

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE**

**ORDINANCE 2019-0082 (WRF-19-03)**

**March 20, 2019**

***Location:*** 3951 Balitic Street  
Between Yale Avenue and Princeton Avenue

***Real Estate Number(s):*** 101440-0000

***Waiver Sought:*** Reduce Minimum Required Road Frontage from 72 Feet to 50 Feet for two lots

***Present Zoning:*** Residential Low Density-90 (RLD-90)

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

***Planning District:*** 4-Southwest

***Applicant:*** Steve Diebenow and Cyndy Trimmer  
One Independent Drive, Suite 1200  
Jacksonville, FL 32202

***Owner:*** Blackwater Homes, LLC  
3966 Ortega Boulevard  
Jacksonville, Florida. 32210

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2019-0082 (WRF-19-03)** seeks to reduce the required minimum road frontage from 72 feet to 50 feet for two lots in order to allow for a lot split for the development of two single-family dwellings in the Residential Low Density-90 (RLD-90) Zoning District. The subject property is approximately 0.29 acres in size with frontage along Baltic Street.

There is a companion Application for Administrative Deviation (**Ordinance 2019-0083/AD-19-08**) requesting to reduce the required square footage for single family dwelling in RLD-90 zoning District from 9,900 square feet to 6,250 square feet and to reduce the required width from 90 feet to 50 feet for each of the new lots. Staff is recommending approval of the deviation.

The subject property and surrounding neighborhood are part of the Ortega plat as recorded in 1909 in Plat Book 3, Page 40. The original plat generally contained 90 and 100-foot wide lots. The current zoning of RLD-90 was adopted in 2008 per Ordinance 2008-969-E. The two prior zoning districts in the past 30 years (RLD-D, RS-D) also required a minimum of 90 feet of lot width and 72 feet of road frontage per residence. However, the pattern of development has been quite different.

There are currently 48 residential lots within an area bounded by Grand Avenue, Ortega Boulevard, Princeton Avenue, and McGirts Boulevard (identified as Blocks 11, 12, 14, 15, and 16 of the Ortega Plat). 19 of the 48 lots have substandard road frontage ranging from 88 feet down to 32 feet. The substandard lots contain residences built between 1914 and 2011, thereby indicating that this pattern of development has gone on for more than a century and into this most recent decade.

The companion Ordinance 2019-0083 (AD-19-03) seeks to reduce lot width and lot area. Further examination of the residential lots on the two platted blocks reveal that 19 of 48 have insufficient lot area and 19 of 48 (some of the lots are the same as the ones that do not meet width, and some meet width but not lot area) have insufficient lot width. The road frontage, lot area, and lot width requirements of RLD-90 do not reflect the long established pattern of development.

### **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. It is impractical to impose the strict road frontage requirement for this property when about 45% of the lots on the five blocks referenced above do not meet the RLD-90 road frontage requirements. The two proposed 50 foot wide lots are consistent with and reflective of the established pattern of development.

- (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. There is no evidence that granting the waiver would reduce the cost of developing the site. The proposed lot split will result in the creation of two lots. The Code of Subdivision Regulations applies when creating three or more lots.

- (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. Staff research found that the surrounding area contains many lots zoned RLD-90 which have less than 72 feet of road frontage. Of the 15 lots with frontage along Baltic in the researched area, 7 have less frontage than the required 72 feet by the code. 4 of the 7 lots along Baltic Avenue have the same 50 feet of road frontage that the applicant is seeking for the two lots. Granting this waiver will allow development consistent with the historical pattern of development.

- (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?*

N/A. The two proposed lots have frontage directly on Baltic Street, so an easement is not needed.

- (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. The proposed lots have adequate road frontage and access to allow for City services including first responders. The proposed lots are consistent with the pattern of development and there is no evidence they will be a nuisance or public safety concern.

### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **March 5, 2018** by the Planning and Development Department the required Notice of Public Hearing sign was posted correctly.

### **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 2019-0082 (WRF-19-03)** be **APPROVED**.



Aerial View

Source: JaxGIS  
Date: March 4, 2019



View of the Subject Property.

Source: Planning and Development Department  
Date: March 7, 2019



View of 3915 Baltic Street which was built in 1938. The lot has 50 of the required 72 feet of road frontage according to the Duval County Property Appraiser.

*Source: Planning and Development Department*

*Date: March 7, 2019*



View of 3919 Baltic Street which was built in 1938. The lot has 50 of the required 72 feet of road frontage according to the Duval County Property Appraiser.

