

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

**ORDINANCE 2018-831 WRF-18-24**

**JANUARY 15, 2019**

***Location:*** 2783 Mandarin Meadows Drive North  
Between Flynn Road and San Jose Boulevard

***Real Estate Number(s):*** 159473-0000

***Waiver Sought:*** Reduce required minimum road frontage from 160 feet to 100 feet.

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

***Current Land Use Category:*** Light Density Residential (LDR)

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

***Owner:*** Matthew C. Wood  
2783 Mandarin Meadows Dr. N.  
Jacksonville, FL 32223

***Agent:*** William McCullough  
Master Building Pros Inc.  
9838 Old Baymeadows Rd #335  
Jacksonville, FL 32256

***Staff Recommendation:*** DENY

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2018-831 (WRF-18-24)** seeks to reduce the required minimum road frontage for two dwellings for property located at (2783 Mandarin Meadows Dr. N.) from 160 feet to 100 feet. The site is currently zoned Rural Residential-Acre (RR-Acre) and is located in the Light Density Residential (LDR) land use category. The subject property is currently a lot that is approximately 0.75 acres in size and is located in the Mandarin Heights Overlay. This application is accompanied by Administrative Deviation (**AD-18-54**) which is requesting deviation to reduce the required square footage for two

dwellings from 87,120 square feet to 32,560 square feet. There has not been any other request in similar nature to this one in the immediate area.

### DEFINITION

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

### STANDARDS, CRITERIA AND FINDINGS

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

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

No. There are no practical and economic difficulties associated with carrying out the strict letter of the regulation. The applicant is currently having to make renovations to the existing accessory structure that could easily not include a kitchen and therefore would meet the requirements for a single-family dwelling in Zoning District RR-Acre with an accessory structure.

- (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 but it is created in order to circumvent the requirements of Chapter 654 (*Code of Subdivision Regulations*). The request being sought will allow for the construction of an additional single-family dwelling on a lot that does not meet the requirements of minimum square footage and road frontage to accommodate the addition. The request would not accomplish a result that is in the public's best interest but would rather give other properties the opportunity to create structures in similar nature to rent out for extra income and create over populated neighborhood with out of character properties.

- (iii) *Will the proposed waiver substantially diminish property values in, or alter the essential character of, the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?*

Yes. The proposed deviation will substantially diminish property values and alter the essential character of the surrounding area. There are many similar lots within the surrounding neighborhood that could request deviations in required square footage and

widths in order to create second dwellings on smaller lots. Construction of multiple homes on lots will create a nuisance out of character with the neighborhood that is strictly single-family dwellings.

- (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?*

Yes. The Planning and Development Department has concerns that the waiver will create a public health, safety, and welfare concern in that, if approved, other lots along Mandarin Meadows Drive North could decide to seek similar deviations in order to construct second dwellings.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **December 28, 2018** by the Planning and Development Department the required Notice of Public Hearing sign **was** posted correctly



Source: Staff, Planning and Development Department, COJ  
Date: 12.28.2018

**RECOMMENDATION**

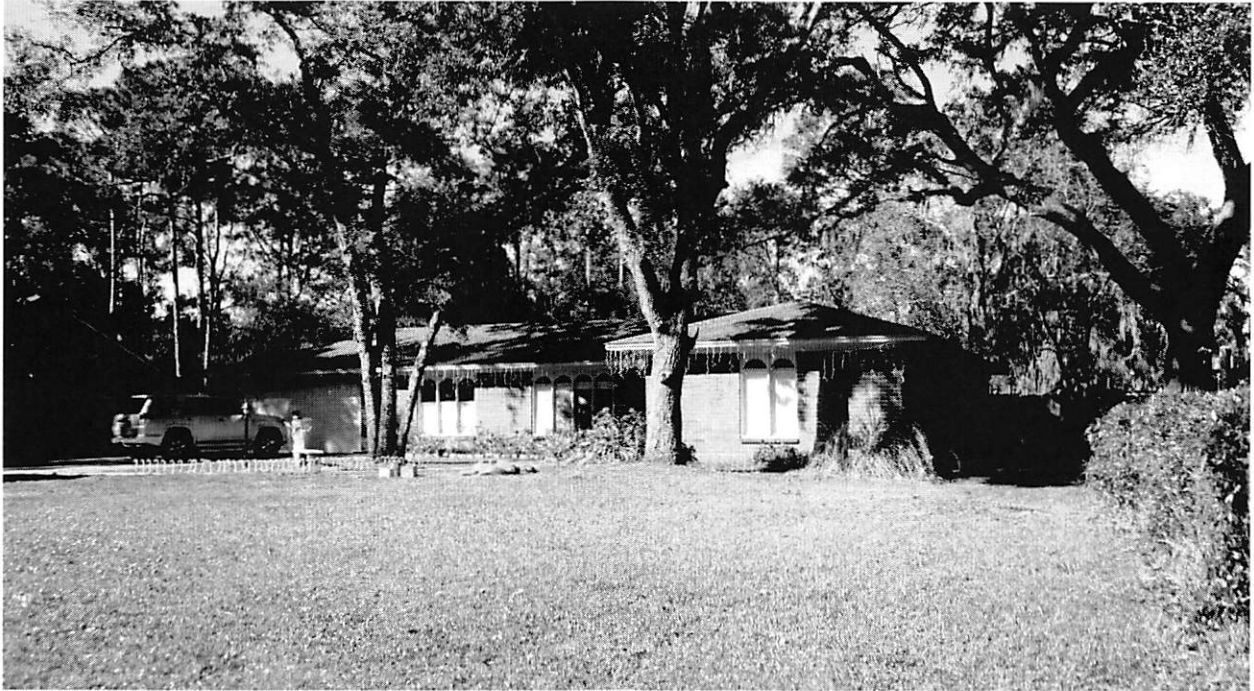
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage (WRF-18-24) be **DENIED**



