for (11160 Scott Mill Road) from 80 feet to 0 feet. 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 that is approximately 1.55 acres in size and is located behind lot (RE: 105576-0000) between Scott Mill Rd and the St. Johns River. Previous Variance (V-98-180) to reduce required road frontage from 80 feet to 0 feet for property to the North (11138 Scott Mill Rd) was approved in February 1999.

**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?*

Yes. Given the current configuration of the site and its restricted access to a public street, this creates practical and economic challenges in meeting the regulation of required road frontage. If contested, the lack of frontage on an approved private street or public road would render the lot undevelopable according to the strict letter of the regulation, as referenced in Sec. 656.704. The subject property was subdivided by previous ownership in 1989 from property (11164 Scott Mill Rd); both properties are currently owned by the applicant.

- (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 not based on exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (*Code of Subdivision Regulations*). The request being sought will allow for the construction of a single-family dwelling, which does not adhere to subdivision guidelines. Rather, the unique physical characteristics of the property preclude development on the site unless a Waiver of Minimum Road Frontage is obtained.

- (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. The waiver will not substantially diminish property values or alter the essential character of the surrounding area, nor interfere with the rights of others. Rather, the applicant plans to construct a single-family dwelling on the property, which will be similar in size and character with the surrounding RR lots. Previous Variance (V-98-180) to reduce required road frontage from 80 feet to 0 feet for property to the North (11138 Scott Mill Rd) was approved in February 12<sup>th</sup>, 1999.

- (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. There is a valid and effective easement for adequate vehicular access connected to a public street.

- (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?*

No. Staff finds the proposed waiver will not be detrimental to the public health, safety, or welfare.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on October 1, 2018 by the Planning and Development Department the required Notice of Public Hearing sign **was not** posted. However, the owner promptly followed up and reposted the sign.

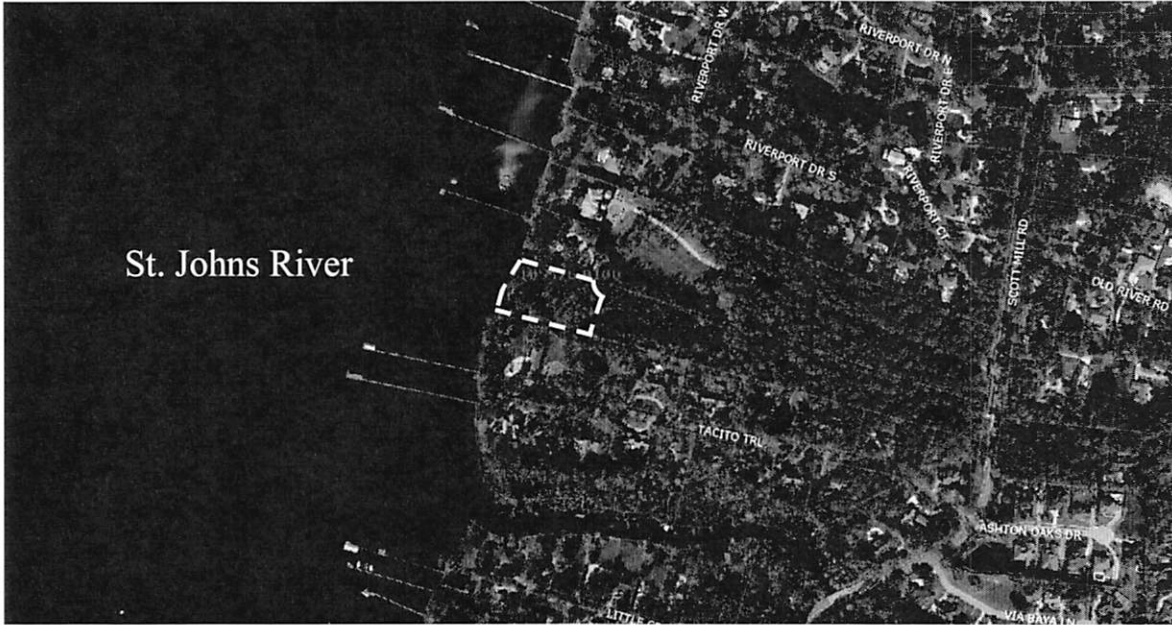


Source: Michael J. Tierney October 4, 2018

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage (**WRF-18-15**) be **APPROVED with Condition:**