*Source: Planning and Development Department*

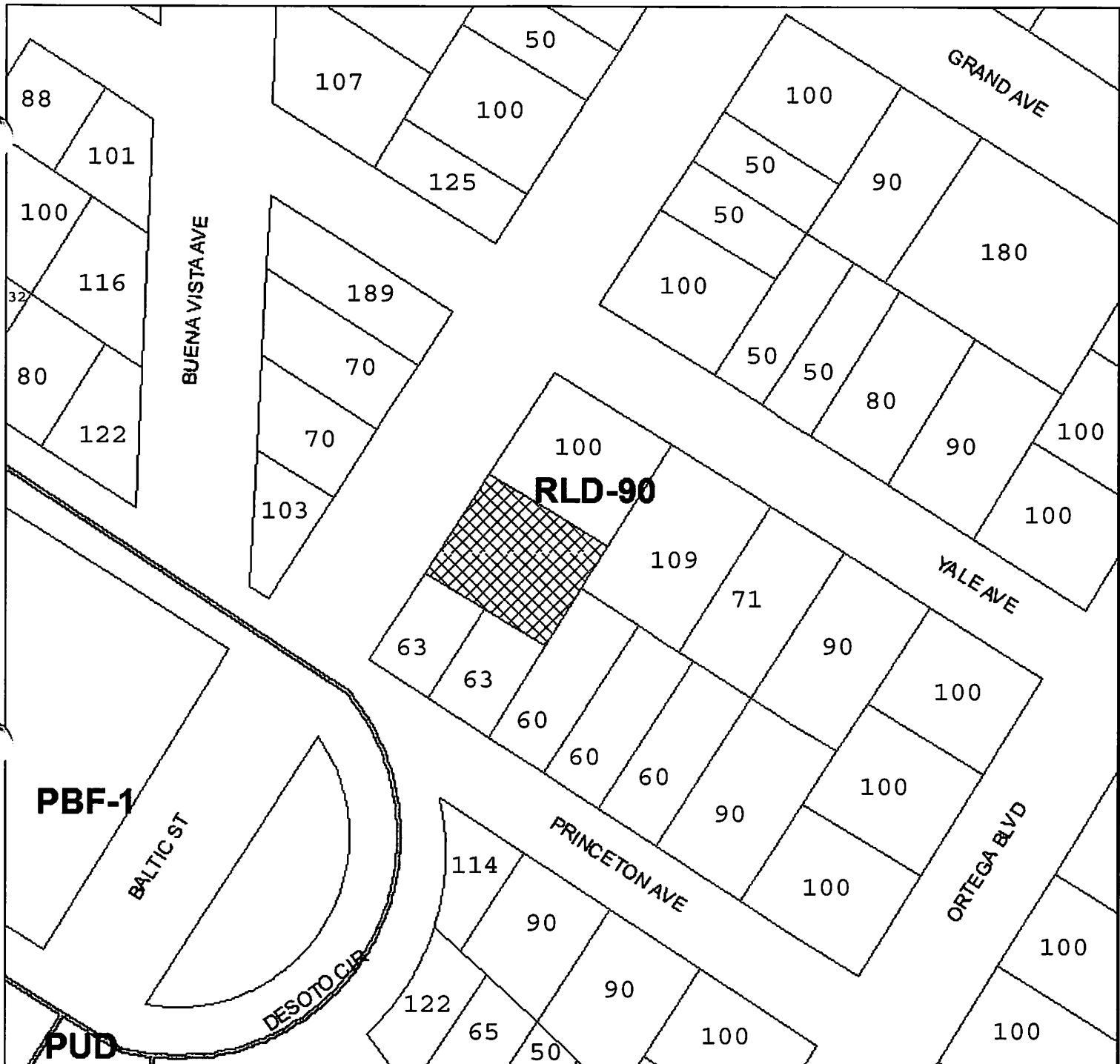
*Date: March 7, 2019*



View of 2813 Princeton Avenue which was built in 1922. The lot is 32 feet of the required 72 feet of road frontage according to the Duval County Property Appraiser.

*Source: Planning and Development Department*

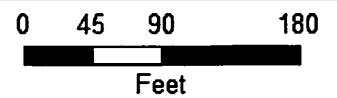
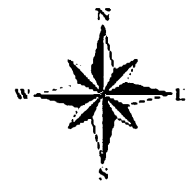
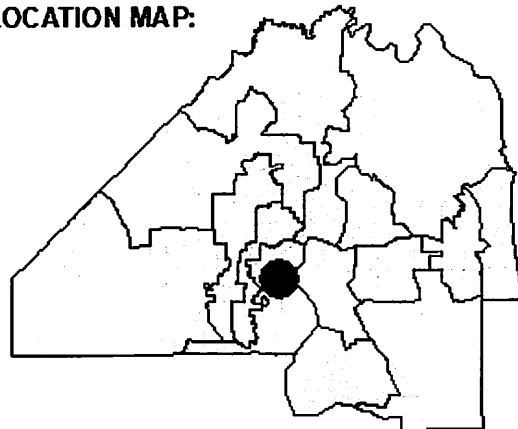
*Date: March 7, 2019*



**REQUEST SOUGHT:**

**REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 72 FEET TO 50 FEET**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**14**

**ORDINANCE NUMBER**

**ORD-2019-0082**

**APPLICATION NUMBER**

**WRF-19-03**

**EXHIBIT 2  
PAGE 1 OF 1**

Date Submitted: 1-15-18
Date Filed: 2/8/19

Application Number: WRF-19.03/2019-0082
Public Hearing: 3/20/19

**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-90	Current Land Use Category: LDR	
Council District: 14	Planning District: 4	
Previous Zoning Applications Filed (provide application numbers): N/A		
Applicable Section of Ordinance Code: 656.305(D)(IV) 656.407		
Notice of Violation(s):		
Neighborhood Associations: ORTEGA PRESERVATION SOCIETY		
Overlay: N/A		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1,476.00	Zoning Asst. Initials: CMC

PROPERTY INFORMATION	
1. Complete Property Address: 3951 Ballic Street, Jacksonville Florida 32210	2. Real Estate Number: 101440 0000
3. Land Area (Acres): 0.29	4. Date Lot was Recorded: October 5, 2018
5. Property Located Between Streets: Yale Avenue and Princeton Avenue	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>72</u> feet to <u>50</u> feet.	
8. In whose name will the Waiver be granted? Blackwater Homes, LLC	



<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>Blackwater Homes, LLC</b>	10. E-mail:
11. Address (including city, state, zip): 3966 Ortega Boulevard, Jacksonville, Florida 32210	12. Preferred Telephone:

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name: <b>Steve Diebenow and Cyndy Trimmer</b>	14. E-mail: sdiebenow@drivermcafee.com and ctrimmer@drivermcafee.com
15. Address (including city, state, zip): One Independent Drive, Suite 1200, Jacksonville, Florida 32202	16. Preferred Telephone: 904-301-1269

<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.

