

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

ORDINANCE 2018-0646 (WRF-18-16)

NOVEMBER 7, 2018

Location: 520 Oscar Road
Between Brandy Branch Road and Limann Road

Real Estate Number(s): 000073-0030

Waiver Sought: Reduce Minimum Required Road Frontage from 30 Feet to 0 Feet

Present Zoning: Agriculture (AGR)

Current Land Use Category: Agriculture-IV (AGR-IV)

Planning District: 4-Southwest

Applicant/Owner: Adam and Kristen Beccue
4536 Arthur Durham Drive
Jacksonville Beach, FL 32210

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2018-0646 (WRF-18-16)** seeks to reduce the required minimum road frontage from 30 feet to 0 feet in order to allow for the development of a single-family dwelling in the Agriculture (AGR) Zoning District. Located on a 12.77-acre parcel, the property will be accessed via a proposed 60-foot easement along Oscar Road.

The Planning and Development Department's Addressing Section also reviewed the application and has recommended working with the applicant to identify an appropriate addressing system for the proposed dwelling. Please see the attached memo for more details.

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, Staff finds that there are practical and economic challenges in meeting the required road frontage. If contested, the lack of frontage on 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.

- (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 Staff contends will be similar in size and character with the surrounding AGR lots.

- (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. This is evidenced by the attached **Grant of Mutual Easement for Ingress, Egress and Utilities** document, which verifies the existence a 60 foot access easement for ingress and egress to Oscar Road.

- (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. Given the rural development pattern of the surrounding area, as well as the existing land use categories and zoning district contiguous to the site, the proposed waiver will not result in the creation of a nuisance but rather will allow for the development of a single-family dwelling.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 2, 2018** by the Planning and Development Department the required Notice of Public Hearing sign **was not** posted correctly. However, the owner promptly followed up and reposted the sign along Oscar Road.

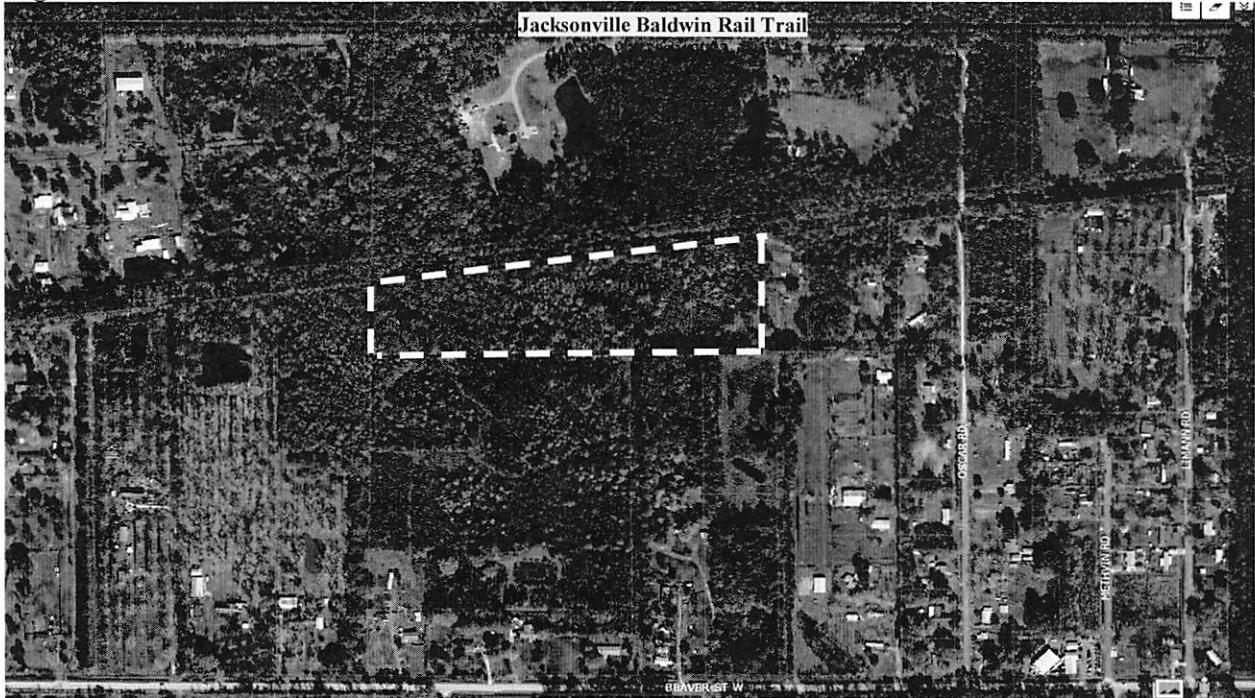


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2018-0646 (WRF-18-16)** be **APPROVED WITH CONDITIONS**.

1. **The applicant shall provide a visible address for the subject property along Oscar Road.**
2. **The applicant shall work with the Planning and Development Department's Addressing Section to determine an appropriate address and sign posting suitable for emergency services.**

Figure A:



Source: Planning & Development Dept, 10/4/18

Aerial view of the subject site and proposed easement, facing north.

Figure B:



