

AD-19-08

LOCATION: 3951 Baltic Avenue

REAL ESTATE NUMBER: 101440-0000

DEVIATION SOUGHT:

1. Reduce required minimum lot area from 9,900 square feet to 6,250 square feet
2. Reduce lot width from 90 feet to 50 feet for two lots.

PRESENT ZONING: RLD-90

CURRENT LAND USE: LDR

PLANNING DISTRICT: 4

COUNCILDISTRICT: 14

SIGNS POSTED: 1

OWNER:

William Stanley
Blackwater Homes, LLC
3966 Ortega Boulevard
Jacksonville, Florida. 32210

AGENT:

Steve Diebenow
One Independent Drive, Suite 1200
Jacksonville, Florida. 32202

STANDARDS, CRITERIA AND FINDINGS

<p>1. Is this situation unique or similar to other properties in the neighborhood?</p>	<p><u>Recommendation:</u> Similar. 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 per residence. The minimum lot area under RLD-D and RS-D was 10,800 square feet. Notwithstanding the historical zoning districts, the pattern of development has been quite different.</p> <p>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 lot width ranging from 88 feet down to 32 feet. The substandard lots contain residences built between 1914 and</p>
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	<p>2011, thereby indicating that this pattern of development has gone on throughout the previous century. Further examination of the residential lots on the 5 platted blocks reveal that 27 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 area, ranging from 3,423 square feet to 9,727 square feet. Five (5) of the lots within the 5 plat block area that was researched are currently smaller than the requested 6,255 square feet that the applicant is seeking. The lot area, and lot width requirements of RLD-90 do not reflect the long established pattern of development.</p> <p>Per 656.109 of the Zoning Code, when the need for the deviation is the result of a condition common to numerous sites so that similar requests are likely, the findings should be based on the cumulative effect of granting the deviation to all who may apply. While there is no indication of similar deviations in the area, the pattern of development began over a century ago, and has continued into the current decade. The granting of this and similar deviations would be consistent with the area.</p> <p>There is a companion Waiver of Road Frontage Application Ordinance 2019-0082 (WRF-19-03) which is requesting a reduction of the required minimum road frontage from 72 feet to 50 feet for both lots. As discussed in the previous paragraphs, this is not seen as an unreasonable request as there are lots with as little as 32 feet of road frontage, and there are multiple lots with 50 feet in the researched area today. Staff is recommending that the waiver be approved.</p>
<p>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</p>	<p>Recommendation: Yes. It is impractical to strictly impose the RLD-90 lot area and lot width requirement for this property when nearly 45% of the lots on the 5 plat blocks referenced above do not meet the RLD-90 requirements. The two proposed 50-foot wide lots are consistent with and reflective of the established pattern of development.</p>

<p>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</p>	<p><u>Recommendation:</u> There is no evidence that granting the deviation would reduce the cost of developing the site. The proposed lot split will result in the creation of two single-family lots that would be the same, or extremely similar, to the dimensions of the lots at 3915 & 3919 Baltic Street, which were developed in 1938 and 1939. It is in the public interest to allow the highest and best use of the property since the result is in keeping with the pattern of development.</p>
<p>4. The proposed deviation 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 deviation, in that...</p>	<p><u>Recommendation:</u> The proposed deviation will allow the creation of two residential lots similar to the existing and long established patten of development. There is no evidence that granting the deviation would substantially diminish property values nor alter the essential character of the surrounding area.</p>
<p>5. The proposed deviation 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, in that...</p>	<p><u>Recommendation:</u> 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.</p>
<p>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</p>	<p><u>Recommendation:</u> Yes. The intent of the Zoning Code is to promote the health and safety of the public while allowing deviations that result in development harmonious with the existing pattern of development. As explained in the foregoing analysis, granting this deviation meets this criteria.</p>
<p>7. The City landscape architect (has/has not) recommended the proposed deviation.</p>	<p>Not applicable. Comments from the City Landscape Architect are required for deviations to reduce landscaping. This deviation seeks to reduce lot area and lot width, not landscaping.</p>
<p>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</p>	<p>There are no zoning violations associated with the subject property.</p>

PLANNING DEPARTMENT RECOMMENDATION: Approve
DATE OF REPORT: February 20, 2019



Upon visual inspection by the assigned City Planner the required public hearing notice sign **was** posted.