1. Upon the purchase of the subject property, the Grant of Easement will be issued in the name of the new owner.



**Aerial View**  
*Source: JaxGIS*



**Subject Property Entrance: 11160 Scott Mill Rd.**  
*Source: Source: Planning and Development Department, COJ*  
*Date: 10.01.2018*



**Property to the North: 11136 Scott Mill Rd.**

*Source: Google Street View*

*Date: 10.01.2018*



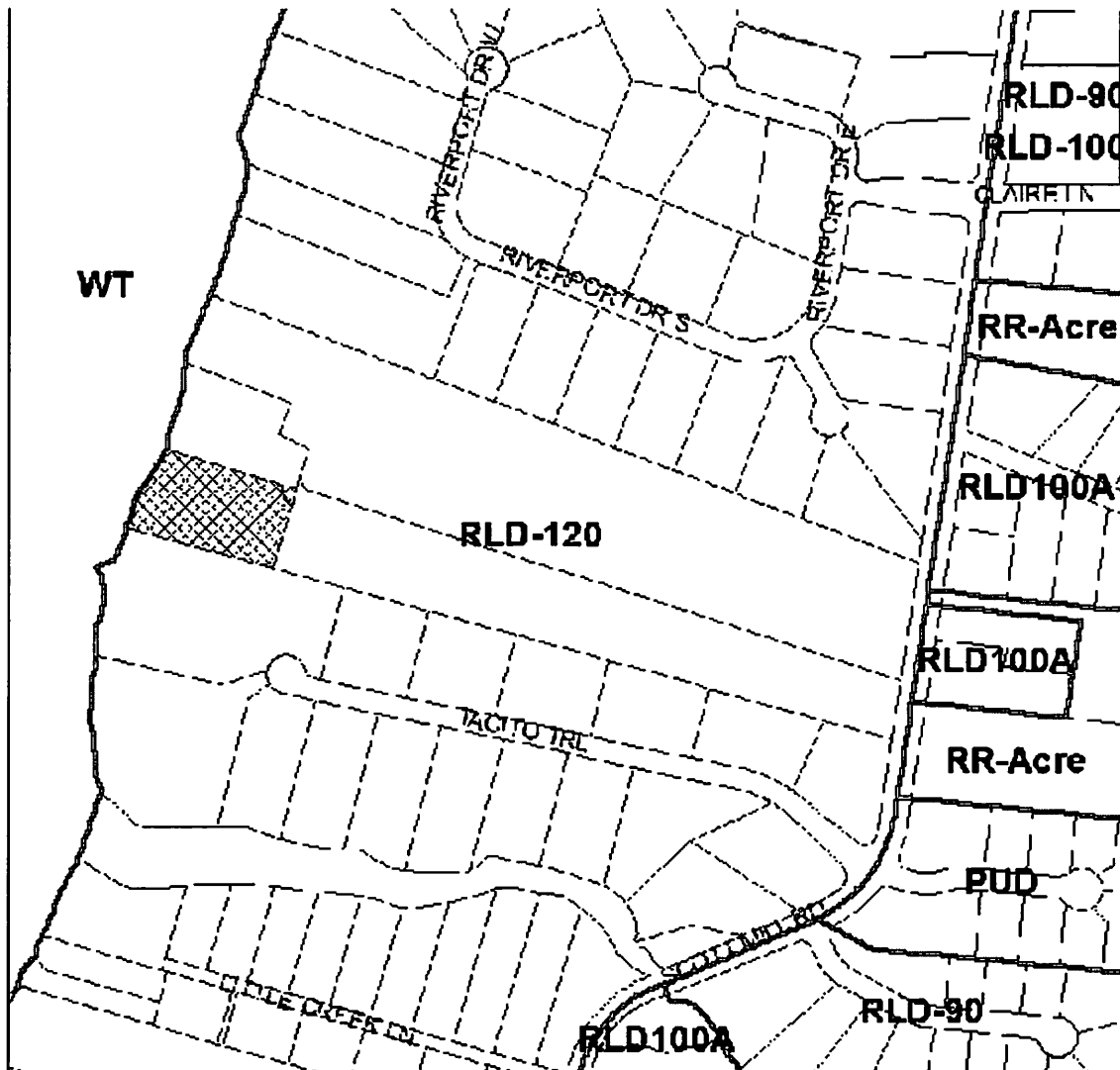
**Property to the South: 2679 Tacito Trail**