(I) GIVEN THE CONTEXT OF THE SURROUNDING LOTS, THE MARKET DEMAND IS FOR LOTS OF LESS THAN 90 FEET IN WIDTH. SEVERAL LOTS HAVE WIDTHS OF APPROXIMATELY 50 FEET OR 60 FEET. LOTS WITH WIDTHS BETWEEN 50 FEET AND 60 FEET INCLUDE THE LOTS LOCATED AT 2903 PRINCETON AVENUE, 2911 PRINCETON AVENUE, 2917 PRINCETON AVENUE, 2923 PRINCETON AVENUE, AND 2929 PRINCETON AVENUE. COMPLYING WITH THE STRICT LETTER OF THE REGULATION WOULD IMPOSE ECONOMIC IMPRACTICALITIES ON THE PROPERTY OWNER DUE TO THE MARKET DEMAND FOR SMALL LOTS IN THE AREA.

(II) THE REQUEST TO REDUCE THE LOT WIDTH TO 50 FEET MAKES THE PROPERTY CONSISTENT WITH THE SURROUNDING DEVELOPMENT PATTERN. THE PUBLIC INTEREST IS SERVED IN THIS REGARD BECAUSE LOTS THAT HAVE SIMILAR DIMENSIONS AS THE NEIGHBORING LOTS ARE MORE AFFORDABLE AND WILL SATISFY MARKET DEMAND. ADDITIONALLY, BY DEVELOPING TWO SINGLE FAMILY HOMES ON THE LOTS, THE PROPERTY OWNER CAN BRING MORE INCOME INTO THE AREA'S TAX BASE.

(III) THE PROPOSED WAIVER WILL NEITHER SUBSTANTIALLY DIMINISH PROPERTY VALUES IN, NOR ALTER THE ESSENTIAL CHARACTER OF, THE AREA SURROUNDING THE SITE. IT WILL ENABLE THE PROPERTY OWNER TO DEVELOP TWO SINGLE FAMILY RESIDENCES THEREBY INCREASING THE TAX BASE AND MAKING DEVELOPMENT OF THIS PROPERTY MORE CONSISTENT WITH DEVELOPMENT OF THE SURROUNDING LOTS. THE ABILITY TO DEVELOP TWO SINGLE FAMILY RESIDENCES DOES NOT SUBSTANTIALLY INTERFERE WITH OR INJURE THE RIGHTS OF OTHERS WHOSE PROPERTY WOULD BE AFFECTED BY THE WAIVER. NEIGHBORING OWNER'S RIGHTS ARE NOT MORE ADVERSELY AFFECTED BY THE DEVELOPMENT OF TWO SINGLE FAMILY RESIDENCES THAT ARE CONSISTENT WITH THE ESTABLISHED CHARACTER OF THE NEIGHBORHOOD THAN THOSE RIGHTS WOULD BE AFFECTED BY THE DEVELOPMENT OF ONE SINGLE FAMILY RESIDENCE.

(IV) PER THE SITE PLAN, THERE WILL BE DRIVEWAYS CONNECTING THE LOTS TO THE ADJACENT PUBLIC STREET.

(V) THE PROPOSED WAIVER WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY OR WELFARE, RESULT IN ADDITIONAL PUBLIC EXPENSE, THE CREATION OF NUISANCES, OR CONFLICT WITH ANY OTHER APPLICABLE LAW. INSTEAD IT WILL ENABLE THE PROPERTY OWNER TO DEVELOP TWO SINGLE FAMILY RESIDENCES, WHICH, AS PROPOSED WILL BE MORE CONSISTENT WITH SURROUNDING LOTS MEASURING BETWEEN 50 AND 60 FEET IN WIDTH THAN THE EXISTING 90 FOOT WIDE LOT.

**ATTACHMENTS**

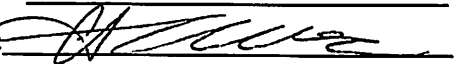
The following attachments must accompany each copy of the application.

