

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2023-0010 (WRF-22-30)

FEBRUARY 10, 2023

Location: 1230 Cathy Tripp Lane N
Between Well Water Road and Cathy Tripp Lane N

Real Estate Number(s): 004683 0100
004683 0200

Waiver Sought: Reduce minimum road frontage from 160 feet to 0 feet for two lots.

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: 5- Northwest

Owner/Applicant: Charles A. Stokes
1230 Cathy Tripp Lane N
Jacksonville, Florida 32220

Chris Hagan
208 N. Laura Street
Suite 710
Jacksonville, Florida 32202

Staff Recommendation: **Approve**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2023-0010 (WRF-22-30)** seeks to reduce the required minimum road frontage from 160 feet to 0 feet for 2 lots. The properties were originally 1 large 10± acre parcel, however, it was divided into 2 lots (Parcel A and Parcel B). Parcel A being 7± acres and Parcel B being 3± acres. Parcel A will remain a 7± acre parcel with a home already established, while Parcel B will be sold to their daughter to build a proposed single family home on. Both parcels are currently zoned Residential Rural-Acre (RR-Acre).

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?*

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

- (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)?*

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 for Subdivision Regulations).

- (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?*

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.

- (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?*

There a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or an approved private 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?*

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.

SUPPLEMENTARY INFORMATION

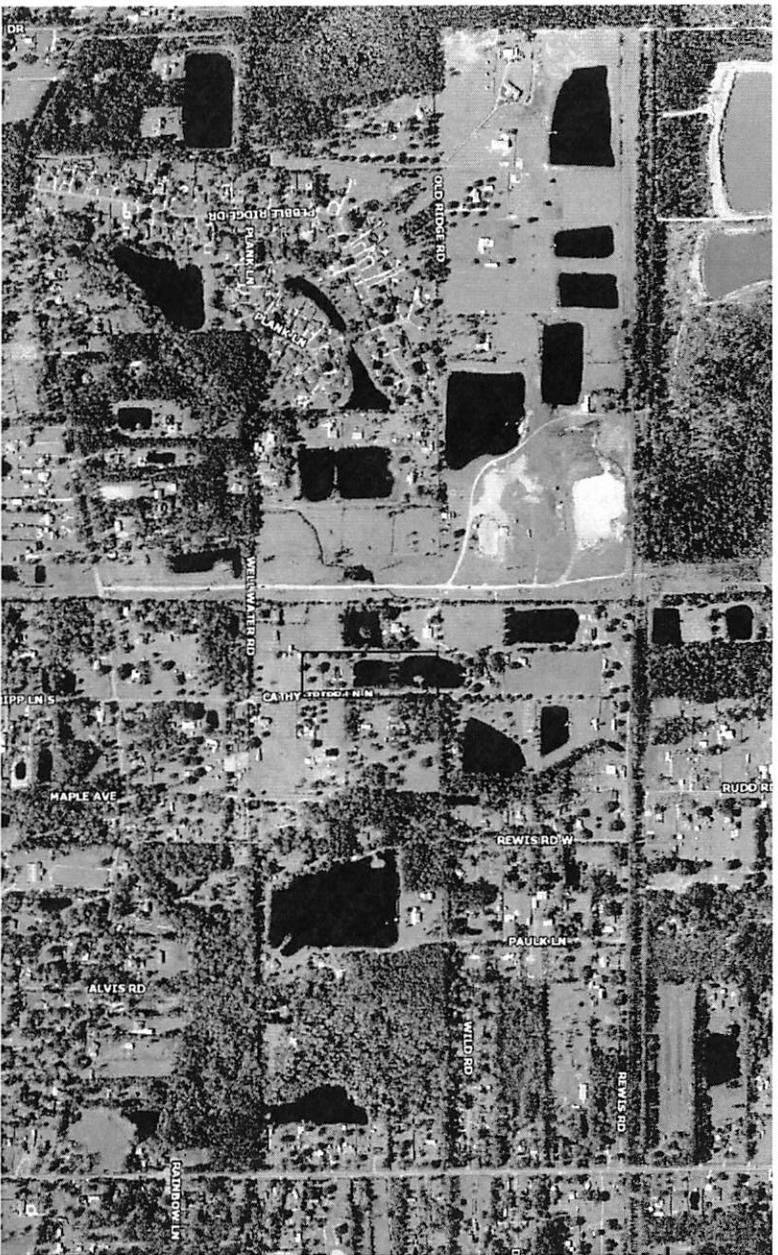


*Source: Planning & Development Department
Date: 02/8/2023*

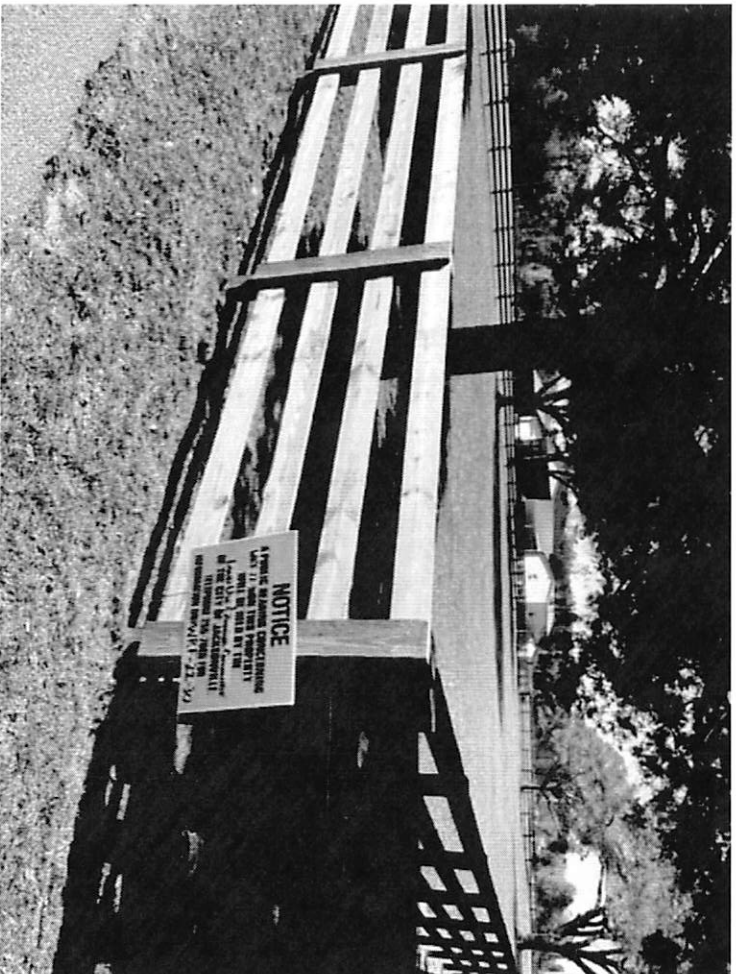
Upon visual inspection of the subject property on **February 7th, 2023** by the Planning and Development Department the required Notice of Public Hearing sign **was** posted.

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 2023-0010 (WRF-22-30)** be **APPROVED**.