*Source: Planning and Development Department, COJ*

*Date: 10.01.2018*



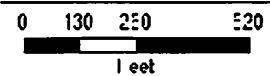
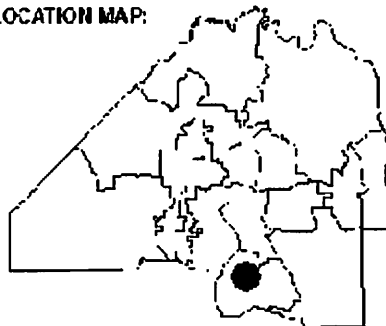
**Property to the East:**  
*Source: Google Street View*  
*Date: 10.01.2018*



REQUEST SUBJECT:

LOCATION MAP:

REDUCE REQUIRED MINIMUM  
ROAD FRONTAGE FROM 80 FEET  
TO 0 FEET



COUNCIL DISTRICT:  
6

APPLICATION NUMBER

WRF-18-15

EXHIBIT 2

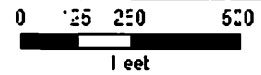
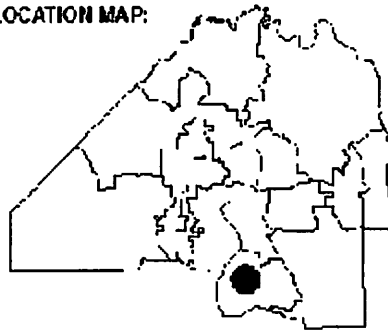
Legal Map  
Source: JaxGIS



**REQUEST SOUGHT:**

**REDUCE REQUIRED MINIMUM  
ROAD FRONTAGE FROM 80 FEET  
TO 0 FEET**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**6**

**APPLICATION NUMBER**

**WRF-18-15**

**EXHIBIT 3**

**Legal Map**  
*Source: JaxGIS*



Date Submitted:	F. 2. 18
Date Filed:	8. 18

Application Number:	WCP 18 15
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:	RLD-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: 656.407			
Notice of Violation(s): NONE			
Neighborhood Associations: NONE			
Overlay: N/A.			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	1	Amount of Fees:	\$1224.00
		Zoning Asst. Initials:	tbh.

PROPERTY INFORMATION	
1. Complete Property Address: 11160 Scott Mill Road	2. Real Estate Number: 105576-0000
3. Land Area (Acres): 1.55	4. Date Lot was Recorded: 03/27/1998
5. Property Located Between Streets: Tacito Trail Riverport Drive S.	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>80</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted? Michael J & Suzanne Madsen Tierney	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>Michael J &amp; Suzanne Madsen Tierney</b>	10. E-mail: <b>mjtac@comcast.net</b>
11. Address (including city, state, zip): <b>2507 Lynnhaven Terrace Jax. Fl. 32223</b>	12. Preferred Telephone: <b>904-716-1397</b>

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

<b>CRITERIA</b>
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> <li>i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li>ii. <i>The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i></li> <li>iii. <i>The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i></li> <li>iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i></li> <li>v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i></li> </ul>

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

*Owner acquired the property when it was part of a proposed PUD and a waiver was not necessary. The owner of the area (the Jeters) later decided not to do the development and instead chose to sell off the remaining portions, not giving this property frontage on Scott Mill.*

- A waiver is needed to comply with Section 656.407 Ordinance Code regarding *minimum street frontage*.
- Owner is not trying to do a subdivision.
- The adjacent property values will not be diminished; no other properties will be affected by the waiver.
- There is a valid effective easement existing for the property for access.
- The waiver will not be detrimental to the public health, safety or welfare, and not results in additional expense, or creations of nuisances, or be in conflict with any other applicable law.