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



Aerial View

*Source: JaxGIS
Date: March 7, 2019*



View of the Subject Property.

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



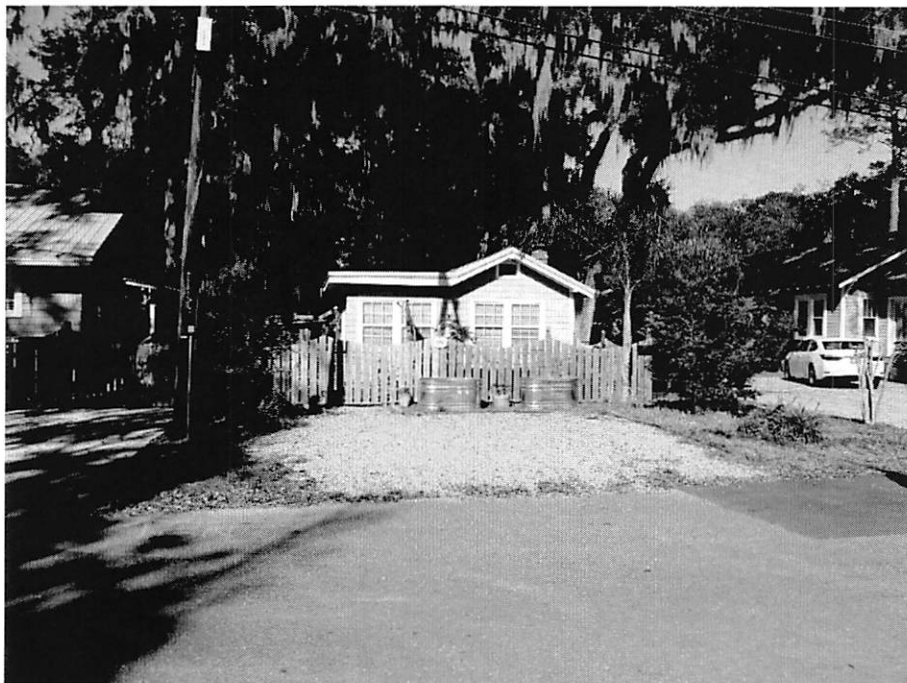
View of 3915 Baltic Street which was built in 1938. The lot is 50 feet wide and 6,109 square feet according to the Duval County Property Appraiser.