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

**FILING FEES**

\*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

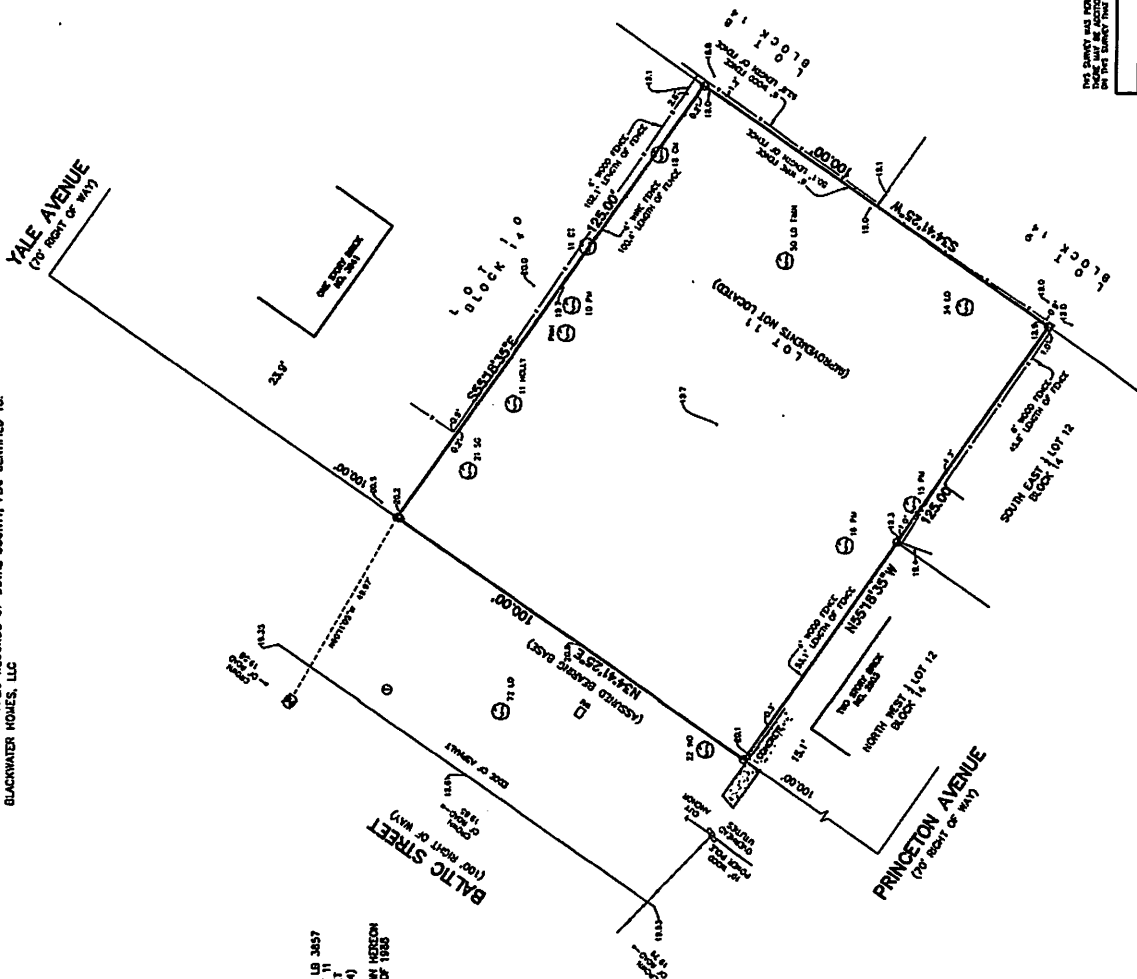
<b>AUTHORIZATION</b>	
<p>Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be present at the public hearing.</p> <p>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.</p> <p><b><u>I hereby certify that I have read and understand</u></b> 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.</p>	
<b>Owner(s)</b> Print name: _____ Signature: _____	<b>Applicant or Agent (if different than owner)</b> Print name: <u>Cyndy Trimmer</u> Signature: 
<b>Owner(s)</b> Print name: _____ Signature: _____	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

<b>SUBMITTAL</b>
<p>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.</p> <p><u>Submit applications to:</u>          Planning and Development Department, Zoning Section          214 North Hogan Street, 2<sup>nd</sup> Floor          Jacksonville, Florida 32202          (904) 255-8300</p>

**MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF**

**LOTS 11, BLOCK 14 AS SHOWN ON MAP OF ORTEGA**  
 AS RECORDED IN PLAT BOOK 3 PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLA. CERTIFIED TO:  
 BLACKWATER HOMES, LLC

**BENCHMARK:**  
 SET NAIL & DISK LB 3557  
 IN FRONT OF LOT 11  
 ON PLOT 14 (1964)  
 ELEVATION: 18.64'  
**ELEVATIONS SHOWN HEREON**  
 REFER TO MAP OF 1968



**TREE LEGEND**

14 CD	12" CEDAR
18 CD	12" CEDAR
11 BK	11" BUCKLE
18 LO	18" LIVE OAK
19 LB	19" LIVE OAK
10 PK	10" PALM
18 PK	18" PALM
21 SK	21" SWEETGUM
8 ST	8" STAGHORN
22 WD	22" WILD OAK
11 CT	11" CHICKEN FALLOW
PM	PERMIAN PINE

CROWN FOUND 1/2"  
 O - UNLESS OTHERWISE NOTED  
 W - EXCEPT MEASUREMENTS  
 D - EXCEPT 31" TREE DIAMETER

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES OF PROFESSIONAL SURVEYING AND THE FLORIDA STATUTES, CHAPTER 471, F.S. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES OF PROFESSIONAL SURVEYING AND THE FLORIDA STATUTES, CHAPTER 471, F.S. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES OF PROFESSIONAL SURVEYING AND THE FLORIDA STATUTES, CHAPTER 471, F.S.