The attached waiver approval is for the adjacent property that was in the same situation.

**ATTACHMENTS**

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, [http://apps.coj.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coj.net/pao_propertySearch/Basic/Search.aspx), or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Proof of valid and effective easement for access to the property.

**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: Michael Tierney

Signature: *Michael Tierney*

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

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

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

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

**Owner(s)**

Print name: Suzanne Madsen Tierney

Signature: *Suzanne Madsen Tierney*

**SUBMITTAL**

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

Planning and Development Department, Zoning Section  
214 North Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300



**EXHIBIT 1**

**Legal Description**

---

COMMENCE AT THE NORTHEAST CORNER OF LOT 17, AS SHOWN ON THE PLAT OF TACITO TRAIL AS RECORDED IN PLAT BOOK 36, PAGES 54 AND 54A OF THE CURRENT PUBLIC RECORDS OF DWAL COUNTY, FLORIDA; THENCE NORTH 74 DEGREES 34 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY OF SAID TACITO TRAIL, A DISTANCE OF 1500.58 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16 DEGREES 37 MINUTES 10 SECONDS EAST, A DISTANCE OF 153.72 TO ITS INTERSECTION WITH THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 58.57 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 16 MINUTES 44 SECONDS WEST 54.52 FEET TO A POINT SITUATE IN THE SOUTHERLY LINE OF THAT CERTAIN 35 FOOT EASEMENT FOR INGRESS AND EGRESS, AS RECORDED IN OFFICIAL RECORDS BOOK 5676, PAGE 944, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 72 DEGREES 38 SECONDS WEST ALONG LAST SAID LINE, A DISTANCE OF 47.47 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5676, PAGE 944; THENCE NORTH 73 DEGREES 21 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 245 FEET, MORE OR LESS TO THE APPROXIMATE TOP OF BANK AND/OR MEAN HIGH WATER LINE OF THE ST. JOHNS RIVE; THENCE SOUTHERLY ALONG LAST SAID LINE AND ITS MEANDERINGS THEREOF, A DISTANCE OF 205 FEET, MORE OR LESS TO A POINT WHICH LIES NORTH 74 DEGREES 34 MINUTES 00 SECONDS WEST, 352 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; SAID POINT BEING SITUATE IN THE NORTHERLY LINE OF SAID TACITO TRAIL; THENCE SOUTH 74 DEGREES 34 MINUTES 00 SECONDS EAST, ALONG LAST SAID LINE A DISTANCE OF 359 FEET, MORE OR LESS TO THE POINT OF BEGINNING.  
CONTAINING: 65,680 SQ. FT. / 1.5 ACRES MORE OR LESS

EXHIBIT "A"

A PORTION OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 17, AS SHOWN ON THE PLAT OF TACITO TRAIL AS RECORDED IN PLAT BOOK 36, PAGES 54 AND 54A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 74 DEGREES 34 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY BOUNDARY OF SAID TACITO TRAIL, A DISTANCE OF 1500.58 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16 DEGREES 37 MINUTES 10 SECONDS EAST, A DISTANCE OF 153.72 FEET TO ITS INTERSECTION WITH THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 58.57 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 16 MINUTES 44 SECONDS WEST 34.52 FEET TO A POINT SITUATE IN THE SOUTHERLY LINE OF THAT CERTAIN 35 FOOT EASEMENT FOR INGRESS AND EGRESS, AS RECORDED IN OFFICIAL RECORDS BOOK 5676, PAGE 944, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 72 DEGREES 11 MINUTES 38 SECONDS WEST ALONG LAST SAID LINE, A DISTANCE OF 47.47 FEET TO THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5676, PAGE 944; THENCE NORTH 73 DEGREES 21 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 236 FEET, MORE OR LESS TO THE APPROXIMATE TOP OF BANK AND/OR MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE SOUTHERLY ALONG LAST SAID LINE AND ITS MEANDERINGS THEREOF, A DISTANCE OF 205 FEET, MORE OR LESS TO A POINT WHICH LIES NORTH 74 DEGREES 34 MINUTES 00 SECONDS WEST, 352 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; SAID POINT BEING SITUATE IN THE NORTHERLY LINE OF SAID TACITO TRAIL; THENCE SOUTH 74 DEGREES 34 MINUTES 00 SECONDS EAST, ALONG LAST SAID LINE A DISTANCE OF 352, FEET, MORE OR LESS TO THE POINT OF BEGINNING.