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



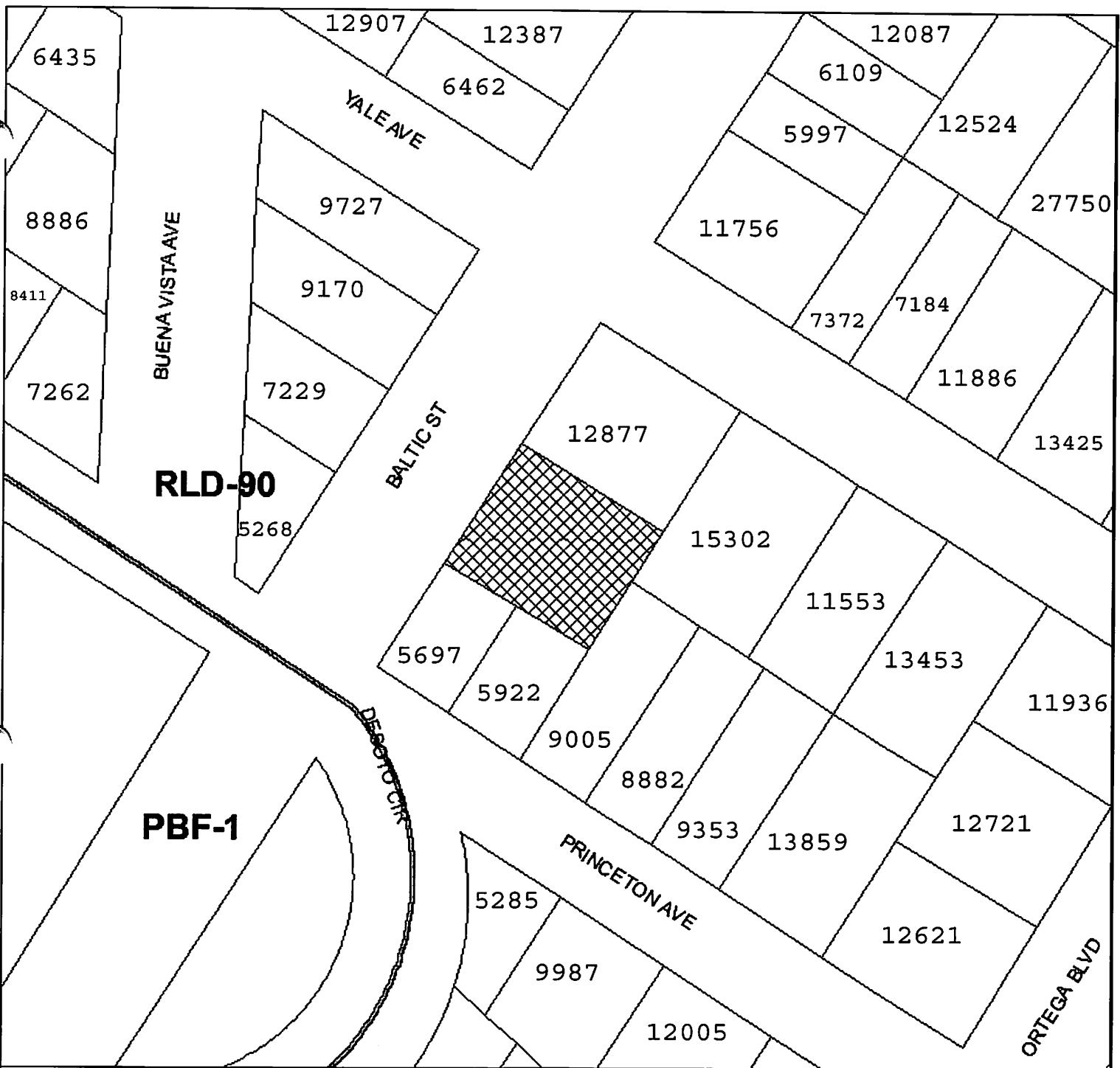
View of 3919 Baltic Street which was built in 1939. The lot is 50 feet wide and 5,997 square feet according to the Duval County Property Appraiser.

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



View of 2813 Princeton Avenue which was built in 1922. The lot is 32 feet wide and 3,423 square feet according to the Duval County Property Appraiser.

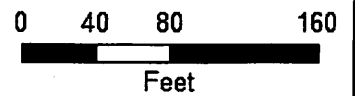
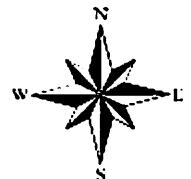
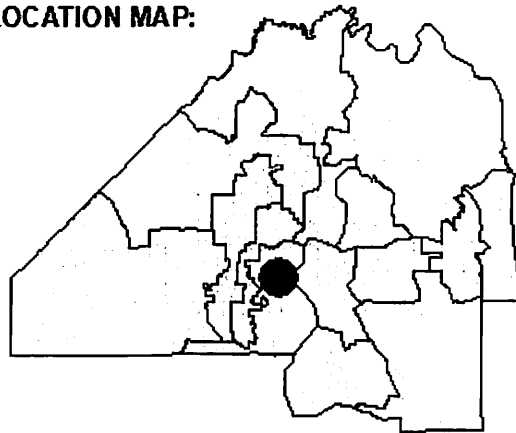
Source: Planning and Development Department
Date: March 7, 2019



REQUEST SOUGHT:

**REDUCE REQUIRED MINIMUM
LOT AREA FROM 9900 TO 6250
SQUARE FEET**

LOCATION MAP:



COUNCIL DISTRICT:

14

ORDINANCE NUMBER

ORD-2019-0083

TRACKING NUMBER

AD-19-08

EXHIBIT 2

Application For Administrative Deviation**Planning and Development Department Info**

Application # 2019-0083 **Staff Sign-Off/Date** CMC / 01/17/2019
Filing Date 02/08/2019 **Number of Signs to Post** 1
Current Land Use Category LDR
Deviation Sought REDUCE THE MINIMUM LOT ARE FROM 9900 TO 6250 SQUARE FEET
Applicable Section of Ordinance Code 656.305(II)(D)(2)(IV)
Notice of Violation(s) N/A
Hearing Date 03/20/2019
Neighborhood Association ORTEGA PRESERVATION SOCIETY
Overlay N/A