**Aerial View**

Source: Staff, Planning and Development Department, COJ

Date: 12.28.2018



**Property View**

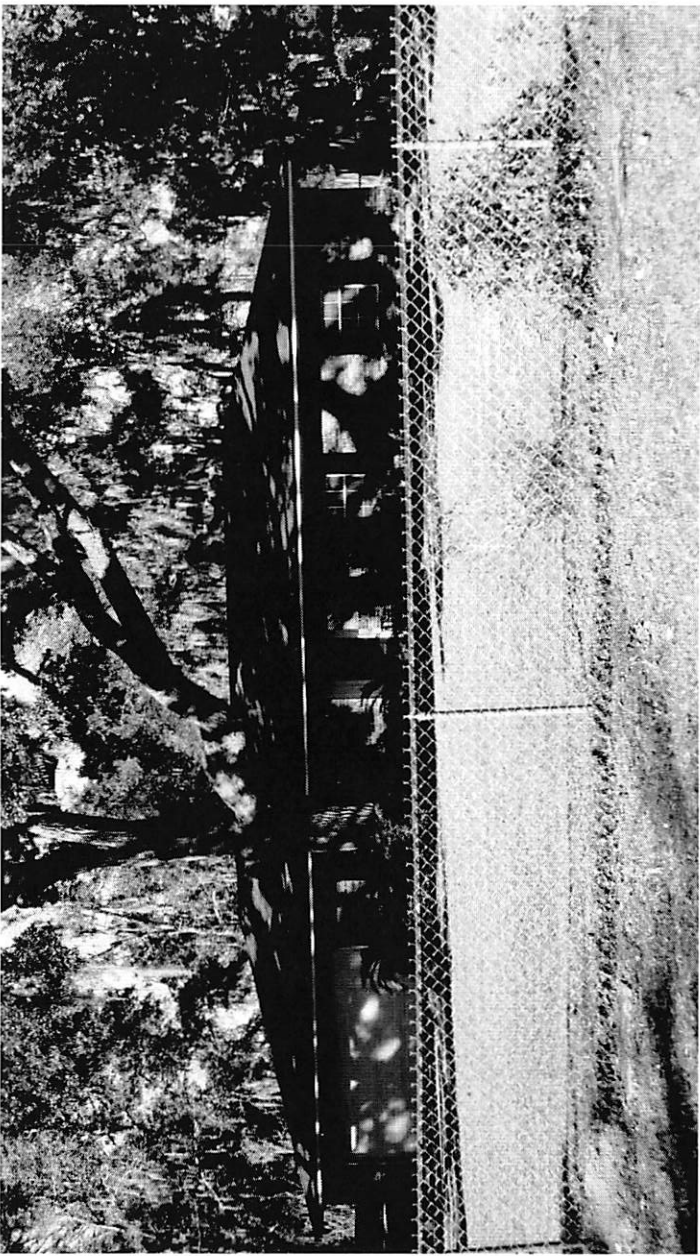
Source: Staff, Planning and Development Department, COJ  
Date: 12.28.2018



**Property to the West: 2773 Mandarin Meadows Dr. N**

Source: Staff, Planning and Development Department, COJ  
Date: 12.28.2018

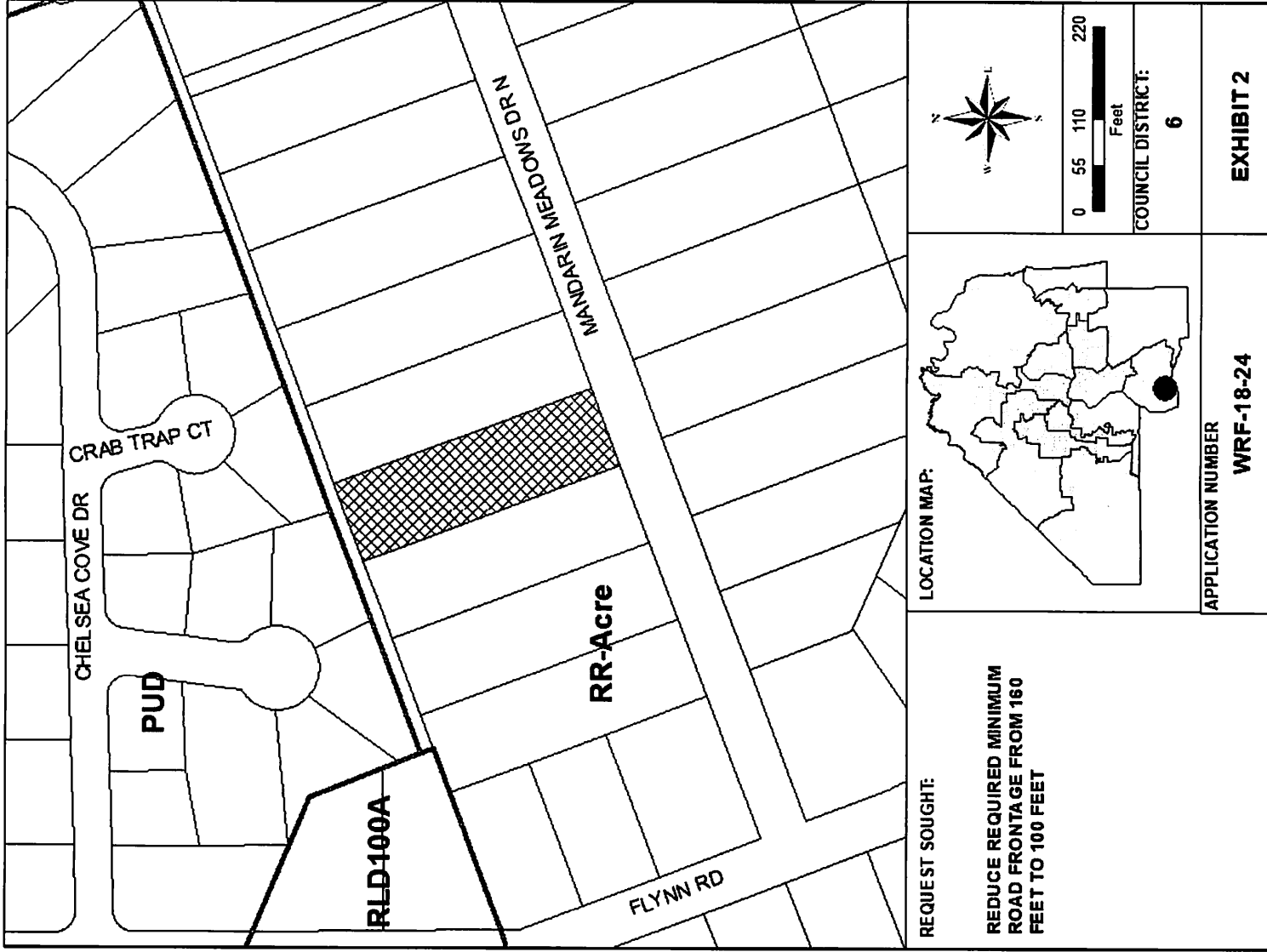




**Property to the East: 2795 Mandarin Meadows Dr. N**

Source: Staff, Planning and Development Department, COJ

Date: 12.28.2018



**Legal Map**  
Source: JaxGIS

2013.06.06

Date Submitted: 11-2-16  
Date Filed: 11-6-16

Application Number: RR-13-24  
Public Hearing:

### Application for Waiver of Minimum Required Road Frontage

City of Jacksonville, Florida

Planning and Development Department

**COMPANION APPLICATION**

AD-10-5.1  
WR-13-24

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-A cre	Current Land Use Category: LDR	
Council District: 6	Planning District: 3	
Previous Zoning Applications Filed (provide application numbers): None		
Applicable Section of Ordinance Code: 656.304.A.(1).1.(d).(1)		
Notice of Violation(s): None Found		
Neighborhood Associations: Celea Cove HOA Old Mandarin Neighborhood Assn., Hammock Oaks Beautification		
Overlay: None		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: 421.00 Base Fees + letters	Zoning Asst. Initials: mcdm