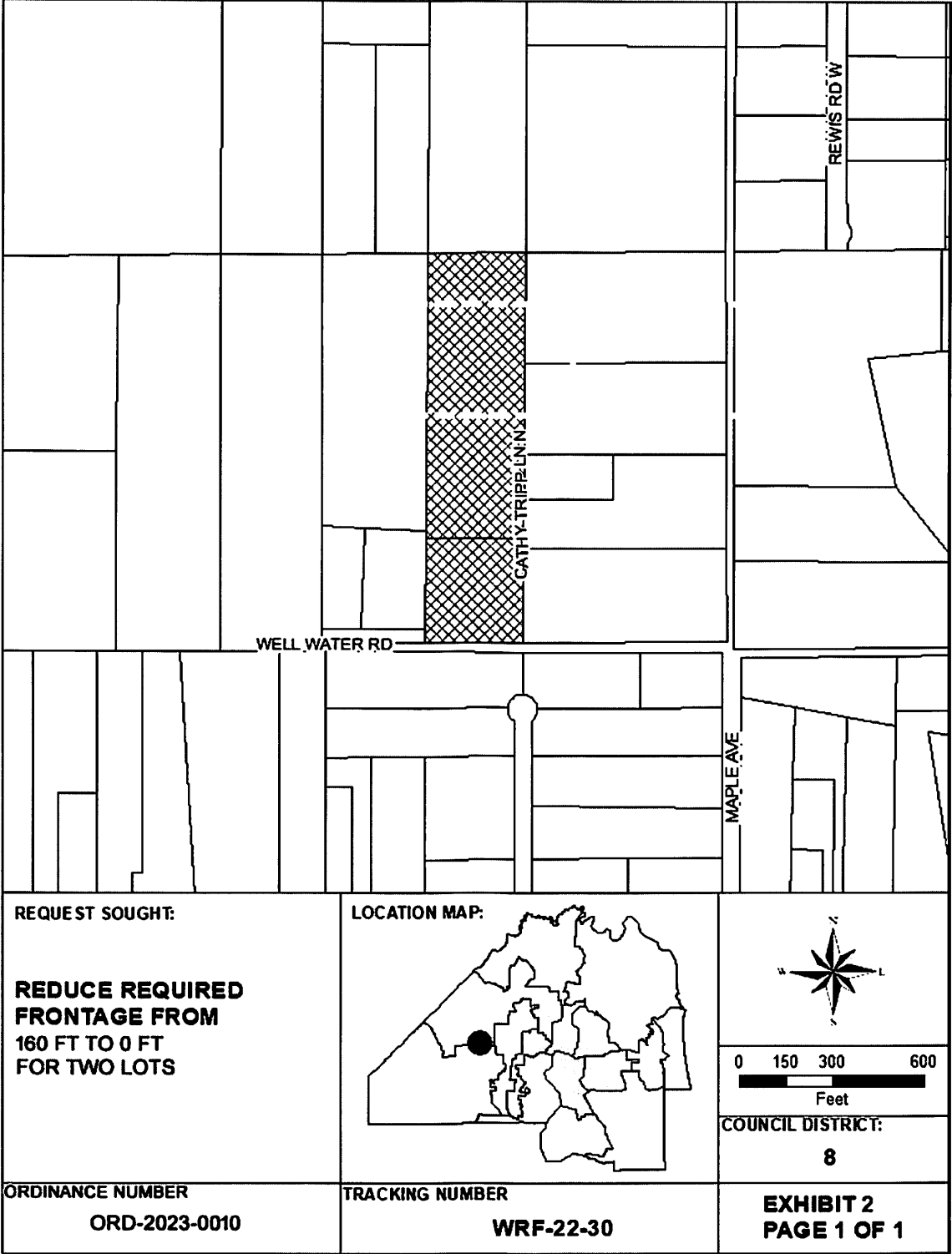


Aerial View



View of the Subject Site

Source: Planning & Development Department
Date: 02/8/2023



Legal Map

Date Submitted: 11/1
Date Filed: 11-7

Application Number: WRF-22-30
Public Hearing:

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

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

For Official Use Only		
Current Zoning District: RR-Acres	Current Land Use Category: LDR	
Council District: 8	Planning District: 5	
Previous Zoning Applications Filed (provide application numbers): NONE		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): NA		
Neighborhood Associations: WHITEHOUSE CIVIC ASSOC.		
Overlay: Part 10 / 70db NOISE AND SOUND / NOTICE ZONE / LIGHTING REGULATION ZONING		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: 1,280 ⁰⁰	Zoning Asst. Initials: JS

1161+119

PROPERTY INFORMATION	
1. Complete Property Address: 1230 Cathy Tripp Ln N., Jacksonville, FL 32220	2. Real Estate Number: 004683-0010 / 004683-0200
3. Land Area (Acres): 9.27	4. Date Lot was Recorded: 3/25/2002
5. Property Located Between Streets: Well Water Rd. and Cathy Tripp Ln N	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 0 feet for 2 lots	
8. In whose name will the Waiver be granted? Charles A Stokes/Rose M. Stokes	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Charles A Stokes	10. E-mail: trailcam@bellsouth.net
11. Address (including city, state, zip): 1230 Cathy Tripp Ln N., Jacksonville, FL 32220	12. Preferred Telephone: (904) 318-9772

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Chris Hagan	14. E-mail: Hagan@TheSouthernGroup.com
15. Address (including city, state, zip): 208 N. Laura St., Suite 710 Jacksonville, FL 32202	16. Preferred Telephone: (904) 425-8765

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

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