Application Info

Tracking # 2121 **Application Status** PAID
Date Started 12/04/2018 **Date Submitted** 12/04/2018

General Information On Applicant

Last Name DIEBENOW **First Name** STEVE **Middle Name**
Company Name
Mailing Address
 ONE INDEPENDENT DRIVE, STE. 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043011269 **Fax** 9043011279 **Email** SDIEBENOW@DMPHLAW.COM

General Information On Owner(s)

Last Name STANLY **First Name** WILLIAM **Middle Name**
Company/Trust Name
 BLACKWATER HOMES, LLC
Mailing Address
 3966 ORTEGA BLVD
City JACKSONVILLE **State** FL **Zip Code** 32210
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed?
If Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 101440 0000	14	4	RLD-90

 Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre) 0.29
In Whose Name Will The Deviation Be Granted
 BLACKWATER HOMES, LLC
Is transferability requested? Yes No
 If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location
 SOUTHWEST CORNER OF BALTIC STREET AND YALE AVENUE

House #	Street Name, Type and Direction	Zip Code
3951	BALTIC ST	32210

Between Streets
 YALE AVE and PRINCETON AVE
Utility Services Provider
 City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

- ✓ Reduce required minimum lot area from 9900 to 6250 square feet.
- Increase maximum lot coverage from % to %.
- Increase maximum height of structure from to feet.
- Reduce required yard(s)

- Reduce minimum number of off-street parking spaces from to .
- Increase the maximum number of off-street parking spaces from to .
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of 15 feet to feet.
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of 25 feet to feet.
- Decrease minimum number of loading spaces from required to loading spaces.

Reduce the dumpster setback from the required 5 feet along:

- North to feet;
- East to feet;
- South to feet;
- West to feet.

- Decrease the minimum number of bicycle parking spaces from required to spaces.
- Reduce the minimum width of drive from feet required to feet.
- Reduce vehicle use area interior landscape from square feet to square feet.
- Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to feet.

Reduce the number of terminal island trees from terminal islands required to terminal islands.

Reduce the landscape buffer between vehicle use area along Enter Street Name from 10 feet per linear feet of frontage and 5 feet minimum width required to feet per linear feet of frontage and feet minimum width.

Reduce the number of shrubs along Enter Street Name from required to shrubs.

Reduce the number of trees along Enter Street Name from required to trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from 5 feet minimum width required along:

- North boundary to feet;
- East boundary to feet;
- South boundary to feet;
- West boundary to feet.

Reduce the number of trees along:

- North property boundary from required to trees;
- East property boundary from required to trees;
- South property boundary from required to trees;
- West property boundary from required to trees.

Increase the maximum width of the driveway access from Enter Street Name from ° 24 36 48 feet required to feet.

Decrease the minimum width of the driveway access from Enter Street Name from ° 24 36 48 feet required to feet.

Increase the maximum width of the driveway access to adjoining property from 24 feet required along:

- North to feet;
- East to feet;
- South to feet;
- West to feet.

Decrease the minimum width of the driveway access to adjoining property from 24 feet required along:

North to	feet;
East to	feet;
South to	feet;
West to	feet.
Reduce the uncomplimentary land use buffer width from 10 feet wide required along:	
North property boundary to	feet wide;
East property boundary to	feet wide;
South property boundary to	feet wide;
West property boundary to	feet wide.
Reduce the uncomplimentary land use buffer trees along:	
North property boundary from	required to trees;
East property boundary from	required to trees;
South property boundary from	required to trees;
West property boundary from	required to trees.
Reduce the uncomplimentary land use buffer visual screen from 6 feet tall and 85 % opaque required along:	
North property boundary to	feet tall and %;
East property boundary to	feet tall and %;
South property boundary to	feet tall and %;
West property boundary to	feet tall and %.