**ALL AMERICAN SURVEYORS OF FLORIDA, INC.**  
 LAND SURVEYORS - 3701 SW 30TH PLACE, SUITE 10 - JACKSONVILLE, FLORIDA, 32207 - (904) 727-0000 - LICENSED LAND SURVEYORS NO. 3807

DATE: 06/11/18  
 SCALE: 1"=40'

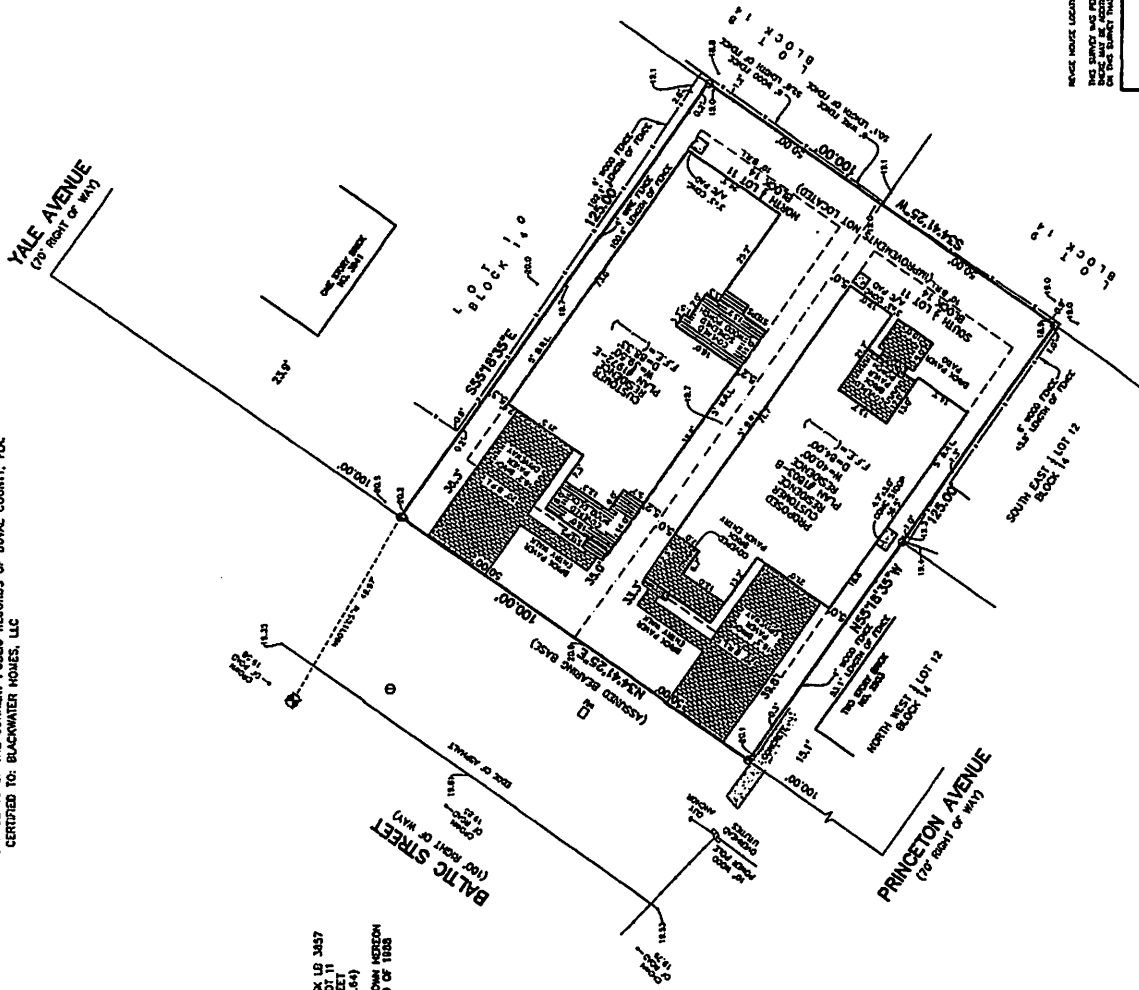
PREPARED BY: [Signature]  
 CHECKED BY: [Signature]

REGISTERED PROFESSIONAL SURVEYOR  
 STATE OF FLORIDA  
 NO. 12345

**MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY WITH PLOT PLAN OF LOTS 11, BLOCK 14 AS SHOWN ON MAP OF ORTEGA AS RECORDED IN PLAT BOOK 3 PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLA. CERTIFIED TO: BLACKWATER HOMES, LLC**



BENCHMARK: BLACK 10 3437  
 IN FRONT OF LOT 11  
 ON BALTIC STREET  
 ELEVATION: (19.64)  
 ELEVATIONS SHOWN HEREON  
 REFER TO MAP OF 1838



NOTE: NO LOT GRADING ENGINEERING PLANS WERE PROVIDED BY THE CLIENT PRIOR TO THIS DRAWING. DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN

	PLAN #1072-A
LOT SIZE	6,250± SQ. FT.
DRIVEWAY TO R/W	942± SQ. FT.
ENTRY WALK	738± SQ. FT.
APPROXIMATE SIDEWALK	02± SQ. FT.
APPROX. DRIVEWAY LENGTH	30.00 FT.
TOTAL IMPERVIOUS COVERAGE	3,328± SQ. FT. 53%

	PLAN #1003-B
LOT SIZE	6,250± SQ. FT.
DRIVEWAY TO R/W	647± SQ. FT.
ENTRY WALK	742± SQ. FT.
APPROXIMATE SIDEWALK	02± SQ. FT.
RIGHT-OF-WAY LENGTH	50.00 FT.
TOTAL IMPERVIOUS COVERAGE	3,244± SQ. FT. 52%