Source: Planning & Development Dept, 10/2/18

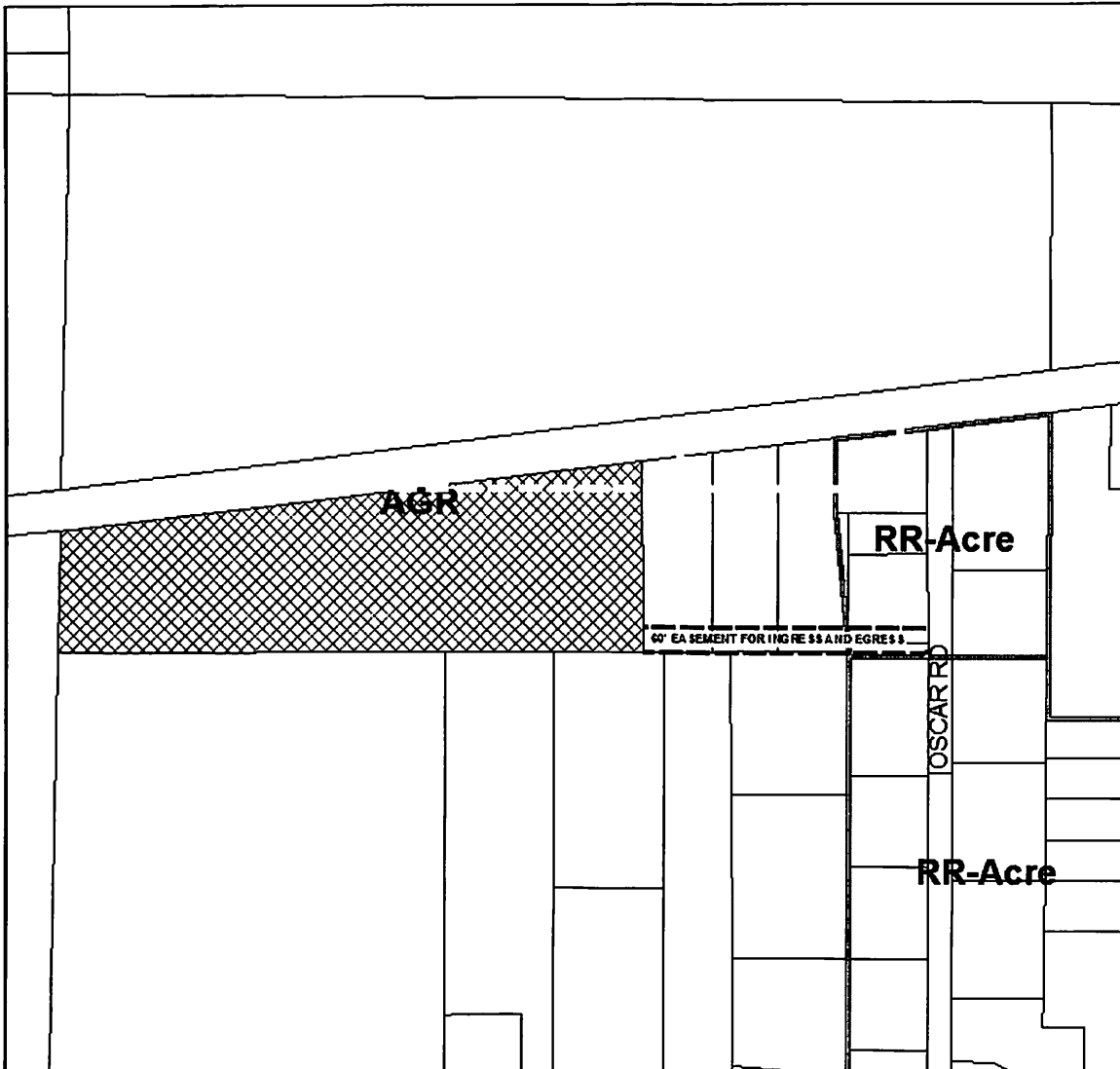
View of Oscar Road & site of the proposed 60-foot access easement, facing west.

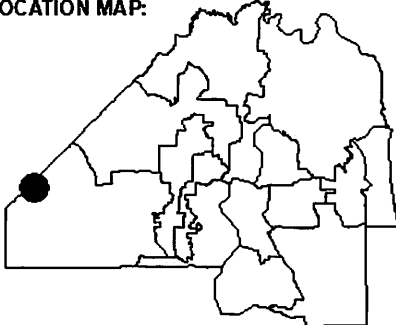

Figure C:



Source: Planning & Development Dept, 10/2/18

View of the neighboring property to the east of the subject parcel, facing west.



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 36 FEET TO 0 FEET</p>	<p>LOCATION MAP:</p> 	 <p>0 135 270 540 Feet</p> <p>COUNCIL DISTRICT: 12</p>
<p>APPLICATION NUMBER WRF-18-16</p>		<p>EXHIBIT 3</p>

Wells, Arimus

From: Fales, Ellen
Sent: Tuesday, October 23, 2018 10:20 AM
To: Wells, Arimus
Cc: Reed, James; Huxford, Folks; Whitfield, Clay; Zontek, Mary
Subject: RE: WRF-18-16: Review and Comments Request

Hi Arimus,

It looks like the 520 Oscar Road address was assigned for the purpose of a waiver in 2008, however it does not look like anything was ever constructed. There is currently a temporary permit at this address for a mobile home.

Under Section 745.106 (c), access drives or easements are required to be named and a street sign posted at the main road when two or more residences receive access from the drive/easement. The individual triggering this requirement (in this instance the applicant for the waiver/individual requesting the building permit) is responsible for the placement of the street sign. The naming of this roadway and the placement of a street sign at the intersection of the newly named road with Oscar Road is considered the optimal addressing method for efficiently mapping and routing emergency response personnel to the correct location.

All of this sounds good on paper, however implementing this at this location could prove to be problematic. The Right of Way (ROW) of Oscar Road (where the street sign for the newly named easement would need to be posted) is privately owned and is unfortunately not owned by the same individual that is requesting the waiver. Therefore the (waiver) applicant would have to obtain permission (in the form of an easement) from the ROW owner to post the street sign. This gets pretty complicated and the ROW owner may be unwilling to grant the easement for the sign.

If so, we now have a problem. The way that Section 745.106 (c) is written, the sign must be posted prior to the issuance of a certificate of occupancy for the residence. Unfortunately, posting the sign is beyond the applicants control if the ROW owner refuses to grant the permission to post the sign. There are additional complications in that Sec. 745.106 (d) identifies that the applicant will request that the sign be posted by the City, however Traffic Engineering will no longer post these signs on private property so it is ultimately applicant's/property owner's responsibility to hire someone to post the street sign.

In order to make this work the applicant will need to 1) obtain permission form the ROW owner to post the sign, 2) work with the ROW owner to establish the location where the sign will be posted, 3) have a survey created of the easement location, 3) officially record the sign easement, 4) establish the new road name, and 5) hire someone to make and post the street sign. Can we really expect this?

Granting this waiver will trigger all of the above to occur, and the success or failure of meeting this requirement is beyond applicant's control. This brings up the question, is it necessary to name the easement in order for emergency response to be able to locate this property.

Good question.

The existing addressing along Oscar Road is; 1) assigned out of sequence, 2) there is an odd numbered address on the even side of the street, 3) and there is a large jump in numbering (jumps from 141 to 435 from one property to the next). Specifically, the address of the subject property at 520 Oscar Road and the adjacent property along the easement at 500 Oscar Road are assigned out of sequence with the properties on either side of the easement which are addressed at 435 (odd on even side of road) and 440 Oscar Road. (Obviously, 520 does not fall between 435 and 440)

With that being said, it will be extremely difficult to locate these properties based on their current address. The properties are not visible from Oscar Road and the existing addresses are assigned in a manner that would indicate that the property is located at the north end of Oscar Road rather than off of an un-named driveway located between 435 and 440 Oscar Road. An emergency responder unfamiliar with this location would not look for these properties on this driveway based on their existing address assignment. Therefore, address changes on these properties and other surrounding properties would be needed in order to bring the addressing in this location into sequence.