Both parcels meet all (5) criteria laid out, in the above section, for the city council to consider the waiver. This is a rural area of town where the roads accessing the properties are maintained by the residents. The cost to upgrade the roads to city standards and have the city take over maintenance is not economically feasible. The residents would like to continue to maintain the roads and in doing so would need a waiver of road frontage.

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, 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

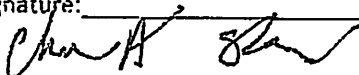
Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be 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: Charles A Stokes

Signature: 

Applicant or Agent (if different than owner)


Print name: Chris Hagan

Signature: 

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

Owner(s)

Print name: Rose M Stokes

Signature: 

SUBMITTAL

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

Submit applications to:

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




17. Waiver request

Page 3 of 5

Requesting a waiver from 160 ' to 0 ' (two lots) original parcel number of 10 acres is 004683-0000 for 1230 Cathy Tripp Lane North Jacksonville, FL 32220. Split into two parcels. Parcel A is approximately 7 acres with the current home parcel assigned 004683-0100 and Parcel B is approximately 3 acres for a proposed home parcel assigned 004683-0200.

Attached is the original survey prior to split. New survey showing the split, 7 acres with the existing home and proposed location of the home on the 3 acre parcel. The properties have over 393 ft. of road frontage and it's paved road not dirt.

Should you have any questions or need additional information feel free to contact either Charles A Stokes or Rose Stokes 904-502-1520 or 904-318-9772.



trailcam@bellsouth.net

Property Ownership Affidavit - Individual

Date: 12-9-22

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: **1230 and 0 Cathy Tripp Lane North**
RE#(s): **004683-0100, 004683-0200**

To Whom it May Concern:

I hereby certify that Charles A. Stokes is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Road Frontage submitted to the Jacksonville Planning and Development Department.