PROPERTY INFORMATION	
1. Complete Property Address: 2783 Mandarin Meadows Dr N, Jacksonville FL 32223	2. Real Estate Number: 159473-0000
3. Land Area (Acres): .75	4. Date Lot was Recorded: 1974
5. Property Located Between Streets: Mandarin Meadows & PT Petty	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 160 feet to 100 feet.	
8. In whose name will the Waiver be granted? Matthew Wood & Amanda Wood	



<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>Matthew C Wood</b>	10. E-mail: <b>mattwood1317@gmail.com</b>
11. Address (including city, state, zip): <b>2783 Mandarin Meadows Dr N Jacksonville, FL 32223</b>	12. Preferred Telephone: <b>330-612-3223 Amanda Wood (Wife)</b>

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name: <b>Master Building Pros Inc., William McCullough</b>	14. E-mail: <b>wmccullough@masterbuildingpros.com</b>
15. Address (including city, state, zip): <b>9838 Old Baymeadows Rd #335 Jacksonville, FL 32256</b>	16. Preferred Telephone: <b>904-574-1933</b>

<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.

We would like to ADD a functioning Kitchen to an existing Structure for the use of the Homeowners listed. They intend to only use this space for aging relatives and not as a rentable space. The homeowners have a full functioning Bathroom and Kitchen Cabinets, but no Sink or Appliances. We are applying for this waiver based on the Above Ordinance #3.

## 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.

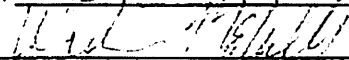
### Owner(s)

Print name: Matthew Wood

Signature: 

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

Print name: William McCullough

Signature: 

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

### Owner(s)

Print name: Amanda Wood

Signature: 

## SUBMITTAL

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

### Submit applications to:

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

**EXHIBIT 1**

**Legal Description**

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1 29-2 47-4S-26E  
2 MANDARIN MEADOWS R/P  
3 LOT 7 BLK 1  
Buildings

**EXHIBIT B**

**Agent Authorization - Individual**

Date: 10/25/18

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:  
Address: 2783 Mandarin Meadows Dr N RE#(s): 159473-0000

To Whom it May Concern:

You are hereby advised that Matthew C Wood, as OWNER of 2783 Mandarin Meadows Dr N, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers William McCullough (Master Building Pros Inc) to act as agent to file application(s) for Application for Waiver of Minimum Required Road Frontage for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

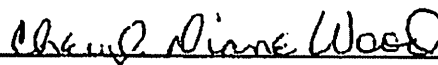
By 

Print Name: Matthew C Wood

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 29th day of October 2018, by Matthew C. Wood, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



  
(Signature of NOTARY PUBLIC)

Cheryl Diane Wood  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: April 4, 2020

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 10/25/18

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: 2783 Mandarin Meadows Dr N RE#(s): 159473-0000

To Whom it May Concern:

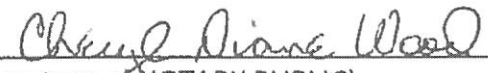
I Matthew C Wood hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Matthew C Wood submitted to the Jacksonville Planning and Development Department.

By 

Print Name: Matthew C Wood

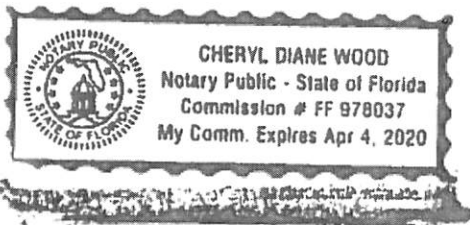
STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 29<sup>th</sup> day of October 2018, by Matthew C. Wood, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

  
(Signature of NOTARY PUBLIC)

Cheryl Diane Wood  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: April 4, 2020





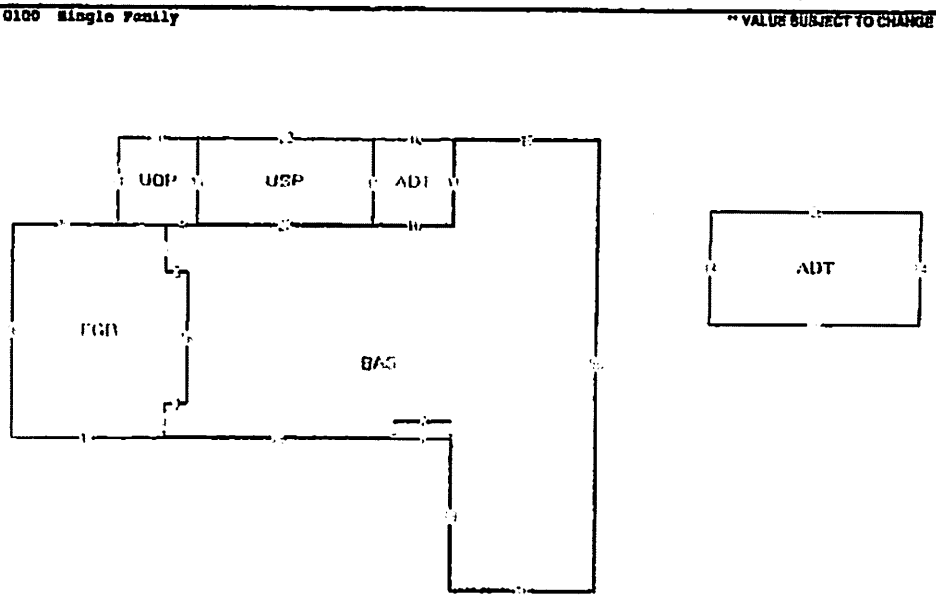


BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	19 COMMON BRICK	100	43.00
Roof Struct	3 GABLE CR SHP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	5 DRYWALL	100	28.00
Int Flooring	14 CARPET	75	8.00
Int Flooring	11 CER CLAY TILE	25	4.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

CATEGORY	DBRFS	ADJ
Stories	1.00	0
Bedrooms	4.00	0
Baths	2.50	0
Rooms / Units	1.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mat/Design Factor	1.0000
Size Adj.	0.9700
<b>TOTAL ADJUSTED POINTS</b>	<b>113</b>
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	HOK %	LOC	% COMP
0101	01	4	03	100.00	0.00	1.00	100
REPL COST NEW		AVG	EYS	BY	NORM	%GOOD	
194,592		1976	2005	NA	10.75	89.25	
BAR	AREA	B	H	P.C.E.	EFF. AREA	SPR VALUE	
ADT	474			30	427	37,531	
BAS	1,882			100	1,882	121,340	
POP	542			50	271	17,473	
POP	14			30	4	258	
UOP	110			20	22	1,418	
USP	242			25	60	3,888	
<b>3,264</b>		<b>3,355</b>	<b>2,644</b>	<b>\$171,688</b>			