**BUILDERS ENDORSEMENT**  
 SIGNED: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 DATE: \_\_\_\_\_

COURTESY FOUND 1/2"  
 WALSH COURTESY METHOD  
 M - SHORTS WATER METER  
 O - SHORTS 1/2" TIE WINDMILE

REVERSE HOUSE LOCATIONS: 1838-1841, 11-12-13-14 (PRINT)  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.  
 THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE LOT BOUNDARIES AND HAS FOUND NO EVIDENCE OF ANY ENCROACHMENTS OR EASEMENTS.  
 ON PLAT BOOK 3 PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLA. DATE: 08-01-13

**ALL AMERICAN SURVEYORS OF FLORIDA, INC.**

STATE OF FLORIDA  
 JAMES O. WARDEN, JR., No. 2347  
 MICHAEL A. GIBSON, No. 2447  
 JAMES R. WARDEN, No. 2447  
 MICHAEL A. GIBSON, No. 2447

SCALE: 1"=40'  
 DATE: 08-01-13

REGISTERED PROFESSIONAL SURVEYOR

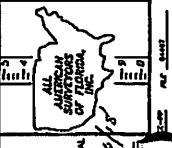


Exhibit A

Property Ownership Affidavit

Date: November 30, 2019


City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, 3rd Floor  
Jacksonville, Florida 32202

Re: **Property Ownership Affidavit for 3951 Baltic Avenue, Jacksonville, Florida  
32210 (RE# 101440-0000)**

Ladies and Gentlemen:

You are hereby advised that William A. Stanly, III, Manager of Blackwater Homes, LLC, is the owner of the property described in the legal description attached hereto as **Exhibit 1**, filed in connection with application(s) for historic entitlements and incentives, a land use and zoning change, administrative deviation, planning, site plan approval, and building plan approval submitted to the Jacksonville Planning and Development Department.

**Blackwater Homes, LLC**

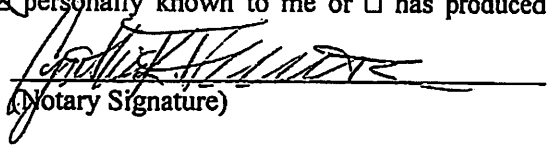
By:   
William A. Stanly, III, Manager

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn and subscribed before me this 30<sup>th</sup> day of November 2018, by William A. Stanly, III, Manager of Blackwater Homes, LLC, who is  personally known to me or  has produced \_\_\_\_\_ as identification.



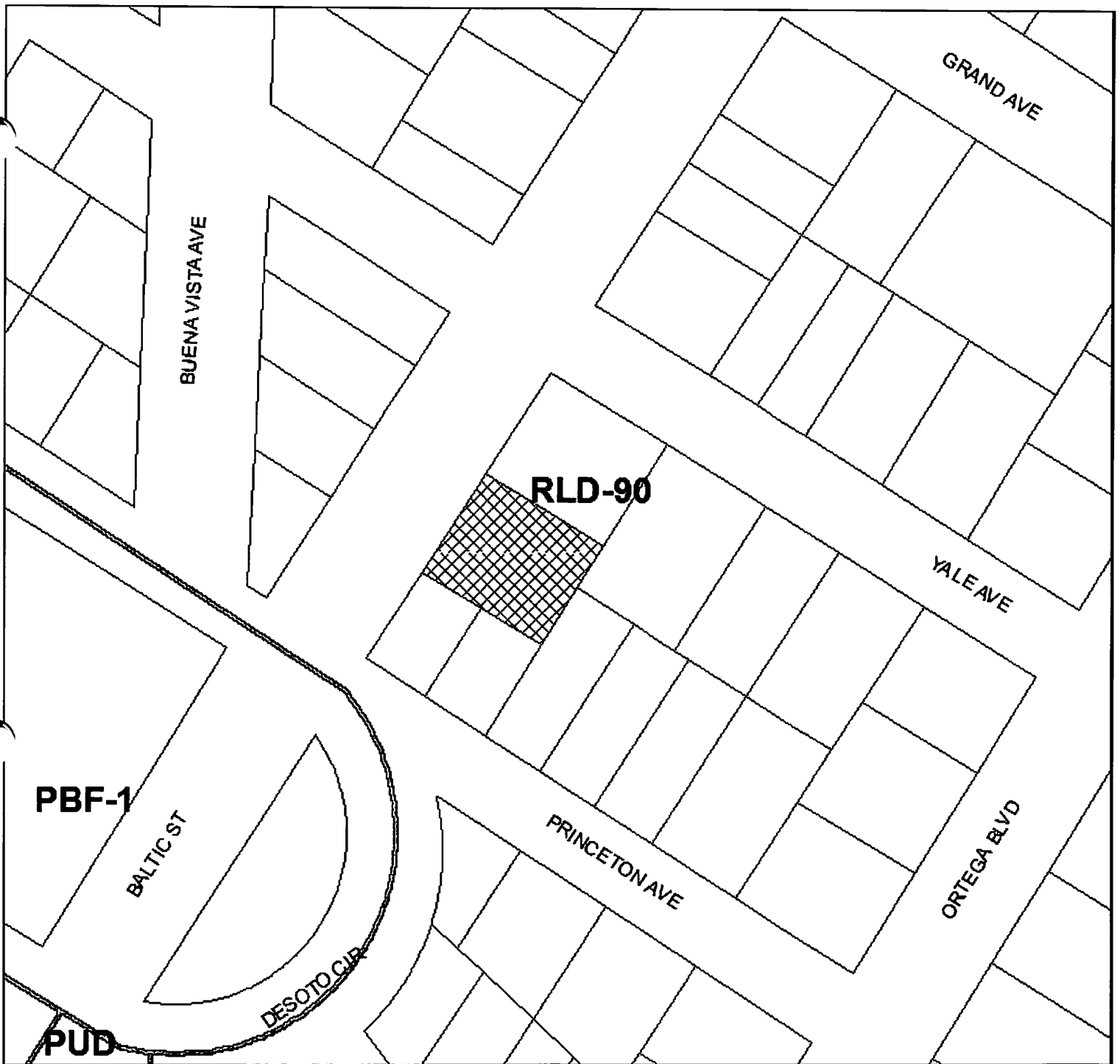
CYNTHIA K. TRIMMER  
Commission # GG 100819  
Expires August 27, 2021  
Bonded Thru Budget Notary Services