By Charles A. Stokes
Print Name: Charles A. Stokes

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 9th day of December 2022, by Charles A. Stokes who is personally known to me or who has produced _____ as identification and who took an oath.

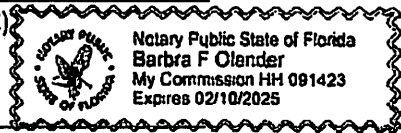
Barbra F. Olander

(Signature of NOTARY PUBLIC)

Barbra F. Olander

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



Agent Authorization – Individual

Date: 12-9-22

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: 1230 and 0 Cathy Tripp Lane North

RE#(s): 004683-0100, 004683-0200

To Whom it May Concern:

You are hereby advised that Charles A. Stokes as owner of _____ hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Chris Hagan to act as agent to file application(s) for waiver of 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: Charles A. Stokes

Print Name: Charles A. Stokes

STATE OF FLORIDA
COUNTY OF DUVAL

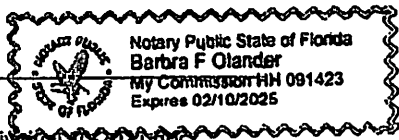
Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 9th day of December 2022 by Charles A. Stokes, who is personally known to me or who has produced _____ as identification and who took an oath.

Barbra F. Olander
(Signature of NOTARY PUBLIC)

Barbra F. Olander
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires:



Property Ownership Affidavit - Individual

Date: 12-9-22

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: **1230 and 0 Cathy Tripp Lane North**
RE#(s): **004683-0100, 004683-0200**

To Whom it May Concern:

I hereby certify that Rose M. Stokes is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Road Frontage submitted to the Jacksonville Planning and Development Department.

By Rose M. Stokes

Print Name: Rose M. Stokes

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 9th day of December 2022, by Rose M. Stokes who is personally known to me or who has produced _____ as identification and who took an oath.

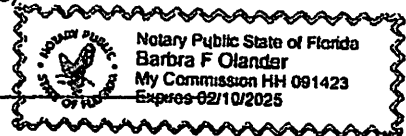
Barbara F. Olander

(Signature of NOTARY PUBLIC)

Barbra F. Olander

(Printed name of NOTARY PUBLIC)

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Date: 12-9-22

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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: 1230 and 0 Cathy Tripp Lane North

RE#(s): 004683-0100, 004683-0200

To Whom it May Concern:

You are hereby advised that Rose M. Stokes as owner of _____ hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Chris Hagan to act as agent to file application(s) for waiver of 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: Rose M. Stokes

Print Name: Rose M Stokes

STATE OF FLORIDA
COUNTY OF DUVAL

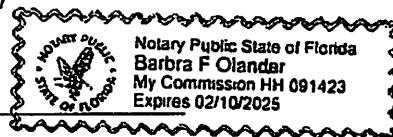
Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 9th day of December 2022 by Rose M. Stokes, who is personally known to me or who has produced _____ as identification and who took an oath.

Barbra F. Olander
(Signature of NOTARY PUBLIC)

Barbra F. Olander
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____



STOKES CHARLES A
 1230 CATHY TRIPP LN
 JACKSONVILLE, FL 32220
STOKES ROSE M

Primary Site Address
 0 N CATHY TRIPP LN
 Jacksonville FL 32220

Official Record Book/Page
 20372-01197

Title #
 5408

0 N CATHY TRIPP LN
 Property Detail

RE #	004683-0200
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00019 JAX HEIGHTS SEC
Total Area	107721

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$18,923.00
Land Value (Market)	\$0.00	\$89,400.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$0.00	\$108,323.00
Assessed Value	\$0.00	\$108,323.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$0.00	See below

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

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value	SJRWMD/FIND Taxable Value	School Taxable Value
No applicable exemptions	No applicable exemptions	No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20372-01197	7/22/2022	\$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GBDR2	GP Barn Class D	0	40	36	1,440.00	\$0.00
1	STDR2	Stable Class D	1	52	31	1,612.00	\$13,831.00
2	SHAR2	Shed Aluminum	0	32	24	768.00	\$5,092.00
3	GRMR2	Garage/Util Bdg Metl	0	40	14	560.00	\$0.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-Acre	0.00	0.00	Common	2.98	Acreage	\$89,400.00	1	5-93 08-25-25E 2.98
										2	JACKSONVILLE HEIGHTS
										3	PT TRACT 14 RECD
										4	O/R 20372-1197 BLK 4

Buildings

No data found for this section

2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

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.

No information available

• 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](#)

9/15/22, 11:32 AM

Property Appraiser - Property Details

Finished Open Porch	216	0	65	Baths	3.000
Finished Garage	858	0	429	Bedrooms	3.000
Total	3881	2363	3123	Stories	1.000
				Rooms / Units	1.000

2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

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.