- Required Attachments**
- The following items must be attached to the application.
- ✓ Survey
 - ✓ Site Plan
 - ✓ 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, <https://paopropertysearch.coj.net/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>

- Supplemental Information**
- Letter From DCFS, Department of Children and Family Services - day care uses only
 - ✓ Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only
 - Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

SEVERAL ADJACENT LOTS ARE LESS THAN 90 FEET IN WIDTH AND/OR HAVE A LOT AREA SMALLER THAN THE REQUIRED 9,900 SQUARE FEET, INCLUDING, BUT NOT LIMITED TO LOTS AT THE FOLLOWING ADDRESSES: 3952 BALTIC STREET, 3946 BALTIC STREET, 2836 YALE AVENUE, 2837 YALE AVENUE, 3912 BALTIC STREET, 2917 YALE AVENUE, 2921 YALE AVENUE, 2935 YALE AVENUE, 2834 GRAND AVENUE, 2826 GRAND AVENUE, 2810 GRAND AVENUE, 2903 PRINCETON AVENUE, 2911 PRINCETON AVENUE, 2917 PRINCETON AVENUE, 2923 PRINCETON AVENUE, AND 2929 PRINCETON AVENUE. BY GRANTING THIS ADMINISTRATIVE DEVIATION, THE PROPERTY OWNER WILL BE ABLE TO DEVELOP THE PROPERTY IN A WAY THAT IS CONSISTENT WITH THE SURROUNDING DEVELOPMENT PATTERN.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

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.

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

THE REQUEST TO REDUCE THE LOT WIDTH TO 50 FEET AND THE MINIMUM LOT AREA TO 6250 SQUARE 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.

3. The proposed deviation 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 deviation;

THE PROPOSED DEVIATION 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 DEVIATION. 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.

4. The proposed deviation 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;

THE PROPOSED DEVIATION 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, ENHANCING THE NEIGHBORHOOD CHARACTER OF THE SURROUNDING AREA AND INCREASING THE TAX BASE OF THE NEIGHBORHOOD. THE TWO SINGLE FAMILY RESIDENCES AS PROPOSED WILL BE MORE CONSISTENT WITH SURROUNDING LOTS MEASURING BETWEEN 50 AND 60 FEET IN WIDTH THAN THE EXISTING 90 FOOT WIDE LOT.

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

THE PROPOSED DEVIATION IS NOT TO REDUCE REQUIRED LANDSCAPING.

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

THE ADMINISTRATIVE DEVIATION PROCESS WAS CREATED TO REMEDY THE PROBLEM DEMONSTRATED IN THIS NEIGHBORHOOD, NAMELY THAT DEVELOPMENT MAY BE INCONSISTENT WITH THE REQUIREMENTS OF THE ZONING REGULATIONS. AS DESCRIBED ABOVE, MANY OF THE SURROUNDING LOTS HAVE WIDTHS SMALLER THAN THE PRESCRIBED 90 FEET. ACCORDINGLY, THE MARKET IN THIS AREA DEMANDS SUCH SMALL LOTS. TO BRING NEW DEVELOPMENT INTO THIS NEIGHBORHOOD THAT IS CONSISTENT WITH SURROUNDING LOTS, THE PROPERTY OWNER PROPOSES TO REDUCE THE MINIMUM REQUIRED LOT WIDTH OF THE SUBJECT LOT TO 50 FEET AND TO DEVELOP TWO SINGLE FAMILY RESIDENCES ON THE NEWLY PERMITTED 50 FOOT LOTS. THE ZONING CODE WAS RECENTLY AMENDED TO ALLOW FLEXIBILITY IN EXACTLY THE SITUATION THAT IS PRESENT HERE, WHERE ACTUAL DEVELOPMENT DIFFERS FROM THE REQUIREMENTS OF THE ZONING CODE.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

TO THE KNOWLEDGE OF THE APPLICANT, THERE IS NO EXISTING VIOLATION.

(ii) The length of time the violation has existed without receiving a citation; and

TO THE KNOWLEDGE OF THE APPLICANT, THERE IS NO EXISTING VIOLATION.

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

TO THE KNOWLEDGE OF THE APPLICANT, THERE IS NO EXISTING VIOLATION.

Public Hearings

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 Planning Commission. 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.

Application Certification

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.

✓ Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee	\$966.00
2) Plus Notification Costs Per Addressee	
	45 Notifications @ \$7.00/each: \$315.00
3) Total Application Cost:	\$1,281.00

* Applications filed to correct existing zoning violations are subject to a double fee.
** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.