BUILDING: 1 AKA:  
 SITE ADDRESS: 2783 N MANDARIN MEADOWS DR JACKSONVILLE 0101 SPR 1 STORY

VALUATION SUMMARY	
PRIMARY VALUATION METHOD	CAND
BUILDING VALUE	171,688
EXTRA FEATURE VALUE	16,551
TOTAL MARKET LAND VALUE	52,400
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	238,949
ASSESSED VALUE	238,949
CAP BASE YEAR	2017
TAXABLE VALUE	188,949
EXEMPTIONS	BS BX
TOTAL EXEMPTIONS VALUE	50,000
SENIOR EXEMPTION VALUE	0
SPRINGSTON TAXABLE VALUE	N/A

PERMIT NO.	TP	BT	DESCRIPTION	EST VALUE	ISSUE DATE
52361	ADDN	C		8,000	9/3/2005
28147	POOL	C		15,000	5/19/2005
000004751	BLDG			40,000	5/21/1974

**BUILDING DIMENSIONS**  
 USP:52,0;=W22 S11 E22 N11 S ADT2016;52,0;=S11 E10 N11 W10 \$ BAS:26,37;=N4 E3 N16 W3 N6 S36 N11 E18 S56 W18 N21 W7 S2 W29 \$ FGR:26,11;=W19 S26 E19 N 4 E3 N16 W3 N6 S UOP:30,0;=W10 S11 E10 N11 S FOP 155,37;=E7 N2 W7 S2 \$ ADT:120,9;=W26 S14 E26 N14 \$ .

ACREAGE	
0.00	PRICE/SP 56.47

L	VOLUME/ YEAR	PAID/ CLERK	DATE OF SALE	I	Q	V	R	E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	17159	00086	5/7/2015	WD	Q	1	01		271000		0	0	SPENCER BAKER Y ET AL	WOOD MATTHEW C	20150514
2	11993	01463	7/30/2004	WD	Q	1	02		175000		0	0	BODOOK KATHLEEN ET AL		20041115
3	03618	01912	1/18/1983	QC	U	1	11		1000		0	0			WILLIAM F BODOOK SR
4	04189	01166	7/1/1976	ND	U	1	11		54000		0	0			

L	N	USE CODE	DESCRIPTION	BLD	HX %	HOK %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	COND BKT VALUE	APPRAISAL DATE	APPRAISED BY	
1		FMNR7	Fireplace Masonry	1	100.00	0.00	0	0	1.00	3	100	3,081.25	3,081.25	100	1974	1974		20	618	1/24/2006	KPC	
2		POOL3	Pool	1	100.00	0.00	0	0	1.00	3	100	20,400.00	20,400.00	100	2005	2005	2006	50	10,200	4/17/2002	SEA	
3		SCNR3	Screen Enclosure	1	100.00	0.00	0	0	96.00	3	100	129.20	129.20	100	2005	2005	2006	31	3,845	5/3/2017	SEA	
																				TRIFARRAL INCOME	4/13/2016	DJD

L	N	USE CODE	LAND USE DESCRIPTION	HX %	HOK %	R	D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D	DEPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0103	RES RURAL 2 OR LESS UNITS	100.00	0.00			RR-	100.00	330.00	100.00	100.00	P	1	1.31	1.00	400.00	524.00	52,400

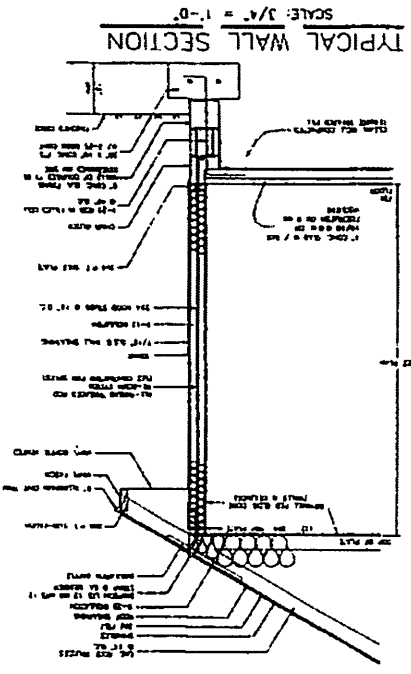
L	H	DATE	BLD	USER ID	CD	PARCEL NOTES

**THE WOOD RESIDENCE  
2783 MANDARIN MEADOWS DRIVE NORTH  
DUVAL COUNTY, Florida**

CONSULTANTS

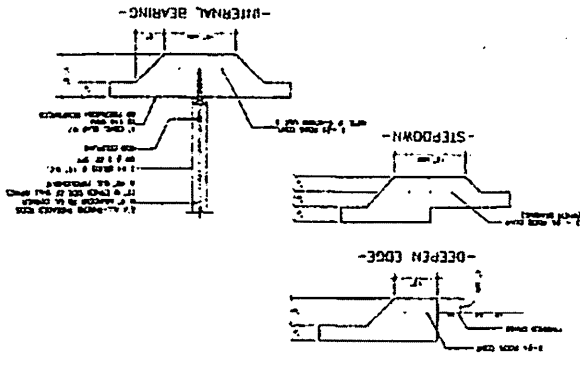
- 1 If in the event of the Engineer that the work be in accordance with the requirements of the building authorities having jurisdiction over the work.
- 2 The Contractor shall supply, erect, and install the work on all materials, parts, and parts to be required to install and maintain the work.
- 3 The Contractor shall supply, erect, and install the work on all materials, parts, and parts to be required to install and maintain the work.
- 4 The Contractor shall supply, erect, and install the work on all materials, parts, and parts to be required to install and maintain the work.
- 5 The Contractor shall supply, erect, and install the work on all materials, parts, and parts to be required to install and maintain the work.
- 6 The Contractor shall supply, erect, and install the work on all materials, parts, and parts to be required to install and maintain the work.
- 7 The Contractor shall supply, erect, and install the work on all materials, parts, and parts to be required to install and maintain the work.
- 8 The Contractor shall supply, erect, and install the work on all materials, parts, and parts to be required to install and maintain the work.
- 9 The Contractor shall supply, erect, and install the work on all materials, parts, and parts to be required to install and maintain the work.
- 10 The Contractor shall supply, erect, and install the work on all materials, parts, and parts to be required to install and maintain the work.

VERY IMPORTANT: ALL COST REFERENCES ARE TO THE LATEST EDITION OF THE PRODUCT BIDDING AND SPECIFICATION BOOKS. THE PRODUCT BIDDING AND SPECIFICATION BOOKS ARE TO BE USED IN CONJUNCTION WITH THE BIDDING AND SPECIFICATION BOOKS.