No information available

- 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](#)

STOKES CHARLES A
 1230 CATHY TRIPP LN
 JACKSONVILLE, FL 32220
STOKES ROSE M

Primary Site Address
 1230 N CATHY TRIPP LN
 Jacksonville FL 32220

Official Record Book/Page
 20372-01195

File #
 5408

1230 N CATHY TRIPP LN
 Property Detail

RE #	004683-0100
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00019 JAX HEIGHTS SEC
Total Area	296199

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$286,722.00
Extra Feature Value	\$0.00	\$10,499.00
Land Value (Market)	\$0.00	\$71,140.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$0.00	\$368,361.00
Assessed Value	\$0.00	\$246,454.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$121,907.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$0.00	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

Assessed Value	\$246,454.00
Homestead (HX)	
Homestead Banding 196.031(1)(b) (HB)	
Taxable Value	\$196,454.00

SJRWMD/FIND Taxable Value

Assessed Value	\$246,454.00
Homestead (HX)	
Homestead Banding 196.031(1)(b) (HB)	
Taxable Value	\$196,454.00

School Taxable Value

Assessed Value	\$246,454.00
Homestead (HX)	
Taxable Value	\$221,454.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>20372-01195</u>	7/22/2022	\$100.00	WD - Warranty Deed	Unqualified	Vacant
<u>10417-00931</u>	3/25/2002	\$80,000.00	WD - Warranty Deed	Qualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPGR7	Fireplace Gas	1	0	0	1.00	\$2,390.00
2	BCWR6	Boat Cover	1	17	15	255.00	\$2,417.00
3	CVPR2	Covered Patio	1	30	12	360.00	\$5,692.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0193	RES POND RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	2.18	Acreage	\$65,400.00
2	9600	WASTE LAND	RR-ACRE	0.00	0.00	Common	1.17	Acreage	\$4,095.00
3	9400	RIGHT-OF-WAY & STS	RR-ACRE	0.00	0.00	Common	1.22	Acreage	\$1,220.00
4	9500	SUBMERGED LAND	RR-ACRE	0.00	0.00	Common	2.50	Acreage	\$425.00

Legal

LN	Legal Description
1	5-93 08-2S-25E 7.07
2	JACKSONVILLE HEIGHTS
3	PT TRACT 14 RECD
4	O/R 20372-1195 BLK 4

Buildings

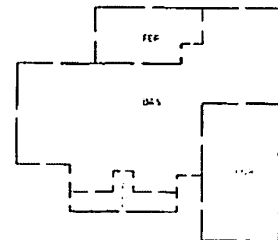
Building 1

Building 1 Site Address
 1230 N CATHY TRIPP LN Unit
 Jacksonville FL 32220

Building Type	0101 - SFR 1 STORY
Year Built	2005
Building Value	\$286,722.00

Type	Gross Area	Heated Area	Effective Area
Finished Encl	444	0	266
Porch			
Base Area	2363	2363	2363

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Element	Code	Detail
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LEGAL DESCRIPTION

11-02-22

EXHIBIT 1

A PART OF LOT 14 BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE S 00°15'14" W ALONG THE EASTERLY LINE OF SAID LOT 14, A DISTANCE OF 931.87' TO A POINT; THENCE N 89°58'50" W. A DISTANCE OF 331.94' TO A POINT IN THE WESTERLY LINE OF SAID LOT 14; THENCE N 00°14'57" E, ALONG SAID WESTERLY LINE OF LOT 14, A DISTANCE OF 931.91' TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE S 89°58'25" E, ALONG THE NORTHERLY LINE OF SAID LOT 14, A DISTANCE OF 332.02' TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS FOR INGRESS AND EGRESS PURPOSES:

BEGIN AT THE NORTHEAST CORNER OF LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS SHOWN ON PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°15'14" WEST ALONG THE EASTERLY LINE OF SAID LOT 14, BLOCK 4, A DISTANCE OF 1296.00 FEET; THENCE SOUTH 89°57'00" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°15'14" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 8; THENCE NORTH 89°57'00" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 90.00 FEET; THENCE NORTH 00°15'14" EAST, A DISTANCE OF 1326.00 FEET TO THE NORTHERLY LINE OF SAID LOT 14, BLOCK 4; THENCE NORTH 89°59'41" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE WESTERLY SIXTY (60) FEET OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF LOT BLOCK 1, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF SAID JACKSONVILLE HEIGHTS.

TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE SOUTHERLY SIXTY (60) FEET OF LOT 14 BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGAL DESCRIPTION
11/02/2022
EXHIBIT 2

As part of LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, as shown on the plat of Jacksonville Heights as recorded in PLAT BOOK 5. PAGE 93, of the current public records of Duval County, Florida, being more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14; THENCE N 89°50'37" W ALONG THE SOUTHERLY LINE OF SAID LOT 14 A DISTANCE OF 331.91' TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE N 00°14'57" E ALONG THE WESTERLY LINE OF SAID LOT 14 A DISTANCE OF 393.16' TO A POINT; THENCE S 89°58'55" E, A DISTANCE OF 331.94' TO A POINT IN THE EASTERLY LINE OF SAID LOT 14; THENCE S 00°15'14" W ALONG SAID EASTERLY LINE OF LOT 14 A DISTANCE OF 393.96' TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT OT THE FOLLOWING EASEMENTS FOR INGRESS AND EGRESS PURPOSES:

BEGIN AT THE NORTHEAST CORNER OF LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS SHOWN ON PLAY OF JACKSONVILE HEIGHTS AS RECORDED IN PLAY BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°15'14" WEST ALONG THE EASTERLY LINE OF SAID LOT 14, BLOCK 4, A DISTANCE OF 1296.00 FEET; THENCE SOUTH 89°57'00" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°15'14" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF SAID SECTION 8; THENCE NORTH 89°57'00" WEST ALONG SAID SOUTHERLY LINE , A DISTANCE OF 90.00 FEET; THENCE NOTH 00°15'14" EAST, A DISTANCE OF 1326.00 FEET TO THE NORTHERLY LINE OF SAID LOT 14, BLOCK 4; THENCE NORTH 89°59'41" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE WESTERLY SIXTY (60) FEET OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF LOT 1, BLOCK 1, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF SAID JACKSONVILLE HEIGHTS.

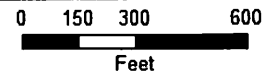
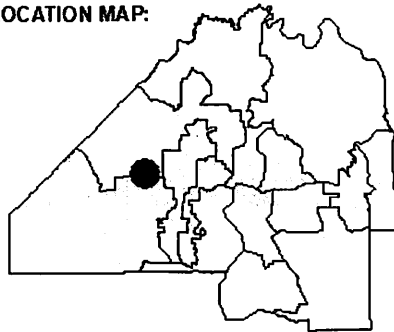
TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE SOUTHERLY SIXTY (60) FEET OF LOT 14 BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



REQUEST SOUGHT:

**REDUCE REQUIRED
FRONTAGE FROM
160 FT TO 0 FT**

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

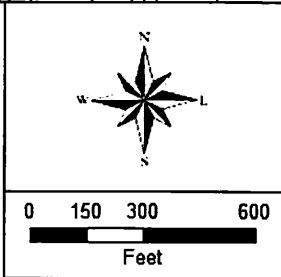
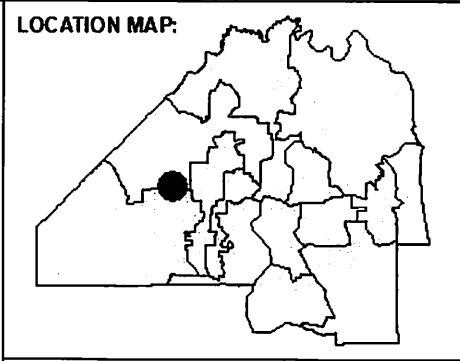
WRF-22-30

**EXHIBIT 2
PAGE 1 OF 1**



REQUEST SOUGHT:

REDUCE REQUIRED FRONTAGE FROM 160 FT TO 0 FT



COUNCIL DISTRICT:

8

TRACKING NUMBER

WRF-22-30

EXHIBIT 3

PAGE 1 OF 1

This document prepared by and Return to:
Barbara G. Sweet
Crossland Title Services, LLC
1563 Alford Place, Suite 1
Jacksonville, FL 32207
(904) 859-9501

Parcel ID portion of 004683-0000

Warranty Deed

This Deed, Made July 22nd 2022 Between, Charles A. Stokes and Rose M. Stokes, a married couple, Grantors, and Charles A. Stokes and Rose M. Stokes, a married couple, as tenants by the entirety, whose address is: 1230 Cathy Tripp Lane, Jacksonville, FL 32220, Grantees

Witnesseth: that the GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10), and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Subject to encumbrances, restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2021.

TO HAVE AND TO HOLD the same in fee simple forever.

This conveyance of this homestead property is made to create a tenancy by the entireties between the parties who are a married couple; and to divide the original parcel into two separate parcels with revised legal descriptions, minimal documentary transfer tax is paid.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever

In Witness Whereof, the Grantors have hereunto set hand and seals the date first above written

Signed, Sealed and delivered in our presence:

Charles A. Stokes
Charles A. Stokes

Rose M. Stokes
Rose M. Stokes
1230 Cathy Tripp Lane, Jacksonville, FL 32220

Barbara G. Sweet
Witness
Printed Name: Barbara G. Sweet
Barbara G. Sweet
Witness
Printed Name: Barbara G. Sweet

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 22nd day of July, 2022, by Charles A. Stokes and Rose M. Stokes.