  
(Notary Signature)

**Exhibit 1**

**Lot 11, Block 14, ORTEGA, according to the plat thereof as recorded in Plat Book 3, page 40, of the current public records of Duval County, Florida.**

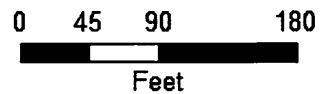
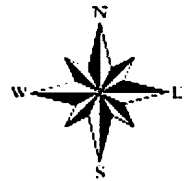
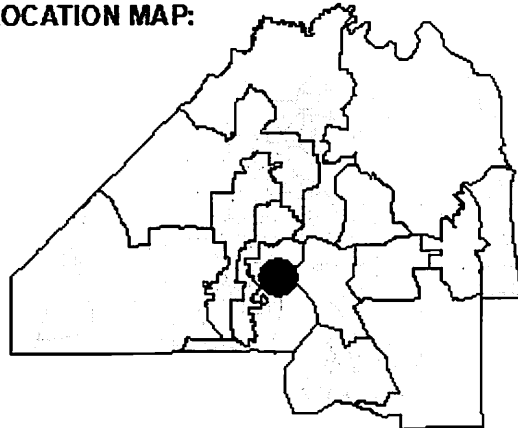




**REQUEST SOUGHT:**

**REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 72 FEET TO 50 FEET**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**14**

**ORDINANCE NUMBER**

**ORD-2019-0082**

**APPLICATION NUMBER**

**WRF-19-03**

**EXHIBIT 2  
PAGE 1 OF 1**

**Exhibit B**

**Agent Authorization**

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

**Re: Agent Authorization for 3951 Baltic Avenue, Jacksonville, FL 32210  
(RE# 101440 0000)**

Ladies and Gentlemen:

You are hereby advised that William A. Stanly, III, Manager of Blackwater Homes, LLC, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC to act as agent to file application(s) and other documents necessary to obtain historic entitlements and incentives, a land use and zoning change, planning, site plan approval, and building plan approval 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.

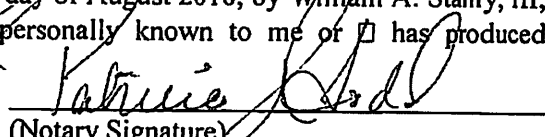
**Blackwater Homes, LLC**

By: \_\_\_\_\_

  
William A. Stanly, III, Manager

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn and subscribed before me this 30 day of August 2018, by William A. Stanly, III, Manager of Blackwater Homes, LLC, who is  personally known to me or  has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Notary Signature)

**Exhibit 1**

**Lot 11, Block 14, ORTEGA, according to the plat thereof as recorded in Plat Book 3, page 40, of the current public records of Duval County, Florida.**

**Detail by Entity Name**

Florida Limited Liability Company  
BLACKWATER HOMES, LLC

**Filing Information**

**Document Number** L16000044588  
**FEI/EIN Number** 81-1712961  
**Date Filed** 03/04/2016  
**State** FL  
**Status** ACTIVE

**Principal Address**

3966 ORTEGA BLVD  
JACKSONVILLE, FL 32210

Changed: 04/28/2017

**Mailing Address**

3966 ORTEGA BLVD  
JACKSONVILLE, FL 32210

Changed: 04/28/2017

**Registered Agent Name & Address**

STANLY, WILLIAM A, III  
3966 ORTEGA BLVD  
JACKSONVILLE, FL 32210

Address Changed: 04/28/2017

**Authorized Person(s) Detail****Name & Address**

Title MANAGER

STANLY, WILLIAM A, III  
3966 ORTEGA BLVD  
JACKSONVILLE, FL 32210

**Annual Reports**

Report Year	Filed Date
2017	04/28/2017
2018	04/13/2018

**Document Images**

<a href="#">04/13/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/04/2016 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

**BLACKWATER HOMES LLC**  
 3966 ORTEGA BLVD  
 JACKSONVILLE, FL 32210  
**LOMAX JENNIFER M**

**Primary Site Address**  
 3951 BALTIC AVE  
 Jacksonville FL 32210

**Official Record Book/Page**  
 18557-00513

**Title #**  
 6504

**3951 BALTIC AVE**  
 Property Detail

RE #	101440-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01758 ORTEGA
Total Area	12710
Characteristics	Historic Designation