## EXHIBIT B

A portion of Section 11, Township 4 South, Range 26 East, Duval County, Florida, being more particularly described as follows: Commence at the Northeasterly corner of Lot 17, as shown on the plat of Tacito Trail, as recorded in Plat Book 36, pages 54 and 54A of the current public records of said County, thence North 74° 34' 00" West along the Northerly boundary of said Tacito Trail, a distance of 1,500.58 feet, thence North 16° 37' 10" East, 153.72 feet to a point on a curve concave Northeasterly having a radius of 45.00 feet; thence Northwestery along the arc of said curve, through a central angle of 74° 34' 02", an arc distance of 58.57 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 25° 16' 44" West, 54.52 feet for a Point Beginning; thence North 72° 11' 48" West, along the Southerly line of those certain lands described and recorded in Official Records Volume 3439, page 561 of said current public records, a distance of 47.47 feet to the Southeasterly corner of the lands described and recorded in Official Records Volume 5676, page 944 (Exhibit "A") of said current public records, to a point hereinafter referred to as Reference Point "A", thence return to said Point of Beginning; thence South 72° 11' 38" East, along last said line, 36.42 feet; thence North 16° 37' 10" East, 91.40 feet; thence North 64° 46' 04" West, 77.43 feet; thence North 20° 45' 00" East, along the Easterly line of said Official Records Volume 5676, page 944 (Exhibit "A") a distance of 79.87 feet to the Northeasterly corner thereof; thence North 69° 15' 00" West, along the Northerly line of said last mentioned land, a distance of 264 feet, more or less, to the approximate top of bank and/or Mean High Water Line of the St. Johns River; thence Southerly along last said line and its meanderings thereof, a distance of 210 feet, more or less, to a line which bears North 73° 21' 00" West, 236 feet, more or less, from said Reference Point "A", thence South 73° 21' 00" East, along the Southerly line of said Official Records Volume 5676, page 944 (Exhibit "A"), a distance of 236 feet, more or less, to said Reference Point "A" and to close.

**EXHIBIT A**

**Property Ownership Affidavit - Individual**

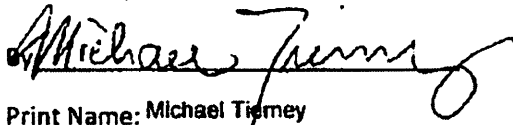
Date: July 26, 2018

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: 11160 Scott Mill Rd. RE#(s): 105576-0010

To Whom it May Concern:

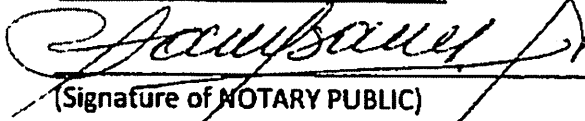
I Michael Tierney hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for waiver of minimum required road frontage submitted to the Jacksonville Planning and Development Department.



Print Name: Michael Tierney

STATE OF FLORIDA  
COUNTY OF DUVAL

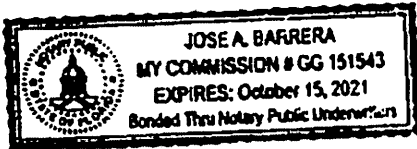
Sworn to and subscribed and acknowledged before me this 26<sup>th</sup> day of July 2018, by MICHAEL TIERNEY who is personally known to me or who has produced FCR DL as identification and who took an oath.