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2) Plus Notification Costs Per Addressee

Notifications @ \$7.00/each:

3) Total Application Cost:

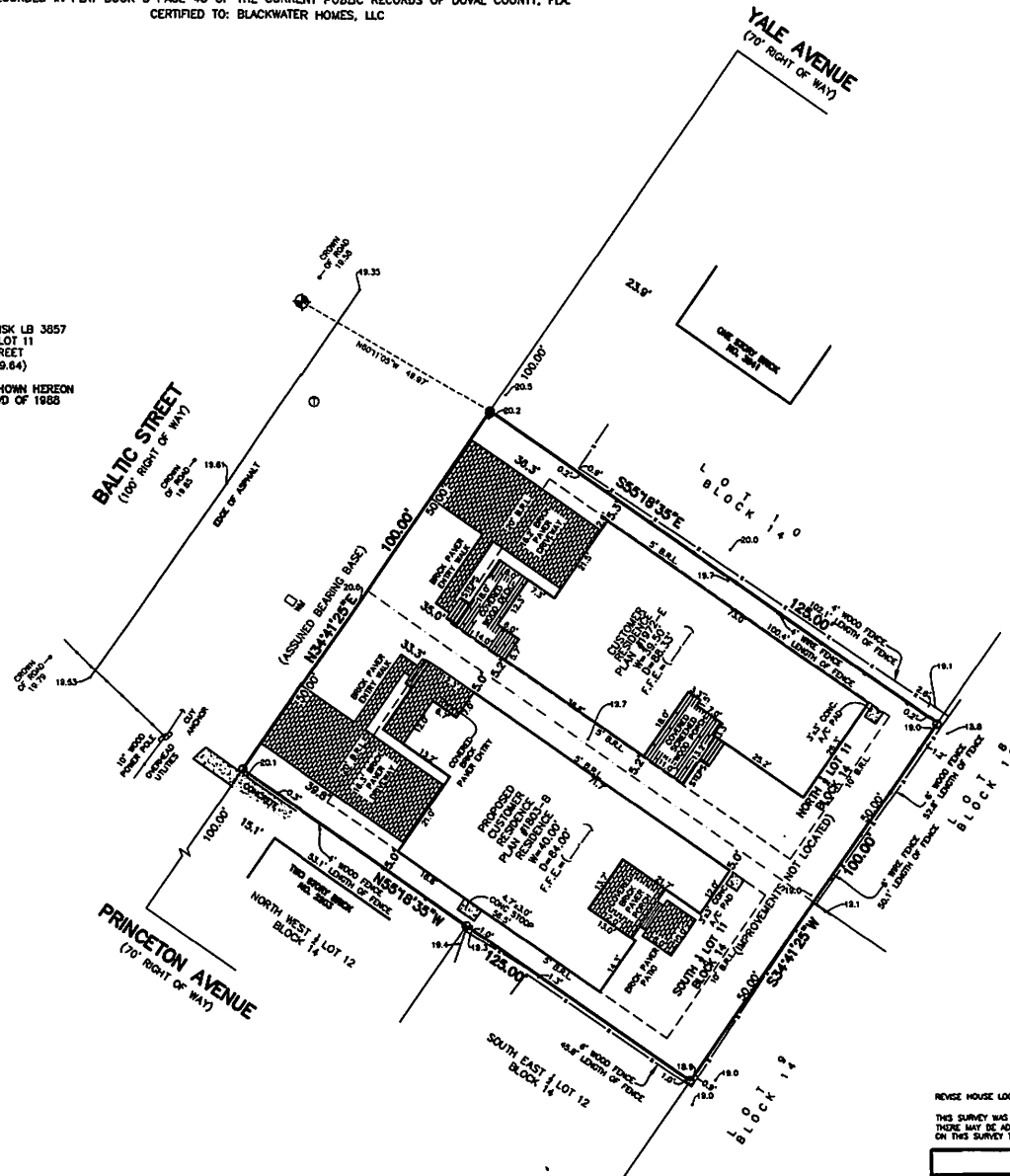
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MAP SHOWING BOUNDARY, TOPOGRAPHIC &
TREE SURVEY WITH PLOT PLAN OF
LOTS 11, BLOCK 14 AS SHOWN ON MAP OF ORTEGA
AS RECORDED IN PLAT BOOK 3 PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.
CERTIFIED TO: BLACKWATER HOMES, LLC



BENCHMARK:
SET NAIL & DISK LB 3857
IN FRONT OF LOT 11
ON BAL TIC STREET
ELEVATION: (19.64)
ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988



NOTE—NO LOT GRADING ENGINEERING PLANS WERE PROVIDED BY THE CLIENT PRIOR TO THIS DRAWING.