- 1 The Contractor shall supply, erect, and install the work on all materials, parts, and parts to be required to install and maintain the work.
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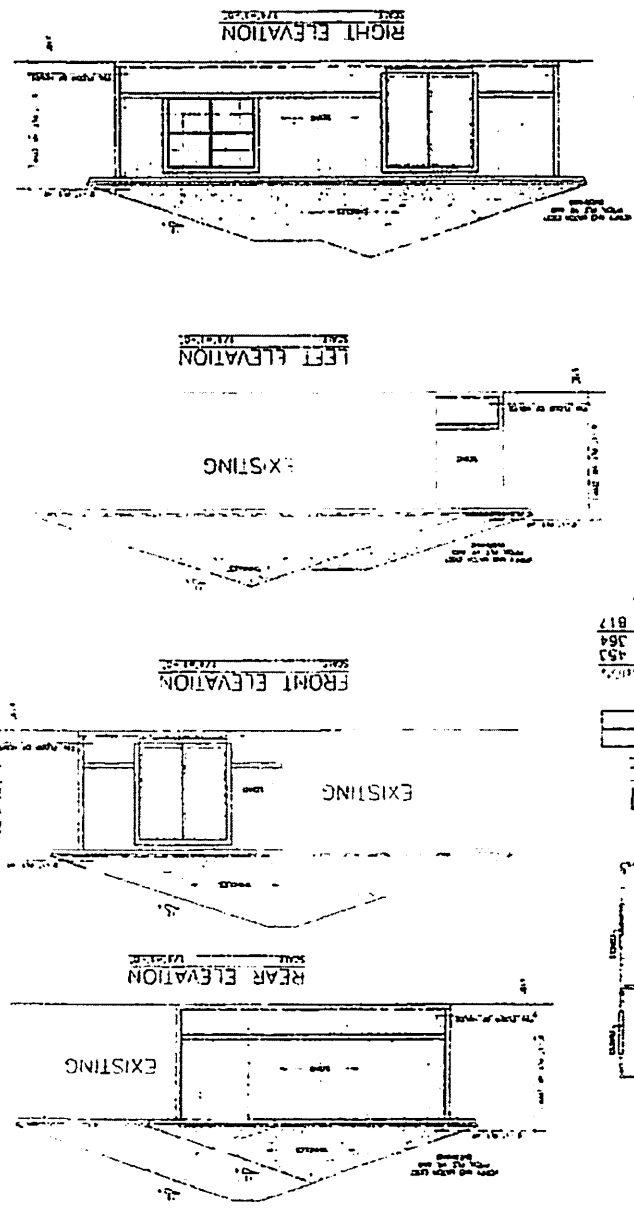
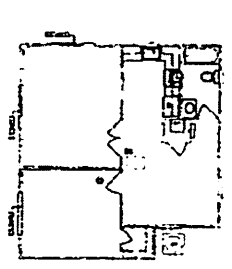
**MISCELLANEOUS FIG. DETAILS**  
SCALE: 3/4" = 1'-0"



5 SQUARE FOOTAGE APPROXIMATE

ADDED LINING	453
EXISTING LINING	364
TOTAL VOLUME	817

**CORE PLAN**  
SCALE: 1/8" = 1'-0"



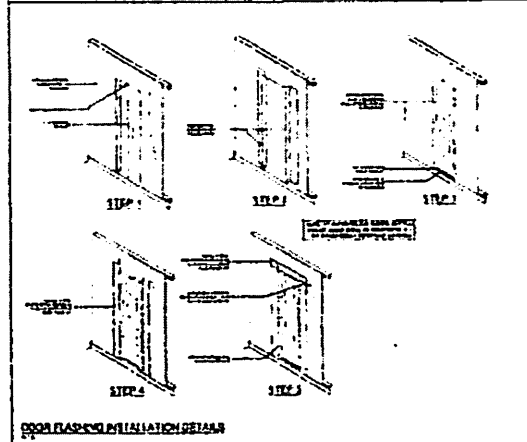
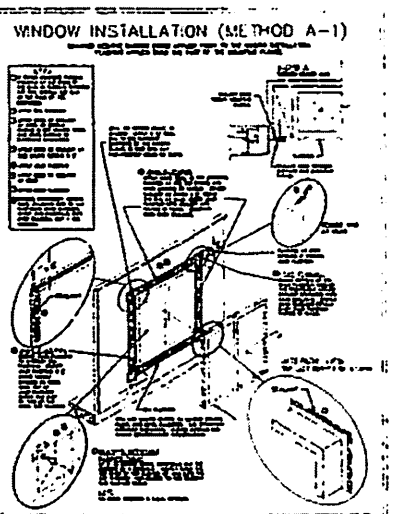
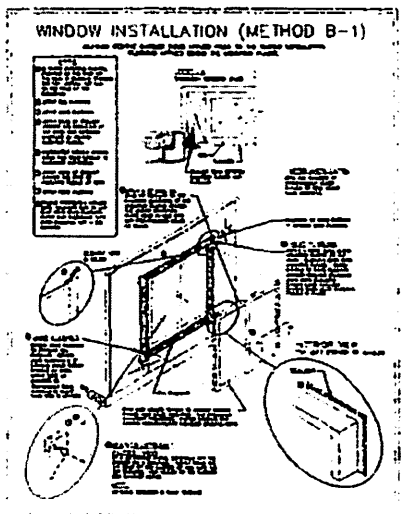
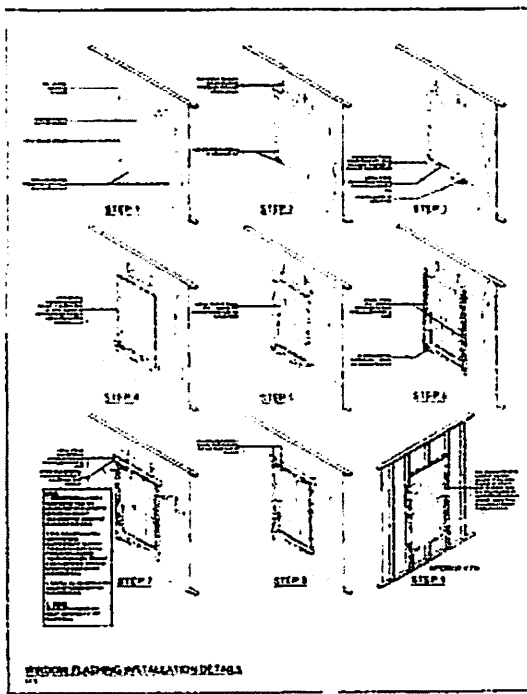
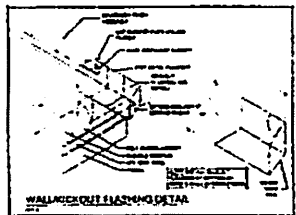
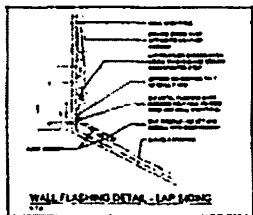
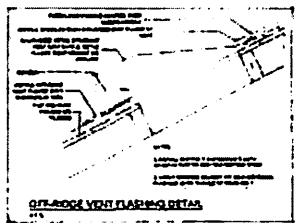
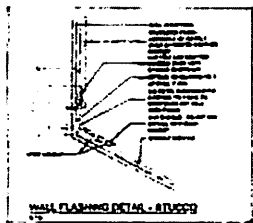
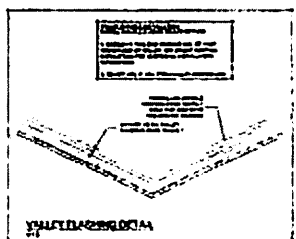
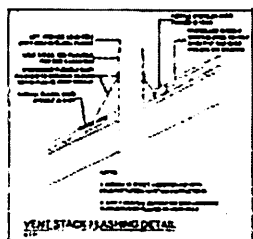
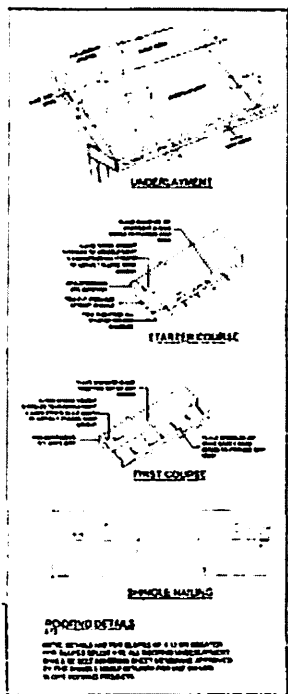
PLAN # 3453-1-AD