(Signature of NOTARY PUBLIC)

JOSE A. BARRERA

(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 10/15/2021

TIERNEY MICHAEL,  
2507 LYNNHAVEN TER  
JACKSONVILLE, FL 32223-6538  
TIERNEY SUZANNE MADSEN

Primary Site Address  
0 SCOTT MILL RD  
Jacksonville FL 32223

Official Record Book/Page  
06808-00181

Title #  
6612

**0 SCOTT MILL RD**

**Property Detail**

RE #	105576-0100
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	00000 SECTION LAND
Total Area	67335

**Value Summary**

Value Method	2017 Certified	2018 In Progress
CAMA	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$1,171,575.00	\$1,030,986.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,171,575.00	\$1,030,986.00
Assessed Value	\$1,171,575.00	\$1,030,986.00
Cap Dlt/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,171,575.00	See below

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

**Taxable Values and Exemptions - In Progress**

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

County/Municipal Taxable Value:

SJRWMD/FIND Taxable Value:

School Taxable Value:

No applicable exemptions

No applicable exemptions

No applicable exemptions

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
06808-00181	11/16/1989	\$400,000.00	WD - Warranty Deed	Unqualified	Improved
06876-01005	11/16/1989	\$400,000.00	WD - Warranty Deed	Unqualified	Vacant
08900-01941	3/27/1998	\$445,000.00	WD - Warranty Deed	Qualified	Vacant

**Extra Features**

No data found for this section

**Land & Legal**

**Land**

LN	Code	Use Description	Zoning	Frost	Depth	Category	Land Units	Land Type	Land Value
1	0130	RES RIVER I.D 3-7 UNITS PER AC	RL1D-120	205.00	285.00	Common	205.00	Front Footage	\$1,030,986.00

**Legal**

LN	Legal Description
1	11-4S-26E 1340
2	E HUDNALL GRANT
3	PT RECD O/R 8900-1941

**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	\$1,171,575.00	\$0.00	\$1,171,575.00	\$13,369.86	\$13,405.04	\$12,773.45
Public Schools: By State Law	\$1,171,575.00	\$0.00	\$1,171,575.00	\$5,321.35	\$4,963.96	\$5,059.45
By Local Board	\$1,171,575.00	\$0.00	\$1,171,575.00	\$2,626.79	\$2,633.70	\$2,497.56
FL Inland Navigation Dist.	\$1,171,575.00	\$0.00	\$1,171,575.00	\$37.39	\$37.49	\$35.15
Water Mgmt Dist. SJRWMD	\$1,171,575.00	\$0.00	\$1,171,575.00	\$337.11	\$319.14	\$319.14
Gen Gov Voted	\$1,171,575.00	\$0.00	\$1,171,575.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$1,171,575.00	\$0.00	\$1,171,575.00	\$0.00	\$0.00	\$0.00
			<b>Totals</b>	\$21,692.50	\$21,359.33	\$20,684.75

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$1,168,500.00	\$1,168,500.00	\$0.00	\$1,168,500.00
Current Year	\$1,171,575.00	\$1,171,575.00	\$0.00	\$1,171,575.00

**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.

## GRANT OF EASEMENT

This Grant of Easement dated July 27, 2018, by and between MICHAEL J. TIERNEY and SUZANNE MADSEN, his wife, hereinafter referred to as "Grantor" is for the purpose of establishing an easement over the property of the Grantor under the following terms:

WHEREAS, the Grantor is the owner of that certain parcel of property described in Exhibit A, attached hereto, and

WHEREAS, the Grantee is the owner of the property described in Exhibit B, attached hereto, and

THEREFORE:

1. The Grantor grants unto Grantee a non-exclusive easement to Scott Mill Road, for the purposes of ingress and egress and utilities over that portion of the Grantor's property as Grantor shall designate. The Grantor shall designate the location of the easement and the easement shall be a legally sufficient size to meet all zoning and other government requirements to allow the Grantee access to Grantee's property. In the event the Grantor determines in his or her sole discretion to relocate the easement, Grantor shall give notice to Grantee or their successors in title of their intent to relocate the easement and shall designate and describe the location of the new easement, which shall be legally sufficient to replace the existing easement.