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN	
NORTH 1/2 LOT 11, BLOCK 14	PLAN #1972-E
LOT SIZE	6,230± SQ. FT.
DRIVEWAY TO R/W	590± SQ. FT.
ENTRY WALK	75± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	50.00 FT.
TOTAL IMPERVIOUS COVERAGE	3,528± SQ. FT. 56%

DIMENSIONS SHOWN HEREON ARE PER FOUNDATION PLAN	
SOUTH 1/2 LOT 11, BLOCK 14	PLAN #1803-B
LOT SIZE	6,250± SQ. FT.
DRIVEWAY TO R/W	647± SQ. FT.
ENTRY WALK	74± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	50.00 FT.
TOTAL IMPERVIOUS COVF	3,544± SQ. FT. 57%

BUILDERS ENDORSEMENT
SIGNED: _____
NAME: _____
DATE: _____

① DENOTES FOUND 1/2"
② IRON PIPE, NO 1/4"
UNLESS OTHERWISE NOTED
WM - DENOTES WATER METER
③ - DENOTES 31" TELE MANHOLE

REVERSE HOUSE LOCATIONS, W.D.# 180862; 11-20-18 (OFFICE)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "C" AS SHOWN
ON FLOOD INSURANCE RATE MAP 0384 H FOR DUVAL COUNTY, FLORIDA, F.I.R.M. INDEX DATE 08-03-13

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
LAND SURVEYORS - 3751 SW 45TH PLACE, SUITE 10 - JACKSONVILLE, FLORIDA, 32217 - 904/278-0288 - LICENSED LAND BUSINESS NO. 38257

Legend
 ① - BOUNDARY
 ② - DRIVEWAY
 ③ - ENTRY WALK
 ④ - SIDEWALK
 ⑤ - DRIVEWAY TO R/W
 ⑥ - ENTRY WALK
 ⑦ - APPROXIMATE SIDEWALK
 ⑧ - RIGHT-OF-WAY LINE
 ⑨ - CORNER MARKER
 ⑩ - SURVEY POINT
 ⑪ - WOOD PILE
 ⑫ - WATER METER
 ⑬ - TELE MANHOLE
 ⑭ - 31" TELE MANHOLE
 ⑮ - 18" TELE MANHOLE
 ⑯ - 12" TELE MANHOLE
 ⑰ - 6" TELE MANHOLE
 ⑱ - 4" TELE MANHOLE
 ⑲ - 3" TELE MANHOLE
 ⑳ - 2" TELE MANHOLE
 ㉑ - 1" TELE MANHOLE
 ㉒ - 1/2" TELE MANHOLE
 ㉓ - 3/4" TELE MANHOLE
 ㉔ - 1" TELE MANHOLE
 ㉕ - 1/2" TELE MANHOLE
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 ㊾ - 1/2" TELE MANHOLE
 ㊿ - 3/4" TELE MANHOLE
 ① - BOUNDARY
 ② - DRIVEWAY
 ③ - ENTRY WALK
 ④ - SIDEWALK
 ⑤ - DRIVEWAY TO R/W
 ⑥ - ENTRY WALK
 ⑦ - APPROXIMATE SIDEWALK
 ⑧ - RIGHT-OF-WAY LINE
 ⑨ - CORNER MARKER
 ⑩ - SURVEY POINT
 ⑪ - WOOD PILE
 ⑫ - WATER METER
 ⑬ - TELE MANHOLE
 ⑭ - 31" TELE MANHOLE
 ⑮ - 18" TELE MANHOLE
 ⑯ - 12" TELE MANHOLE
 ⑰ - 6" TELE MANHOLE
 ⑱ - 4" TELE MANHOLE
 ⑲ - 3" TELE MANHOLE
 ⑳ - 2" TELE MANHOLE
 ㉑ - 1" TELE MANHOLE
 ㉒ - 1/2" TELE MANHOLE
 ㉓ - 3/4" TELE MANHOLE
 ㉔ - 1" TELE MANHOLE
 ㉕ - 1/2" TELE MANHOLE
 ㉖ - 3/4" TELE MANHOLE
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 ㊽ - 1" TELE MANHOLE
 ㊾ - 1/2" TELE MANHOLE
 ㊿ - 3/4" TELE MANHOLE