Barbara G. Sweet
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known ___ OR Produced Identification: ___ Type of Identification Pr

N. D. ...
0174 859 9501

EXHIBIT "A" LEGAL DESCRIPTION

A PART OF LOT 14, BLOCK 4, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14; THENCE N 89°50'37" W ALONG THE SOUTHERLY LINE OF SAID LOT 14 A DISTANCE OF 331.91' TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE N 00°14'57" E ALONG THE WESTERLY LINE OF SAID LOT 14 A DISTANCE OF 393.16' TO A POINT; THENCE S 89° 58'50" E, A DISTANCE OF 331.94' TO A POINT IN THE EASTERLY LINE OF SAID LOT 14; THENCE S 00°15' 14" W ALONG SAID EASTERLY LINE OF LOT 14 A DISTANCE OF 393.96' TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS FOR INGRESS AND EGRESS PURPOSES:

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TOGETHER WITH A SIXTY (60) FOOT EASEMENT FOR INGRESS AND EGRESS PURPOSES ACROSS THE WESTERLY SIXTY (60) FEET OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF LOT 1, BLOCK 1, SECTION 17, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF SAID JACKSONVILLE HEIGHTS.

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This document was prepared by:
Barbara G. Sweet
Crestone Title Services, LLC
1663 Alford Road, Suite 1
Jacksonville, FL 32217
(904) 658-0501

Parcel ID: portion of 004683-0000

Warranty Deed

This Deed, Made July ^{22nd} 2022 Between, Charles A. Stokes and Rose M. Stokes, a married couple, Grantors, and Charles A. Stokes and Rose M. Stokes, a married couple, as tenants by the entirety, whose address is: 1230 Cathy Tripp Lane, Jacksonville FL 32220, Grantees.

Witnesseth, that the GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10), and other good and valuable consideration to GRANTORS in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Subject to encumbrances, restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2021.

TO HAVE AND TO HOLD the same in fee simple forever

This conveyance of this homestead property is made to create a tenancy by the entireties between the parties who are a married couple and to divide the original parcel into two separate parcels with revised legal descriptions, minimal documentary transfer tax is paid

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantors have hereunto set hand and seals the date first above written.

Signed, Sealed and delivered in our presence

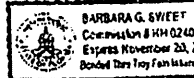
Charles A. Stokes
Charles A. Stokes
Rose M. Stokes
Rose M. Stokes
1230 Cathy Tripp Lane, Jacksonville, FL 32220

Barbara G. Sweet
Witness
Printed Name: Barbara G. Sweet
Kevin Turner
Witness
Printed Name: Kevin Turner

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 22nd day of July 2022, by Charles A. Stokes and Rose M. Stokes

Barbara G. Sweet
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known OR Produced Identification Type of Identification Prod

11-2-22
004683-0010
Spartan
7-15-22
[Handwritten notes]