The naming of the access easement is one way to correct the existing addresses, but as mentioned above the posting of the street sign may be difficult to accomplish. This leaves the 2nd approach to correcting the addresses which would require the reassignment of addresses up and down Oscar Road in order to bring these addresses into sequence. This is not necessarily a bad thing since there are several addresses already assigned out of sequence anyway. Even with this approach, the (applicant) will still need to get their address posted along Oscar Road, which will require permission from an owner of property with frontage on Oscar Road to post the address at a location that is visible from Oscar Road.

There is no good solution. Due to the difficulty in obtaining a street sign in this location, I would like to request that some flexibility be built into the waiver so that the property owner is not obligated to post the street sign. The owner instead can choose to either name the road and post the sign or post their address number along Oscar Road. If this route is taken, then all future waivers will need to also require that addresses are posted along Oscar Road.

The Waiver could include something similar to Ordinance 2017-559-E Condition (5) "Work with the City's addressing section to provide a new address plan for existing residences on Oscar Road." I don't know if it is feasible to do something like that in this instance or not.

I would like to have an opportunity to discuss further but understand that this information is late in reaching you.

Thank you for the opportunity to review and comment,

Ellen Fales
City Planner Supervisor
(904) 255-8341
ellenf@coj.net

From: Wells, Arimus
Sent: Wednesday, October 10, 2018 2:39 PM
To: Fales, Ellen <EllenF@coj.net>
Subject: WRF-18-16: Review and Comments Request

Ellen,

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that Addressing may have on the proposed waiver of road frontage reduction at **520 Oscar Road** and it's accessibility to emergency services. Please review the attached files and e-mail your comments to this office no later than **Monday, October 15th**.

Please let me know if you have any questions.

Best Regards,

Arimus

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Arimus T. Wells
City Planner I
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7824
Fax: 904-255-7884



ONE CITY. ONE JACKSONVILLE.

Date Submitted:	8-30-18
Date Filed:	9.7.18

Application Number:	WRF-18-16
Public Hearing:	

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

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

For Official Use Only		
Current Zoning District:	AGR	Current Land Use Category:
Council District:	12	Planning District:
Previous Zoning Applications Filed (provide application numbers):		
None		
Applicable Section of Ordinance Code:		
656.407		
Notice of Violation(s):		
Neighborhood Associations:		
None		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee:	Zoning Asst. Initials:
1	1,252.00	

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
520 Oscar Rd. Jacksonville, FL 32234	000073-0030
3. Land Area (Acres):	4. Date Lot was Recorded:
12.77	07/26/2018
5. Property Located Between Streets:	6. Utility Services Provider:
Brandy Branch Rd. (West)	City Water / City Sewer <input type="checkbox"/>
Limann Rd. (East)	Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought:	
Reduce Required Minimum Road Frontage from 35 feet to 0 feet.	
8. In whose name will the Waiver be granted?	
Adam Beccue & Kristen Beccue	

RECEIVED

SEP 13 2018

Office of General Counsel

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Adam Beuve & Kristen Beuve	10. E-mail: Adam B @ Reconstruction team . com
11. Address (including city, state, zip): 4536 Arthur Durham Dr. Jacksonville, FL, 32210	12. Preferred Telephone: 904 - 570 - 7212

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.

We intend to establish our primary residence at this location. My wife's parents own and live on the property boarding our eastern most property line. My wife is an only child, and we want to be close by for her parents as they age.

We have no intention of ever sub dividing any portion of the land, or development beyond a single family residence for our family. The improvements we will make should increase property value to our property, and likely the surrounding properties as well.

There is and has been a privately maintained gravel road allowing legal access to our property, and several other properties without city maintained road frontage, per the "GRANT OF MUTUAL EASMENT FOR INGRESS, EGRESS AND UTILITIES" included within this application packet.

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: Adam Baccue

Signature: 

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: Kristen M. Baccue

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.

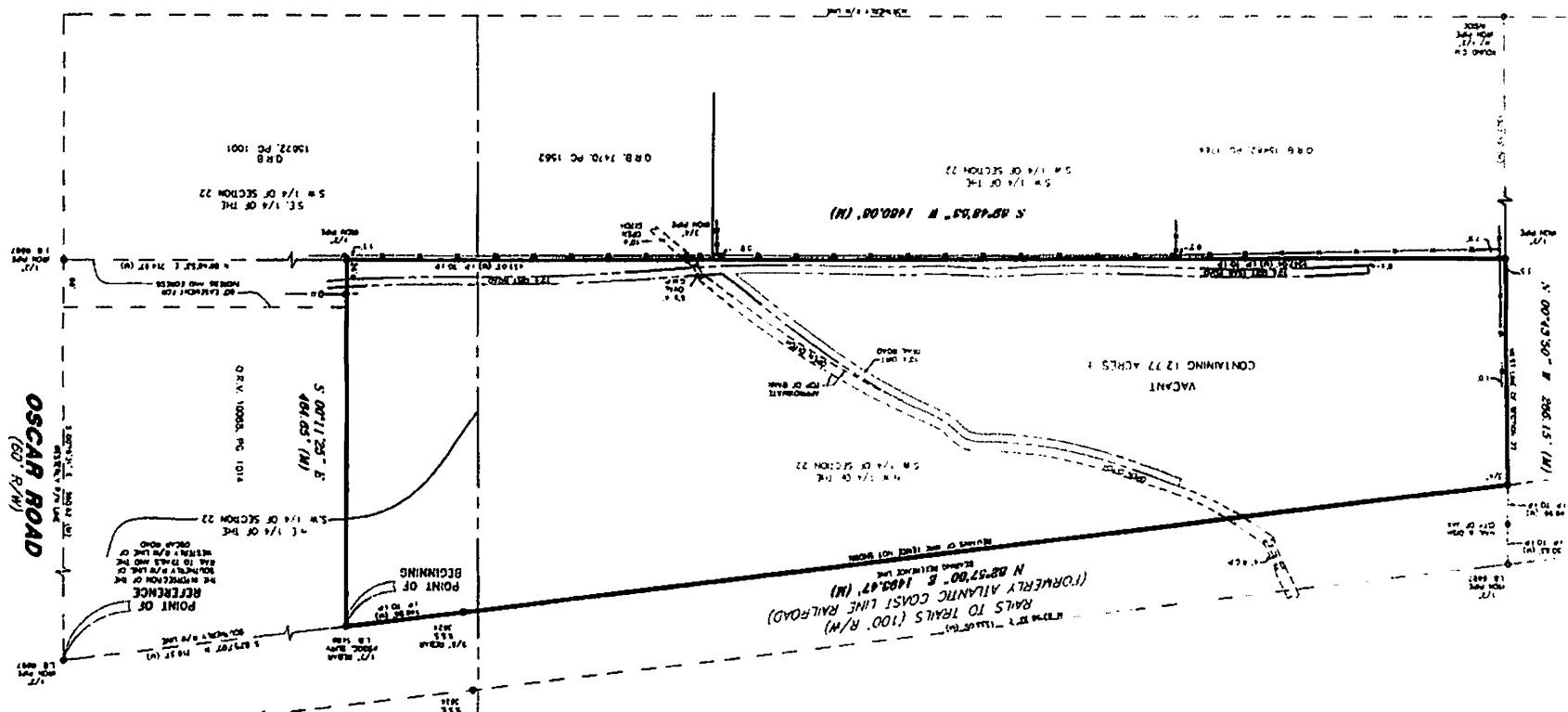
Submit applications to:

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

MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 22, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, AND ORIGINALLY DESCRIBED AS FOLLOWS:
 OSCAR ROAD (A 60 FOOT RIGHT OF WAY) ALSO KNOWN AS RAILS TO TRAILS.
 ON A POINT OF REFERENCE LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 22, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, AND ORIGINALLY DESCRIBED AS FOLLOWS:
 OSCAR ROAD (A 60 FOOT RIGHT OF WAY) ALSO KNOWN AS RAILS TO TRAILS.
 HAD BEING DESCRIBED IN PREVIOUS RECORDS VOLUME 1000A, PAGE 1014, OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 22, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, AND EXTENDS TO THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 22, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, SAID 60 FEET EASEMENT IS RECEIVED ON SURVEY PREPARED BY WILSON L. HAZEL, SURVEYOR.

CEMINO TO
 ADAM DAINE DECOLE AND KRISTIN WICKOERN DECOLE
 PFLUMBER PROPERTIES, L.L.C.
 HERITAGE TITLE SERVICES, L.L.C.
 AND FIRST AMERICAN TITLE INSURANCE COMPANY



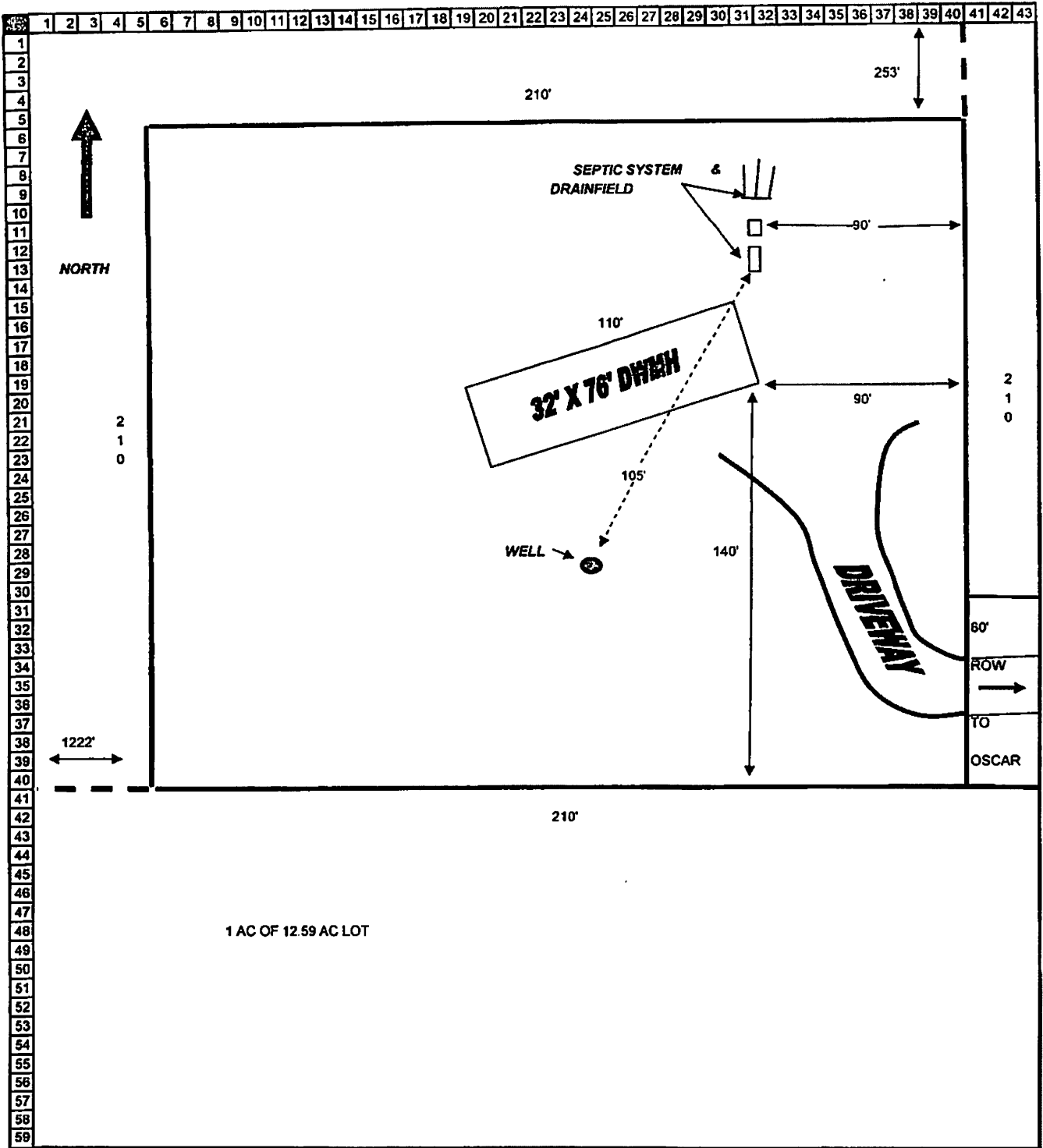
U.S. HIGHWAY NO. 90
 AKA BEAVER STREET WEST