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER
RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO
ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN
HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE
FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT
TO CHAPTER 472.027 / CHAPTER 41617-6, FLORIDA STATUTES.
 SURVEY NOT VALID UNLESS ENDORSED BY SEAL
 JAMES D. HARVESSON, JR., No. 28447
 MICHAEL A. GARRETT, No. 28447
 DATE: 07-12-18
 SCALE: 1"=80'
 REGISTERED SURVEYOR

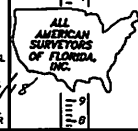


Exhibit A

Property Ownership Affidavit

Date: November 30, 2019

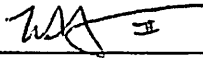
City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

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

Ladies and Gentlemen:

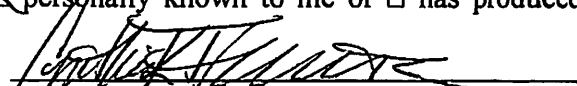
You are hereby advised that William A. Stanly, III, Manager of Blackwater Homes, LLC, is the owner of the property described in the legal description attached hereto as **Exhibit 1**, filed in connection with application(s) for historic entitlements and incentives, a land use and zoning change, administrative 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 30th 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.


(Notary Signature)



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

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.

Exhibit B

Agent Authorization

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

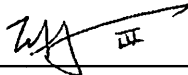
**Re: Agent Authorization for 3951 Baltic Avenue, Jacksonville, FL 32210
(RE# 101440 0000)**

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.

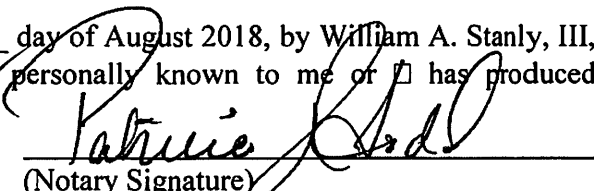
Blackwater Homes, LLC

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

04/13/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
03/04/2016 -- Florida Limited Liability	View image in PDF format

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

Tile #
 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										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0100	RES LD 3-7 UNITS PER AC	RLD-90	100.00	125.00	Common	100.00	Front Footage	\$145,500.00	1	3-40 04-3S-26E
										2	ORTEGA
										3	LOT 11 BLK 14

Buildings

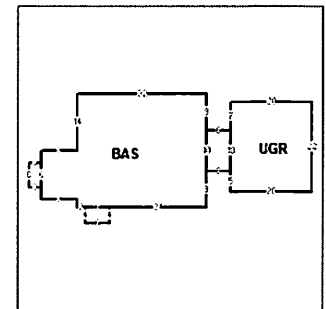
Building 1
 Building 1 Site Address
 3951 BALTIC AVE Unit
 Jacksonville FL 32210

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 Asp/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

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
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$212,115.00	\$146,992.00	\$50,500.00	\$96,492.00		
Current Year	\$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: 

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

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

T 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

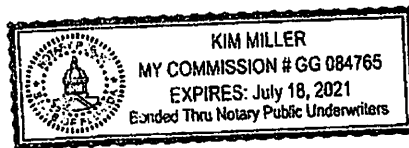
COUNTY OF DUVAL

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 LICENSE as identification.

Kim Miller
Notary Public

My Commission Expires:

(SEAL)

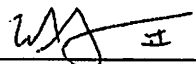


Affidavit

Affiant, William A. Stanly, III, as Manager of Blackwater Homes, LLC ("Owner"), hereby certifies that the property located at 3951 Baltic Avenue, Jacksonville, Florida 32210, with RE # 101440 0000, and owned by Owner is not within the jurisdiction of a Home Owner's Association.

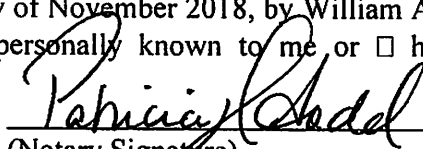
Affiant:

Blackwater Homes, LLC

By: 
William A. Stanly, III, Manager

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn and subscribed before me this 30th 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.


(Notary Signature)