EXHIBIT "A" LEGAL DESCRIPTION

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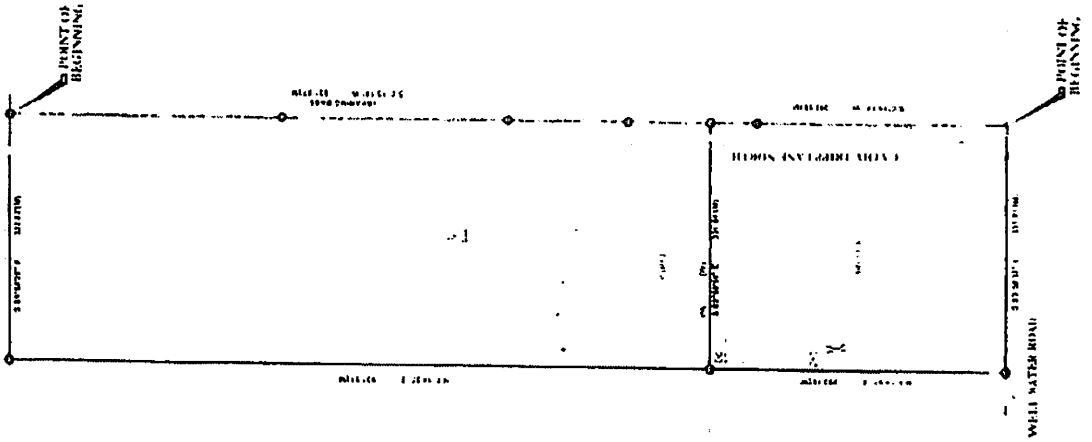
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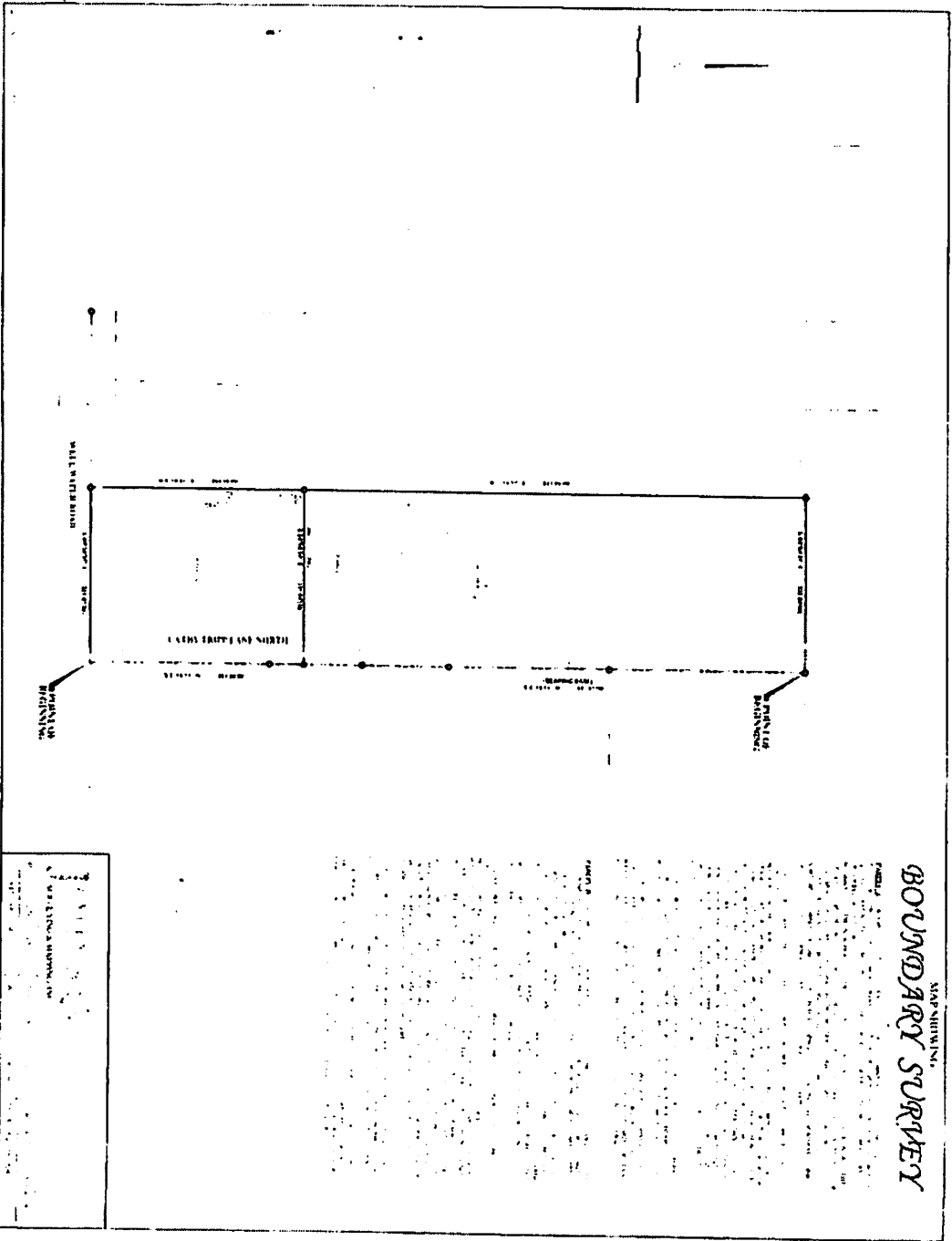
MAP SHOWING BOUNDARY SURVEY

PART A
 BEING THE PART OF THE LAND OF THE STATE OF ALABAMA WHICH WAS...
 THE SURVEY OF THE LAND OF THE STATE OF ALABAMA...
 THE SURVEY OF THE LAND OF THE STATE OF ALABAMA...
 THE SURVEY OF THE LAND OF THE STATE OF ALABAMA...

PART B
 BEING THE PART OF THE LAND OF THE STATE OF ALABAMA WHICH WAS...
 THE SURVEY OF THE LAND OF THE STATE OF ALABAMA...
 THE SURVEY OF THE LAND OF THE STATE OF ALABAMA...
 THE SURVEY OF THE LAND OF THE STATE OF ALABAMA...



DEPARTMENT OF REVENUE
 BUREAU OF LAND SURVEYING
 ALABAMA



STATE OF MINN.
 BOUNDARY SURVEY
 [Illegible text]

[Illegible text]

RE-SURVEILING
BOUNDARY SURVEY

THIS SURVEY WAS MADE BY THE UNDERSIGNED ON THE 15th DAY OF APRIL 1900. THE OBJECT OF THE SAME WAS TO RE-SURVEIL THE BOUNDARY OF THE TRACT OF LAND HEREIN DESCRIBED, AND TO DETERMINE THE POSITION OF THE CORNERS THEREOF. THE TRACT OF LAND IS DESCRIBED AS FOLLOWS: [Illegible text]

JOHNSON
SURVEYOR