A ASSOCIATED SURVEYORS INC.
 LAND & CONSTRUCTION SURVEYS
 1644 BAYVIEW BOULEVARD
 JACKSONVILLE, FLORIDA 32210
 904-771-6468
 CERTIFICATE OF AUTHORIZATION NO. 18 100488

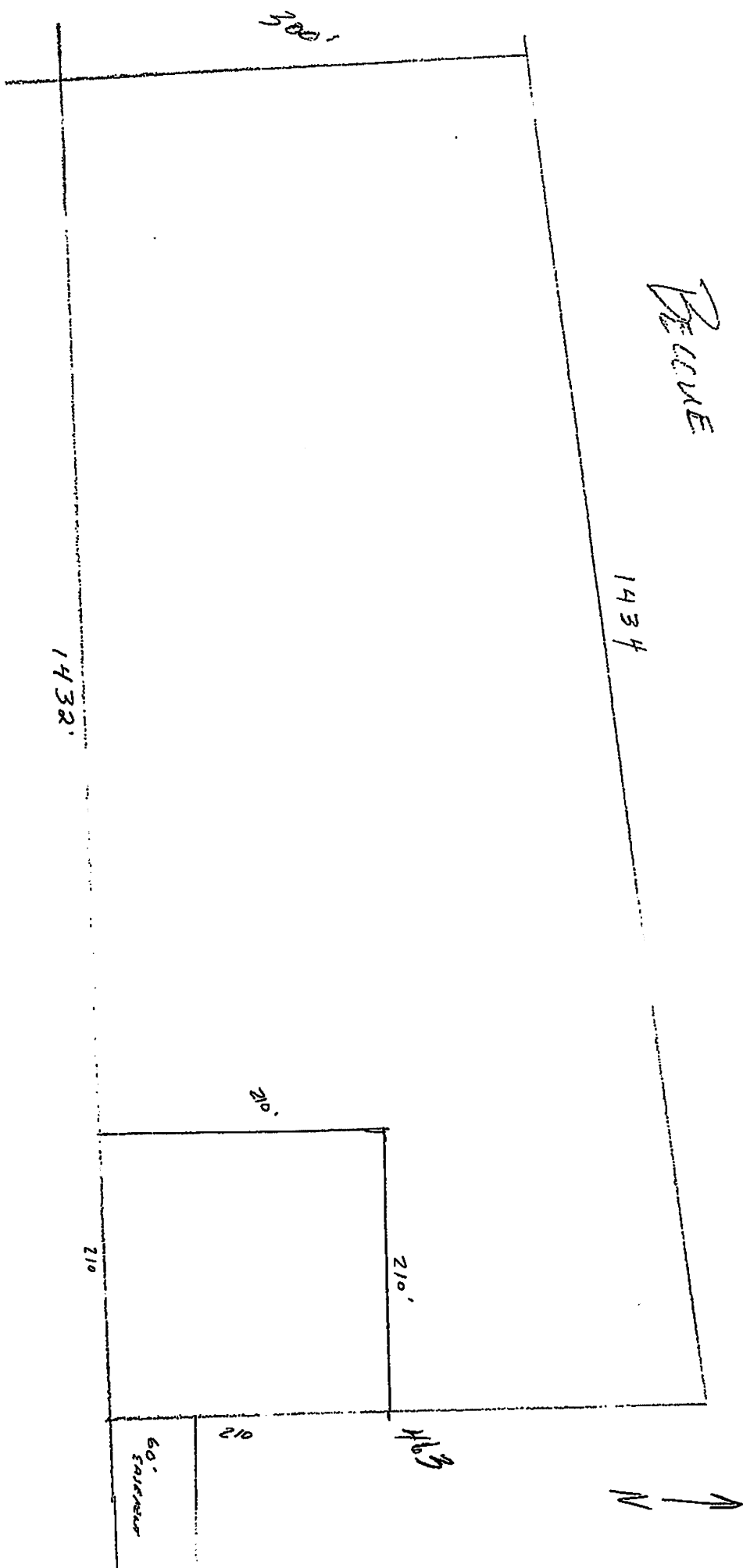
I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH IN CHAPTER 17002, F.S., FLORIDA STATUTES, AND CHAPTER 6271, F.S., FLORIDA STATUTES.
 BY: *[Signature]*
 CAROL D. MIDDLE
 LICENSE NO. 4378
 FLORIDA REGISTERED PROFESSIONAL SURVEYOR

1. The survey was conducted in accordance with the Florida Statutes and the Florida Board of Surveying and Mapping.	1. The survey was conducted in accordance with the Florida Statutes and the Florida Board of Surveying and Mapping.
2. The survey was conducted in accordance with the Florida Statutes and the Florida Board of Surveying and Mapping.	2. The survey was conducted in accordance with the Florida Statutes and the Florida Board of Surveying and Mapping.
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NOTES:
 1. C.M.P. - CORRELATED METAL PILE
 2. R.O.P. - REINFORCED CONCRETE PILE



BUYER BECCUE PARCEL ID# 000073-0030 DATE DRAWN 7/17/2018
 ACREAGE 12.59 DEALER FREEDOM HOMES 386-752-5355



1" = 115'
 14" = 2675'

1 AC LOT OF 13.59 AC

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 08/31/2018

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: 520 Oscar Rd. Jacksonville, 32234 RE#(s): 000073-0030

To Whom it May Concern:

I Adam Beccve 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.

By [Signature]

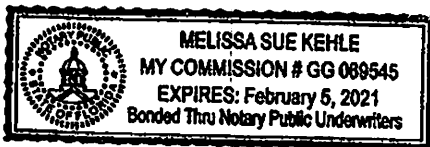
Print Name: Adam Beccve

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 31 day of August 2018 by Adam Beccve, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Melissa Kehle
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: _____

EXHIBIT 1

Legal Description

22-2S-23E 12.77

PT SW1/4 RECD O/R 18470-299

A portion of the Northeast 1/4 of the Southwest 1/4 and a portion of the Northwest 1/4 of the Southwest 1/4, Section 22, Township 2 south, Range 23 East, Duval County Florida, and being more particularly described as follows:

For a point of reference, commence at the intersection of the Westerly right of way line of Oscar Road (a 60 foot right of way as now established) with the Southerly right of way of the former Atlantic Coast Line Railroad (a 100 foot right of way) also known as Rails to Trails; thence South 82 Degrees 57' 00" West along last said Southerly right of way line, a distance of 719.37 feet to the Point of Beginning, said point also being the Northwesterly corner of those lands described in Official Records Volume 10088, Page 1014, of the current public records of said Duval County; thence South 00 Degrees 11' 25" East, along the Westerly line of last said lands, a distance of 464.65 feet to a point on the Southerly line of said Northeast 1/4 of the Southwest 1/4; thence South 89 Degrees 48' 53" West along the last said Southerly line and the Southerly line of said Northwest 1/4 of the Southwest 1/4, a distance of 1480.08 feet to a point on the Westerly line of said Section 22, thence North 00 Degrees 43' 50" West, along the Westerly line of said Section 22, a distance of 286.15 feet to a point on the Southerly right of way line of said Rails to Trails; thence North 82 Degrees 57' 00" East, along last said Southerly right of way line, a distance of 1493.47 feet to the point of beginning.

Together with and subject to a 60 foot easement for ingress and egress along the Southerly line of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 2 South, Range 23 East, Duval County, Florida, said 60 feet easement lying Easterly of subject property and extends to the Westerly right-of-way line of Oscar Road. Said 60 foot easement is reserved on survey prepared by Marion L. Page, Surveyor.

BECCUE ADAM G
 4536 ARTHUR DURHAM DR
 JACKSONVILLE, FL 32210
BECCUE KRISTEN

Primary Site Address
 520 OSCAR RD
 Jacksonville FL 32234

Official Record Book/Page
 18470-00299

Title #
 3422

520 OSCAR RD
Property Detail

RE #	000073-0030
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	548446

Value Summary

	2017 Certified	2018 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$113,787.00	\$113,787.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$113,787.00	\$113,787.00
Assessed Value	\$88,807.00	\$97,687.00
Cap Diff/Portability Amt	\$24,980.00 / \$0.00	\$16,100.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$88,807.00	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
18470-00299	7/16/2018	\$60,000.00	WD - Warranty Deed	Qualified	Vacant
16241-00209	2/1/2013	\$100.00	CT - Certificate of Title	Unqualified	Vacant
14172-00706	8/28/2007	\$78,500.00	WD - Warranty Deed	Unqualified	Vacant
13996-00618	5/17/2007	\$100.00	QC - Quit Claim	Unqualified	Vacant
00016-00588	1/1/1899	\$0.00	- Unknown	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0104	AGR IV - 1 UNIT PER 2.5 ACRES	AGR	0.00	0.00	Common	7.48	Acreage	\$112,200.00	1	22-2S-23E 12.77
2	9602	SWAMP	AGR	0.00	0.00	Common	5.29	Acreage	\$1,587.00	2	PT SW1/4 RECD O/R 18470-299

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	\$97,687.00	\$0.00	\$97,687.00	\$1,016.12	\$1,117.72	\$1,057.29
Public Schools: By State Law	\$97,687.00	\$0.00	\$113,787.00	\$482.12	\$460.27	\$455.30
By Local Board	\$97,687.00	\$0.00	\$113,787.00	\$255.79	\$255.79	\$241.56
FL Inland Navigation Dist.	\$97,687.00	\$0.00	\$97,687.00	\$2.84	\$3.13	\$2.95
Water Mgmt Dist. SJRWMD	\$97,687.00	\$0.00	\$97,687.00	\$24.19	\$25.03	\$25.03
Gen Gov Voted	\$97,687.00	\$0.00	\$97,687.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$97,687.00	\$0.00	\$113,787.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,781.06	\$1,861.94	\$1,782.13
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$113,787.00	\$88,807.00	\$0.00	\$88,807.00		
Current Year	\$113,787.00	\$97,687.00	\$0.00	\$97,687.00		

2018 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.

2017

2016

INSTRUMENT PREPARED BY:
JOHN G. BARRY, III, P.A.
JOHN G. BARRY, III
1719 BLANDING BLVD.
JACKSONVILLE, FL 32210

GRANT OF MUTUAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES

This Grant of Easement is made the days and year below written by the undersigned grantors for the benefit of the undersigned grantors, their heirs, successors, personal representative and assigns, and

WHEREAS, Grantors ROBERT A. PASSMORE and AMIE KNIGHT PASSMORE, husband and wife, are the owners of real property more particularly described in Exhibit "B" attached hereto, and

WHEREAS, Grantor PATRICIA ANN CHANDLER, single, is the owner of real property more particularly described as parcels 4 and 7 in Exhibit "C" attached hereto, and Grantor JAMES OSCAR KNIGHT is the owner of real property more particularly described as parcel B in Exhibit "C" attached hereto, same not being his homestead real property, and

WHEREAS, Grantors KENNETH E. MCEACHERN and LAURIE B. MCEACHERN, husband and wife, are the owners of real property more particularly described in Exhibit "D" attached hereto, and

WHEREAS, Grantor JANETTE WILKERSON, the unmarried widow of ELISHA WILKERSON, JR. is the owner of real property more particularly in Exhibit "E" attached hereto and

WHEREAS, Grantors require an easement for ingress, egress and utilities for the benefit of their respective properties,

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid by each party to the other, the parties hereto agree as follows:

- 1) ALL PARTIES HERETO grant to each other a non-exclusive easement for ingress, egress and utilities over, across and under any portion of that certain real property as described in Exhibit "F" attached hereto and located fully or partially on the property owned by the parties. Any utilities constructed or placed in the easement area shall be placed in such part of same so as not to interfere with normal use, ingress and egress by the parties.
- 2) This easement also runs in favor of any property owner(s) of real property lying west of the real property described in Exhibit "D" requiring access over the real property described in Exhibit "F" as their necessary means of ingress and egress.
- 3) This Easement shall be binding on the heirs, successors, personal representatives and assigns of the parties hereto and shall run with the land.

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year below written.

<u>[Signature]</u> Witness as to both Passmores	8/13/13	<u>[Signature]</u> ROBERT A. PASSMORE
<u>[Signature]</u> Witness as to both Passmores		<u>[Signature]</u> AMIE KNIGHT PASSMORE

<u>[Signature]</u> Witness as to Patricia Ann Chandler	8-13-13	<u>[Signature]</u> PATRICIA ANN CHANDLER
---	---------	---

[Signature]
Witness as to Patricia Ann Chandler

<u>[Signature]</u> Witness as to both Mceacherns	8/13/2013	<u>[Signature]</u> KENNETH E. MCEACHERN
---	-----------	--

Elizabeth Paris
Witness as to both Mceacherns

Laurie B. Mceachern
LAURIE B. MCEACHERN

Claudia A. Cross
Witness as to Janette Wilkerson

8-27-13
Dated Janette Wilkerson
JANETTE WILKERSON

Amy M. Conner
Witness as to Janette Wilkerson

James Oscar Knight
Witness as to James Oscar Knight

8-12-13
Dated James Oscar Knight
JAMES OSCAR KNIGHT

Kimberly Clark
Witness as to James Oscar Knight

STATE OF FLORIDA
COUNTY OF Duval

The foregoing was acknowledged before me this 13th day of August, 2013, by ROBERT A. PASSMORE and AMIE KNIGHT PASSMORE who are either personally known to me or have produced _____ as identification.



Sheila T. Gordon
Notary Public, State of Florida
My Commission Expires: 9/8/2016

STATE OF FLORIDA
COUNTY OF Duval

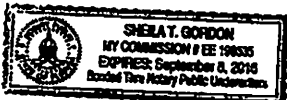
The foregoing was acknowledged before me this 12th day of August, 2013, by PATRICIA ANN CHANDLER who is either personally known to me or has produced 6521-281-5570 as identification.



Sheila T. Gordon
Notary Public, State of Florida
My Commission Expires: 9/8/2016

STATE OF FLORIDA
COUNTY OF Duval

The foregoing was acknowledged before me this 21st day of August, 2013, by KENNETH E. MCEACHERN and LAURIE B. MCEACHERN who are either personally known to me or have produced 7026-576-56-074 as identification.

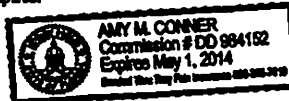


Sheila T. Gordon
Notary Public, State of Florida
My Commission Expires: 9/8/2016

STATE OF FLORIDA
COUNTY OF Wakulla

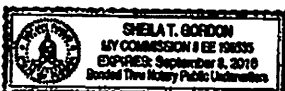
The foregoing was acknowledged before me this 27th day of August, 2013, by JANETTE WILKERSON who is either personally known to me or has produced _____ as identification.

Amy M. Conner
Notary Public, State of Florida
My Commission Expires: _____



STATE OF FLORIDA
COUNTY OF Duval

The foregoing was acknowledged before me this 12th day of August, 2013, by JAMES OSCAR KNIGHT who is either personally known to me or has produced personally known as identification.



Sheila T. Gordon
Notary Public, State of Florida
My Commission Expires: 9/8/2016

EXHIBIT "B"

PARCEL 5

A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 22, WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90 (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND RUN ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89° 43' 40" EAST 2188.96 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OSCAR ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE OF OSCAR ROAD, NORTH 00° 01' 43" EAST, 991.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 00° 01' 43" EAST, 336.34 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, SOUTH 89° 45' 19" WEST, 194.83 FEET; THENCE SOUTH 00° 00' 40" WEST, 334.58 FEET; THENCE SOUTH 89° 43' 40" EAST, 194.73 FEET, TO THE POINT OF BEGINNING.

"EXHIBIT "C"

PARCEL 4

A PORTION OF SECTION 22, TOWNSHIP-2-SOUTH, THE RANGE-23-EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 22, WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90 (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND RUN ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°43'40" EAST 2188.96 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OSCAR ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE OF OSCAR ROAD, NORTH 00°01'43" EAST, 1327.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 00°01'43" EAST, 223.54 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°45'19" WEST, 194.90 FEET; THENCE SOUTH 00°00'40" WEST, 223.54 FEET; THENCE NORTH 89°45'19" EAST, 194.83 FEET, TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES, MORE OR LESS.

AND

PARCEL 7

A PORTION OF SECTION 22, TOWNSHIP-2-SOUTH, THE RANGE-23-EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 22, WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90 (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND RUN ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°43'40" EAST, 2188.96 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OSCAR ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN ALONG SAID WEST RIGHT-OF-WAY LINE OF OSCAR ROAD, NORTH 00°01'43" EAST, 1551.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 00°01'43" EAST, 92.46 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°45'19" WEST, 194.93 FEET; THENCE SOUTH 00°00'40" WEST, 92.46 FEET; THENCE NORTH 89°45'19" EAST, 194.90 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.41 ACRES. MORE OR LESS.

Parcel B: Part of the N. E. 1/4 of S.W. 1/4 of Section 22, Township 2 South, Range 23 East, Duval County, Florida, being described as follows:

Commence at a point where the West side of the East 180 feet of the N.E. 1/4 of S.W. 1/4 of Sec. 22, T 2 S, R 23 E, intersects the South right of way line of A.C.L. R.R. (a 100 foot right of way); run thence South 82 deg., 57 min. W. along said right of way line for 513.90 feet to the POINT OF BEGINNING. Thence continue S. 82 deg., 57 min. W. for 156.65 feet; thence S. 0 deg., 01 min. W. for 547.83 feet; thence S. 89 deg., E. for 155.50 feet; thence N. 0 deg., 01 min. E. for 569.70 feet to the POINT OF BEGINNING.

The Southernly 60 feet of the above described parcel of land is reserved for future road purposes.

Containing two (2) acres, more or less.

EXHIBIT "D"

All that certain parcel of land situate in the County of Duval, State of Florida, described as follows: Part of the Northeast 1/4 of the Southwest 1/4 being in Section 22, Township 2 South, Range 23 East, Duval County, Florida, being a portion of that lands described by Official Records Volume 442, page 322, current public records of Duval County, Florida, and being more particularly described as follows: For A Point of Reference, Commence at the intersection of the West line of the East 180 feet of the Northeast 1/4 of the Southwest 1/4 of said Section 22, with the Southerly Right of Way line of the Atlantic Coast Line Railroad (a 100 foot Right of Way); thence S 82°57'00" W, along said Southerly Right of Way, 834.69 feet to the Point of Beginning; thence continue S 82°57'00" W, along said Southerly Right of Way line, 171.78 feet; thence S 00°19'03" E, 466.19 feet to the South line of said Northeast 1/4 of the Southwest 1/4; thence N 89°44'50" E, along said South line of the Northeast 1/4 of the Southwest 1/4 of said Section 22, 170.60 feet; thence N 00°19'07" W, 486.52 feet to the Point of Beginning.