THE WOOD RESIDENCE  
2783 MANDARIN MEADOWS DR  
DUVAL COUNTY, FLORIDA 32217

HOUSE PLANS by BOHNE E. INC.  
3402 COLLINS LANE, SUITE 200, JACKSONVILLE, FL 32216  
(904) 264 1267

COVER SHEET





DATE	1/1/2024
PROJECT	WOOD RESIDENCE
SCALE	AS SHOWN
BY	BOHNE INC
CHECKED	
DATE	

NO.	1
DATE	1/1/2024
BY	BOHNE INC
CHECKED	
DATE	

HOUSE PLANS by BOHNE INC  
 5400 COLING LANE, SUITE 401, 4113, ACKERMAN, FL 32744  
 (904) 251-1262

PLAN #	0453-1-AD
THE WOOD RESIDENCE	
2783 MANHATTAN HEAVENS DR #2	
453 SQ FT (ADDED .WIND.)	
DETAIL #	5
NO.	1
DATE	1/1/2024
BY	BOHNE INC
CHECKED	
DATE	



BUILDING INSPECTION DIVISION
CITY OF JACKSONVILLE, FLORIDA

BUILDING PERMIT B-18-120527.000
DATE ISSUED: 9/12/2018

PERMIT FEE: \$471.03
DEMINIMS: \$23.00
STATE FEE: \$8.45
TOTAL FEE: \$471.03

CONTRACTOR LICENSE: CGC1525313 - WILLIAM MCCULLOU
FOR: AMANDA WOOD Individual
BASE PERMIT:
CITY INSPECTOR: Danko, Martin Phone: 477-0065
PROJECT NAME: WOODS IN LAW SUITE
USE: Single Family
FRAME TYPE: Wood Frame

D.B.A: MASTER BUILDING PROS
AT: 2753 MANDARIN MEADOWS Drive North
LOT MANDARIN MEADOWS R/P
SUBDIVISION: 47-4S-27E
PROJECT CONTACT: WILLIAM MCCULLOU
Addition UNITS: 1
JOB COST: \$30,000.00

DESCRIPTION: CONVERT SHED WITH ADDITION FOR GUEST
PRIVATE PROVIDER: Above Slab CITY, Below Slab CITY, Elec CITY, Mech CITY, Plmb CITY
Dimensions - Addition

Residential Single Family: Bedrooms 0, Full Baths 0, Half Baths 0
Codes FL Building Code - Year FBC 6th Edition

FI Bldg Code - Type Of Const V-B

Violations:

Required Tree Mitigation Live Oak = 0 inches, Shade = 0 inches, Non Shade = 0 inches

PERMIT REQUIREMENTS

TO SCHEDULE AN INSPECTION CALL 630-1100

- OR -

http://BuildingInspections.coj.net

THE WORK DESCRIBED HEREIN SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, LOCAL ZONING CODE, AND OTHER APPLICABLE REGULATIONS OF THE CITY OF JACKSONVILLE, STATE OF FLORIDA, AND FEDERAL GOVERNMENT. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THE PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORD OF THE COUNTY (CITY), AND THERE MAY BE ADDITIONAL PERMITS REQUIRED. IF NO WORK IS DONE ON THE PERMIT DURING A SIX MONTH PERIOD, PERMIT MAY BECOME VOID. THE PERMIT HOLDER MUST CONTACT SUNSHINE ONE CALL (1-800-432-4770) PRIOR TO COMMENCING ANY EXCAVATION OR SITE CLEARING. A SEPARATE PERMIT IS REQUIRED TO WORK IN THE CITY'S RIGHT OF WAY OR EASEMENT, CONTACT DEVELOPMENT SERVICES AT 904-255-8310. THE PERMIT HOLDER SHALL DELIVER A COPY OF THIS PERMIT AND ALL FORMS RECEIVED WITH THIS PERMIT TO THE REAL PROPERTY OWNER. FOR A SILT FENCE INSPECTION CALL 904-255-7100.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

COPIES OF THIS PERMIT, A SET OF APPROVED PLANS (IF ANY), AND THE RECORDED NOTICE OF COMMENCEMENT (OR A NOTARIZED STATEMENT THAT THE NOTICE OF COMMENCEMENT HAS BEEN FILED FOR RECORDING ALONG WITH A CERTIFIED COPY THEREOF) MUST BE POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE FOR VERIFICATION BY OUR INSPECTORS.

BELOW IS A LIST OF THE MINIMUM REQUIRED INSPECTIONS FOR THIS PERMIT ONLY. THERE MAY BE OTHER INSPECTION REQUIRED. FAILURE OF THIS LIST TO INCLUDE A REQUIRED INSPECTION DOES NOT GRANT YOU PERMISSION TO PROCEED WITHOUT OBTAINING INSPECTIONS REQUIRED BY THE FLORIDA BUILDING CODE. THIS LIST DOES NOT INCLUDE REQUIRED INSPECTIONS FOR SUBCONTRACTOR'S ASSOCIATED PERMITS. IF THIS IS A BUILDING PERMIT, THE LIST WILL INCLUDE A LISTING OF OTHER REQUIRED PERMITS. REQUIRED INSPECTIONS FOR THOSE PERMITS WILL BE LISTED ON THOSE INDIVIDUAL PERMITS. THE ORDER IN WHICH THE INSPECTIONS ARE LISTED ARE NOT NECESSARILY THE ORDER THEY NEED TO BE REQUESTED.