Value Summary

	2018 Certified	2019 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$74,375.00	\$73,812.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$145,500.00	\$145,500.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$219,875.00	\$219,312.00
Assessed Value	\$150,078.00	\$219,312.00
Cap Diff/Portability Amt	\$69,797.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$50,500.00	See below
Taxable Value	\$99,578.00	See below

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

**Taxable Values and Exemptions – In Progress**

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

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18557-00513	10/5/2018	\$225,000.00	WD - Warranty Deed	Qualified	Improved
14146-01820	7/6/2007	\$268,000.00	WD - Warranty Deed	Unqualified	Improved
08753-01913	7/30/1997	\$100.00	WD - Warranty Deed	Unqualified	Improved
08700-01354	7/30/1997	\$100.00	WD - Warranty Deed	Unqualified	Improved
03564-00466	1/1/1899	\$0.00	- Unknown	Unqualified	Improved

**Extra Features**

No data found for this section

**Land & Legal**

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-90	100.00	125.00	Common	100.00	Front Footage	\$145,500.00

Legal

LN	Legal Description
1	3-40 04-3S-26E
2	ORTEGA
3	LOT 11 BLK 14

**Buildings**

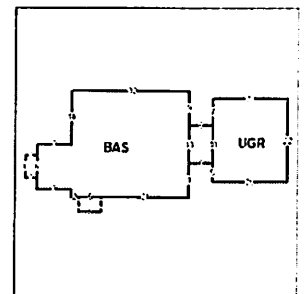
Building 1

Building 1 Site Address  
 3951 BALTIC AVE Unit  
 Jacksonville FL 32210

Building Type	0101 - SFR 1 STORY
Year Built	1947
Building Value	\$73,812.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Garage	440	0	198
Finished Open Porch	60	0	18
Base Area	1004	1004	1004
Addition	18	18	16
Finished Open Porch	24	0	7
Total	1546	1022	1243

Element	Code	Detail
Exterior Wall	14	14 Wood Shingle
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	7	7 Cork/Vnyl Tile
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	1.000	
Rooms / Units	1.000	

**2018 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
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11/30/2018

Property Appraiser - Property Details

Gen Govt Ex B&B	\$150,078.00	\$50,500.00	\$99,578.00	\$1,104.05	\$1,139.36	\$1,077.75
Urban Service Dist1	\$150,078.00	\$50,500.00	\$99,578.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$150,078.00	\$25,500.00	\$124,578.00	\$514.76	\$503.92	\$498.47
By Local Board	\$150,078.00	\$25,500.00	\$124,578.00	\$273.11	\$280.05	\$264.47
FL Inland Navigation Dist.	\$150,078.00	\$50,500.00	\$99,578.00	\$3.09	\$3.19	\$3.01
Water Mgmt Dist. SJRWMD	\$150,078.00	\$50,500.00	\$99,578.00	\$26.28	\$25.51	\$25.51
Gen Gov Voted	\$150,078.00	\$50,500.00	\$99,578.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$150,078.00	\$25,500.00	\$124,578.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$150,078.00	\$50,500.00	\$99,578.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,921.29	\$1,952.03	\$1,869.21
	<b>Just Value</b>	<b>Assessed Value</b>		<b>Exemptions</b>		<b>Taxable Value</b>
<b>Last Year</b>	\$212,115.00	\$146,992.00		\$50,500.00		\$96,492.00
<b>Current Year</b>	\$219,875.00	\$150,078.00		\$50,500.00		\$99,578.00

**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.

**2018**

**2017**

**2016**

**2015**

**2014**

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [Link](#)

**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

Prepared By and Return To:  
Global Title Professionals, LLC  
12412 SAN JOSE BLVD STE 101  
Jacksonville, Fl. 32223

File No. GTP-061818

Property Appraiser's Parcel I.D. (folio) Number(s)  
101440-0000

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### WARRANTY DEED

THIS WARRANTY DEED dated October 5, 2018, by JENNIFER M. LOMAX, INDIVIDUALLY AND AS TRUSTEE OF THE RUTH ANN MOLONEY REVOCABLE TRUST DATED FEBRUARY 4, 2004, whose post office address is 1311 HERRITAGE MANOR DR., UNIT 402, JACKSONVILLE, FL 322074, hereinafter called the grantor, to BLACKWATER HOMES, LLC, whose post office address is 3966 ORTEGA BLVD, JACKSONVILLE, FL 32210, hereinafter called the grantee:

(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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$225,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Duval County, Florida, to wit:

Lot 11, Block 14, Ortega, according to map or plat thereof as recorded in Plat Book 3, Page 40, of the Public Records of Duval County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2017.

**WARRANTY DEED**  
(Continued)

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

Signed/ sealed and delivered in the presence of:

*Kim Miller*  
(Witness Signature)

*K. Miller*

*J. Roettger*  
(Witness Signature)

T. ROETTGER

BY: *Jennifer M Lomax*  
 JENNIFER M. LOMAX, INDIVIDUALLY AND AS  
 TRUSTEE OF THE RUTH ANN MOLONEY  
 REVOCABLE TRUST DATED FEBRUARY 4, 2004

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Address)

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of October, 2018, by JENNIFER M. LOMAX, INDIVIDUALLY AND AS TRUSTEE OF THE RUTH ANN MOLONEY REVOCABLE TRUST DATED FEBRUARY 4, 2004, who is personally known to me or who has produced DRIVERS LICENCE as identification.

*Kim Miller*  
Notary Public

My Commission Expires:

(SEAL)