The above described land is Subject To a 60 foot Easement for future road purposes along the Southerly 60 feet as shown on survey by Marion L. Page, Registered Land Surveyor No. 961, Last Reviewed on 2-14-1986.

TOGETHER WITH 2001 Homes of Merit Double Wide Mobile Home with Serial Number FLHMLSF158924249A/B. (The titles have been retired).

EXHIBIT "E"

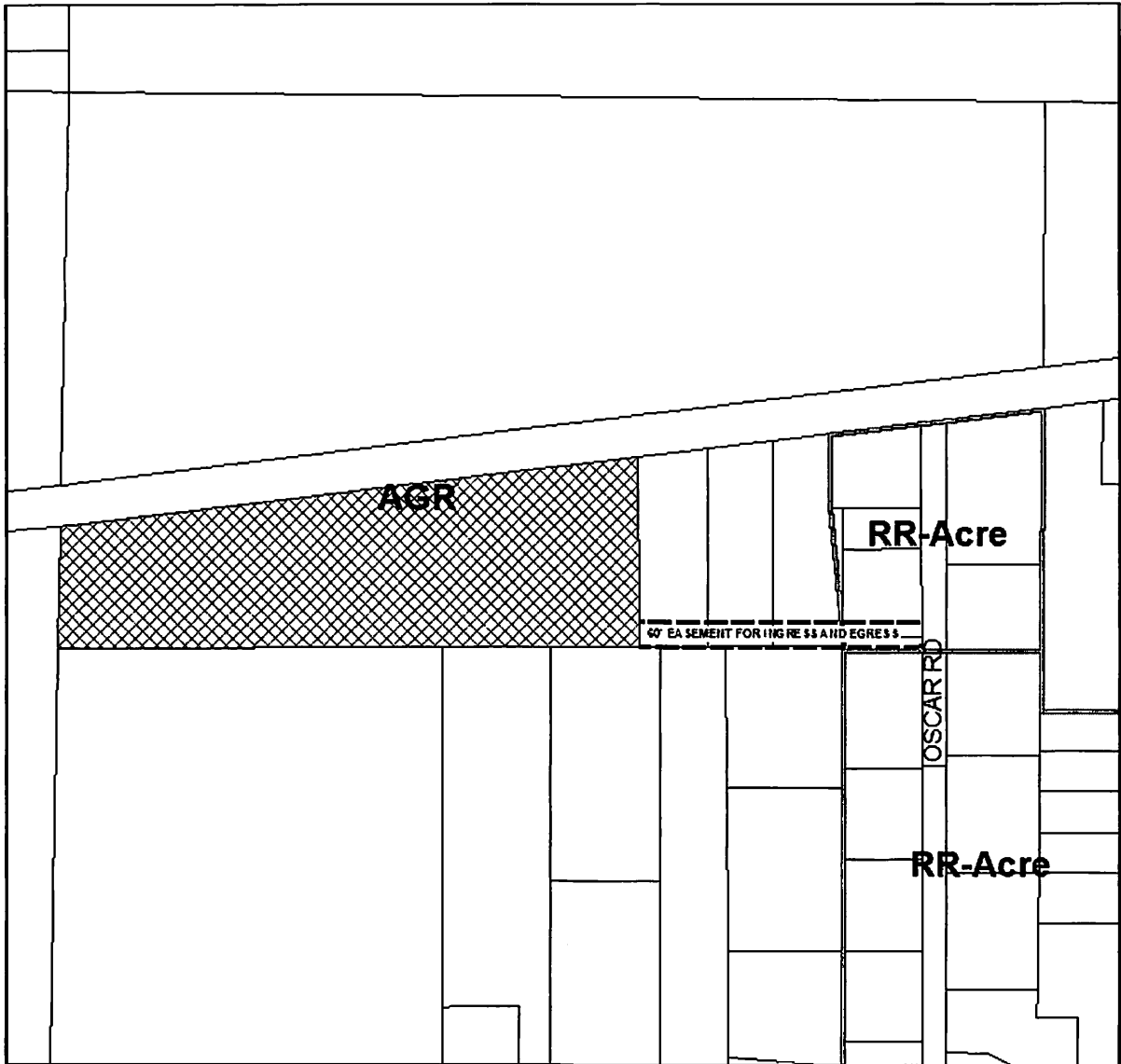
PARCEL "C": Part of the N.E. 1/4 of S.W. 1/4 of Section 22, Township 2 South, Range 23 East, Duval County, Florida, being more particularly described as follows:

Commence at a point where the West side of the East 100 feet of the NE 1/4 of SW 1/4 of Section 22, Township 2 South, Range 23 East intersects the South right of way line of A.C.L. R.R. (a 100 foot right of way); run thence South 82°57' West along said right of way line for 670.15 feet to the POINT OF BEGINNING; thence continue South 83°57' West for 164.22 feet; thence South 0°01' West for 524.83 feet; thence South 83° West for 163 feet; thence North 0°01' East for 547.83 feet to the POINT OF BEGINNING; containing two (2) acres, more or less.

The Southerly 60 feet of the above described parcel of land is reserved for future road purposes.

EXHIBIT "F"

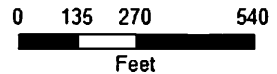
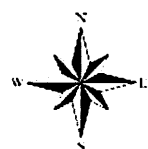
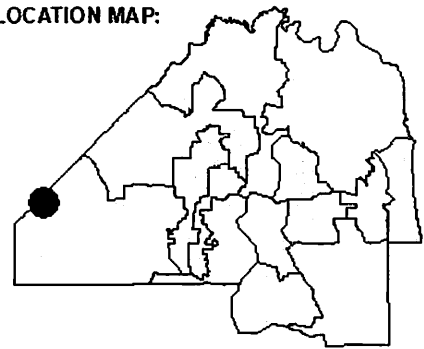
**The south 60 feet of the NE 1/4 of the SW 1/4 of Section 22, Township 2 South, Range 23 East,
Duval County, Florida.**



REQUEST SOUGHT:

REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 35 FEET TO 0 FEET

LOCATION MAP:



COUNCIL DISTRICT:

12

APPLICATION NUMBER

WRF-18-16

EXHIBIT 3