REQUIRED INSPECTIONS ARE MARKED WITH AN 'X'

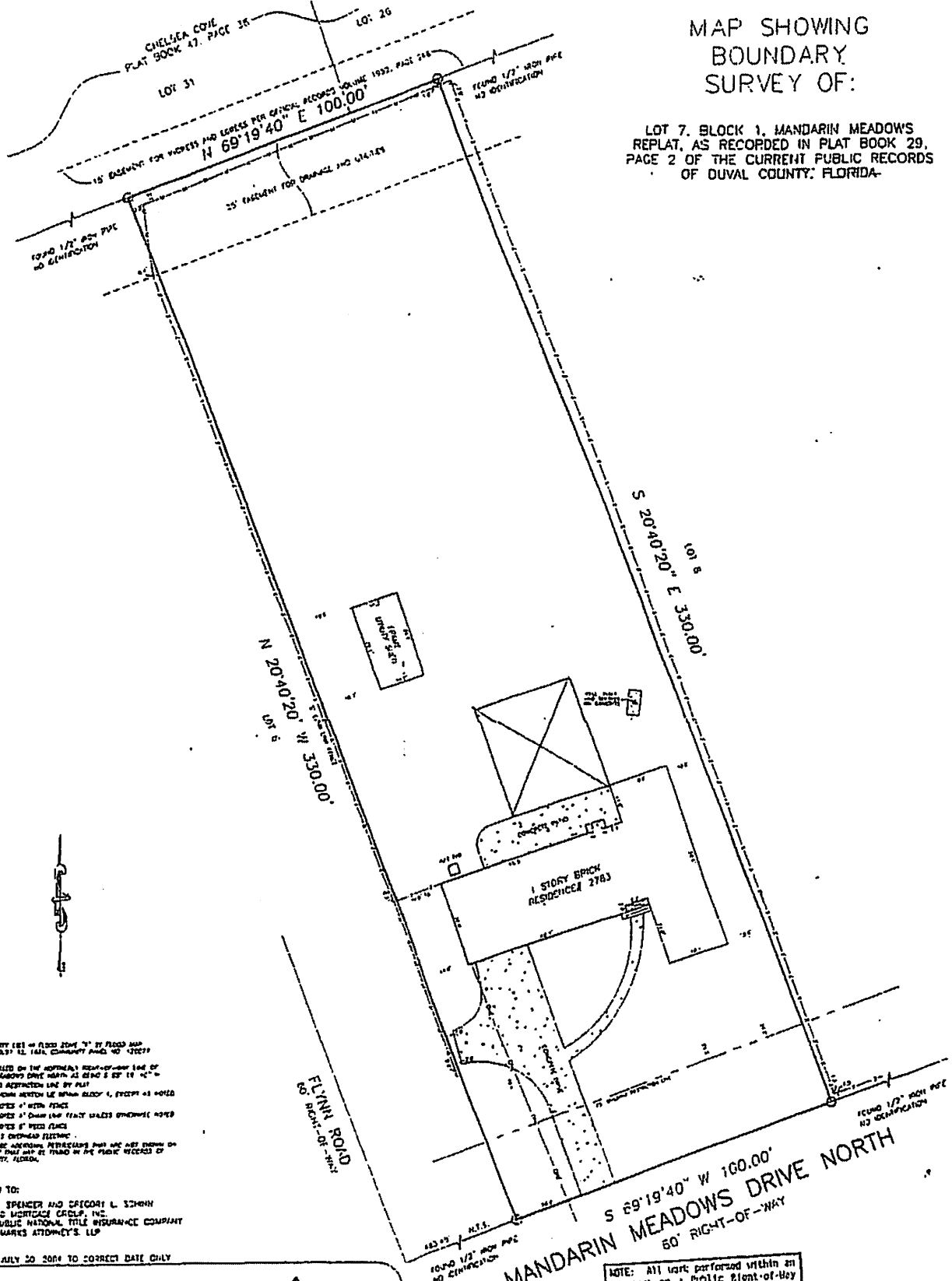
- ( ) 02 DEEP FOUNDATION ( ) 21 SWIM POOL ( ) 52 PRE-DEMO SAFETY (X) 64 DRY IN
( ) 08 FOOTING ( ) 22 RATED WALL ( ) 57 OPEN FL FRAMING (X) 09 FINAL
( ) 16 TIE BEAM ( ) 23 ROOF SHEATH ( ) 58 WALL SHEATH ( ) 45 FIRE SAFETY FINAL
( ) 17 LANDSCAPE ( ) 34 HANDICAP ACCESSIBLE ( ) 59 FILL CELL ( ) 15 CONSULTATION
(X) 18 FRAMING ( ) 46 LATHING ( ) 61 DRY WALL FASTENING ( ) 67 TCO/PCO OR PST
(X) 19 INSULATION ( ) 48 FINAL CURTAIN WALL ( ) 62 ELEVATED FLATWORK ( ) 03 TREE BARRICADE
(X) 20 SLAB ( ) 49 THRESHOLD INSP RPT (X) 63 ROOF/WALL SHEATH

OTHER REQUIRED PERMITS

52361

# MAP SHOWING BOUNDARY SURVEY OF:

LOT 7, BLOCK 1, MANDARIN MEADOWS  
REPLAT, AS RECORDED IN PLAT BOOK 29,  
PAGE 2 OF THE CURRENT PUBLIC RECORDS  
OF DUVAL COUNTY, FLORIDA.



**NOTES:**  
 THIS PROPERTY LIES IN FLOOD ZONE "X" BY FLOOD MAP REVISED APRIL 11, 1984, COUNTY MAP NO. 125277, SHEET 5.  
 BEARING BASED ON THE NATIONAL RESECTION LINE OF MANDARIN MEADOWS DRIVE NORTH AS SHOWN ON SHEET 11 OF PLAT 29, PLAT BOOK 29, PAGE 2.  
 ALL LOTS SHOWN HEREIN ARE WITHIN BLOCK 1, EXCEPT AS NOTED:  
 - "X" - EASEMENT 15' WITH FENCE  
 - "D" - EASEMENT 25' DRAINAGE AND UTILITIES  
 - "R" - EASEMENT 60' RIGHT-OF-WAY  
 THESE NOTES OVERLAP EASEMENTS.  
 THERE MAY BE ADDITIONAL EASEMENTS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**CERTIFIED TO:**  
 HAREN F. SPENCER AND GREGORY L. SCHMIDT  
 ARN ARMS MORTGAGE GROUP, INC.  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 IVAN & MARKS ATTORNEY'S LLP

REVISED JULY 20 2004 TO CORRECT DATE ONLY

**NOTE:** All work performed within an easement or a Public Right-of-Way requires a separate permit by the Dept. of Public Works. Provide a 3' clearance from the edge of driveway to any structure such as inlets, transformers, poles, etc. in right-of-way or easement.