2. The rights, duties and privileges appertaining to this easement shall inure to the benefit of and shall be binding on the heirs, personal representatives, successors and assigns of the parties herein.

3. The parties hereto agree for themselves, their successors and assigns to sign and deliver to others any documents or instruments reasonably necessary in the opinion of the City of Jacksonville, Florida or any governmental or quasi governmental agency or department to effectuate this easement.

[Tierney Easement continues on page two]

Tierney Easement page two

IN WITNESS WHEREOF, the parties have set their hands and seals on July 27, 2018.

Signed, sealed and delivered  
in our presence:

[Signature]  
Witness Signature

Cathy Gottfried  
Witness Printed Name

[Signature]  
Witness Signature

JOSE A. BARRERA  
Witness Printed Name

Grantor:  
[Signature]  
MICHAEL J. TIERNEY

[Signature]  
SUZANNE MADSEN

Grantee:  
[Signature]  
MICHAEL J. TIERNEY

[Signature]  
SUZANNE MADSEN

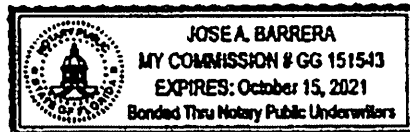
STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on July 30th, 2018  
by Michael J. Tierney and Suzanne Madsen who are personally know to me or who  
produced FL. D L as identification and who did not take an oath.

Notary Public, State and County Aforesaid

[Signature]  
Notary Signature

JOSE A. BARRERA  
Notary Printed Name



**FINAL ORDER OF THE PLANNING COMMISSION  
OF THE CITY OF JACKSONVILLE, FLORIDA  
GRANTING ZONING VARIANCE**

No. V-98-180

**WHEREAS**, J. Robertson Arnold, the owner of the real property described in this order, applied for a zoning variance applicable to that property in RLD-A District to reduce the required road frontage from 80 feet to 0 feet; and

**WHEREAS**, the Planning and Development Department has reviewed the application and has made a recommendation, which has been duly considered by the Planning Commission; and

**WHEREAS**, upon review of the testimony presented, and examination of the documentary and other evidence presented to the Planning Commission at the public hearing on January 14, 1999 regarding said application, this Commission makes the following findings and conclusions:

1. The property has unique and peculiar circumstances which create an unnecessary and undue hardship, given that this home was built years ago.

✓ 2. The proposed variance is the minimum necessary to alleviate the hardship, given the location and layout of the property.

3. The proposed variance is not the result of the actions of the property owner. ?

✓ 4. The proposed variance should not diminish property values or alter the general character of the area.

✓ 5. The proposed variance should not create a detriment to adjacent and nearby properties or the public in general.

✓ 6. For these reasons, the variance is in harmony with the relevant intent of the Zoning Code.

**NOW THEREFORE**, based upon the foregoing findings of fact and conclusions derived therefrom, it is **ORDERED** by the Planning Commission:

1. The owner of the real property described herein is hereby granted a zoning variance from the requirements of Chapter 656 of the Ordinance Code of the City of Jacksonville permitting a reduction in the required road frontage from 80 feet to 0 feet in the RLD-A District.

2. The land as to which this zoning variance is granted by this order is owned by J. Robertson Arnold, and described as follows:

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

3 The variance herein granted shall be transferable and shall run with the title to the property.

4. This order shall become effective as of the 14<sup>th</sup> day of January, 1999. Failure to exercise the variance herein granted by commencement of the use or action herein approved within one year of the effective date of this order shall render this variance invalid, and all rights arising therefrom shall terminate.

Executed this 12<sup>th</sup> day of February, 1999.

Gregory W. Dawson  
Chairman of the Planning Commission,  
City of Jacksonville, Florida

Janetta E. Morner  
Secretary of the Planning Commission

**FORM APPROVED**  
[Signature]  
ASSISTANT GENERAL COUNSEL

Copies to:

J. Robertson Arnold  
11138 Scott Mill Road  
Jacksonville, Florida 32223

Jeffrey B. Marks  
3000-8 Hartley Road  
Jacksonville, Florida 32257