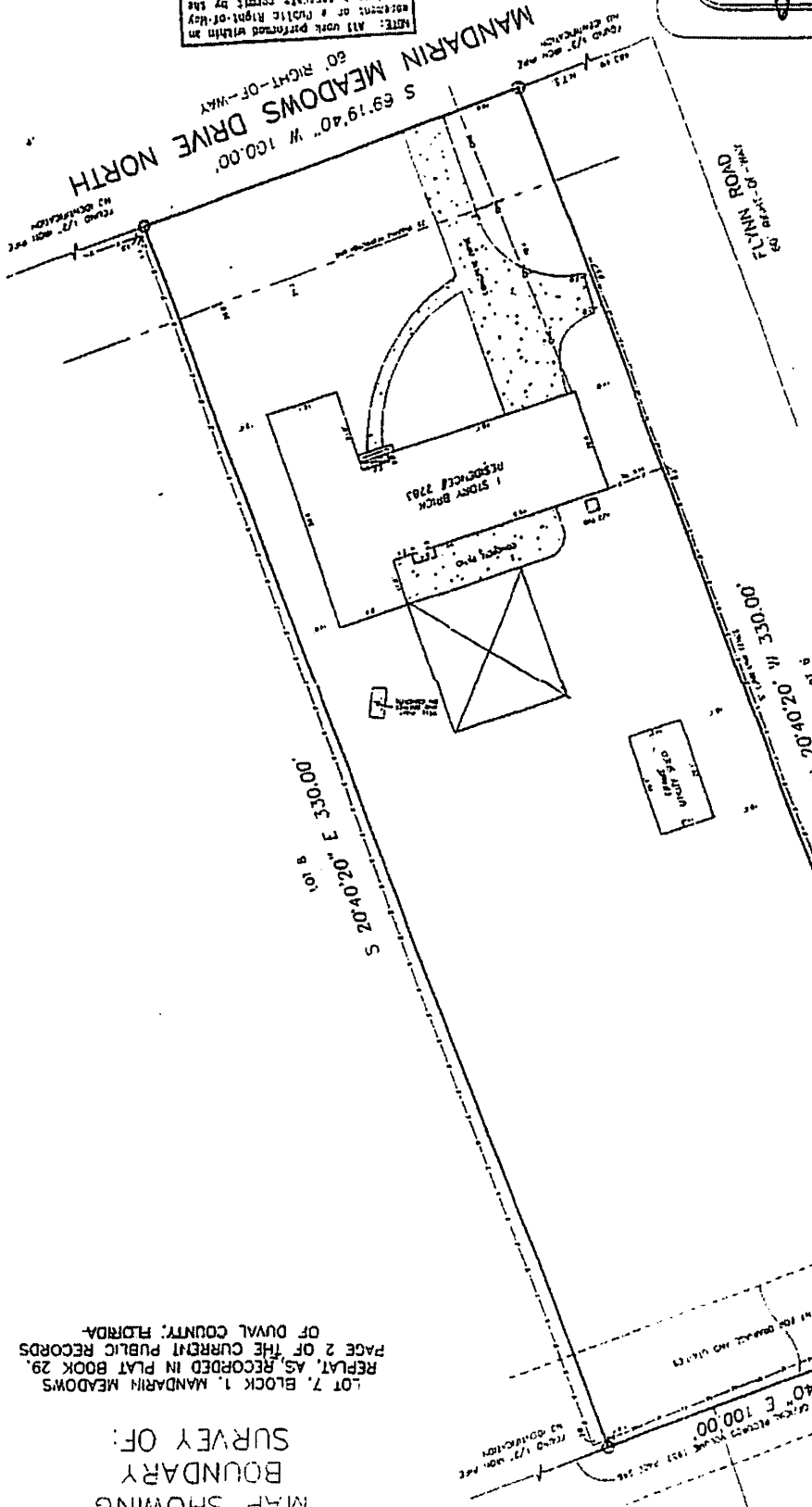
**DURDEN**  
 SURVEYING AND MAPPING, INC.  
 8150 LONESTAR ROAD  
 JACKSONVILLE, FLORIDA 32216  
 904-722-1218 FAX 904-722-0124  
 LICENSED SURVEYOR NO. 8584

*William Durden*  
 LICENSED SURVEYOR NO. 1211  
 STATE OF FLORIDA  
 EXP. 12/31/2004  
 REG. NO. 877 - 21121

THIS SURVEY NOT VALID UNLESS THIS PRINT IS SUBMITTED WITH THE SEAL OF THE ABOVE SIGNED.

MAP SHOWING  
BOUNDARY  
SURVEY OF:

LOT 7, BLOCK 1, MANDARIN MEADOWS  
REPLAT, AS RECORDED IN PLAT BOOK 29,  
PAGE 2 OF THE CURRENT PUBLIC RECORDS  
OF DUVAL COUNTY, FLORIDA.



NOTE: All work performed within an  
easement or a public right-of-way  
requires a separate permit by the  
city of Jacksonville. Provide a  
copy of this plat to the city of  
Jacksonville for their records. This  
plat is subject to the city of Jacksonville  
ordinances, rules, regulations, policies,  
orders, resolutions, and other  
instruments, and to the right-of-way  
of the city of Jacksonville.

THIS SURVEY NOT WITH STAMPS THIS PRINT IS DEPOSITED WITH THE SEAL OF THE ABOVE OFFICE.  
DATE: 10/11/2011  
SCALE: AS SHOWN  
SIGNED: [Signature]  
TITLE: SURVEYOR  
LICENSED SURVEYOR NO. 8888  
SLATKIN AND WATKINS, INC.  
DURDEN

REVISIONS:  
1. REVISION TO CORRECT DATE ONLY  
2. REVISION TO CORRECT DISTANCE ONLY  
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CHATELAIN CORP.  
PLAT BOOK 47, PAGE 28  
LOT 31

15085





THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**Title America Real Estate Closings**  
10448 Old Saint Augustine Road  
Jacksonville, FL 32257  
904.262.6400w  
FILE: T32503

Parcel Id#: 159473-0000  
SALE PRICE: \$271,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

THIS WARRANTY DEED, made the 4th day of May, 2015 by

**Karen Y. Spencer, A Single Woman, and Gregory L. Schinn, A Single Man,**

whose post office address is 1446 W. Delaney Dr., Pueblo, CO 81007 herein called the Grantors, to

**Matthew C. Wood and Amanda Wood, Husband and Wife**

whose post office address is 2783 Mandarin Meadows Drive N., Jacksonville, FL 32223, hereinafter called the Grantees: (Wherever used herein the terms "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)

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

**Lot 7, Block 1, MANDARIN MEADOWS REPLAT, according to the plat thereof recorded in Plat Book 29, Page 2 of the current public records of Duval County, Florida.**

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

**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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2014.

IN WITNESS WHEREOF, the said Gruntors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of

*Ann Cady*  
Witness #1 Signature

ANN CADY  
Witness #1 Printed Name

*[Signature]*  
Witness #2 Signature  
John Gullett II

Witness #2 Printed Name

*[Signature]*  
Karen Y. Spencer

*[Signature]*  
Gregory L. Schinn

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 4th day of May, 2015 by Karen Y. Spencer and Gregory L. Schinn who are personally known to me or have produced driver's license as identification.

SEAL



*Ann Cady*  
Notary Public

ANN CADY  
Printed Notary Name

My Commission Expires: