

Date Submitted:	11-30
Date Filed:	12-8

Application Number:	WRF-20-31
Public Hearing:	1/7/21

## Application for Waiver of Minimum Required Road Frontage

City of Jacksonville, Florida  
 Planning and Development Department

COMPANION  
 VARIANCE  
 V-20-24

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

For Official Use Only		
Current Zoning District:	RMD-D	Current Land Use Category: MDR
Council District:	9	Planning District: 4
Previous Zoning Applications Filed (provide application numbers): NONE		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): NONE		
Neighborhood Associations: NONE		
Overlay: NONE		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 6	Amount of Fee: 2945.00	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 0 and 5929 Seaboard Avenue	2. Real Estate Number: 103180-0000 and 103183-0000
3. Land Area (Acres): 7.5	4. Date Lot was Recorded: 1910
5. Property Located Between Streets: 110th Street and Bryner Dr.	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>35</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted? Southern Impression Homes, Inc.	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: <b>Troy Albers</b>	10. E-mail:
11. Address (including city, state, zip): 5929 Seaboard Avenue Jacksonville, FL 32244	12. Preferred Telephone:

APPLICANT'S INFORMATION (if different from owner)	
13. Name: <b>Southern Impression Homes, Inc.</b>	14. E-mail: <b>cfunk@sihomesfl.com</b>
15. Address (including city, state, zip): 5711 Richard St., Ste. 1 Jacksonville, FL 32216	16. Preferred Telephone: 904-476-6989

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"> <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.

See attached written description.

## ATTACHMENTS

The following attachments must accompany each copy of the application.

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

## FILING FEES

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

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

**AUTHORIZATION**

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

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

**I hereby certify that I have read and understand** the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

**Owner(s)**

Print name: Troy Albers

Signature: \_\_\_\_\_

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

Print name: Wyman Duggan

Signature: 

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

**Owner(s)**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

**SUBMITTAL**

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

**Submit applications to:**

Planning and Development Department, Zoning Section

214 North Hogan Street, 2<sup>nd</sup> Floor

Jacksonville, Florida 32202

(904) 255-8300

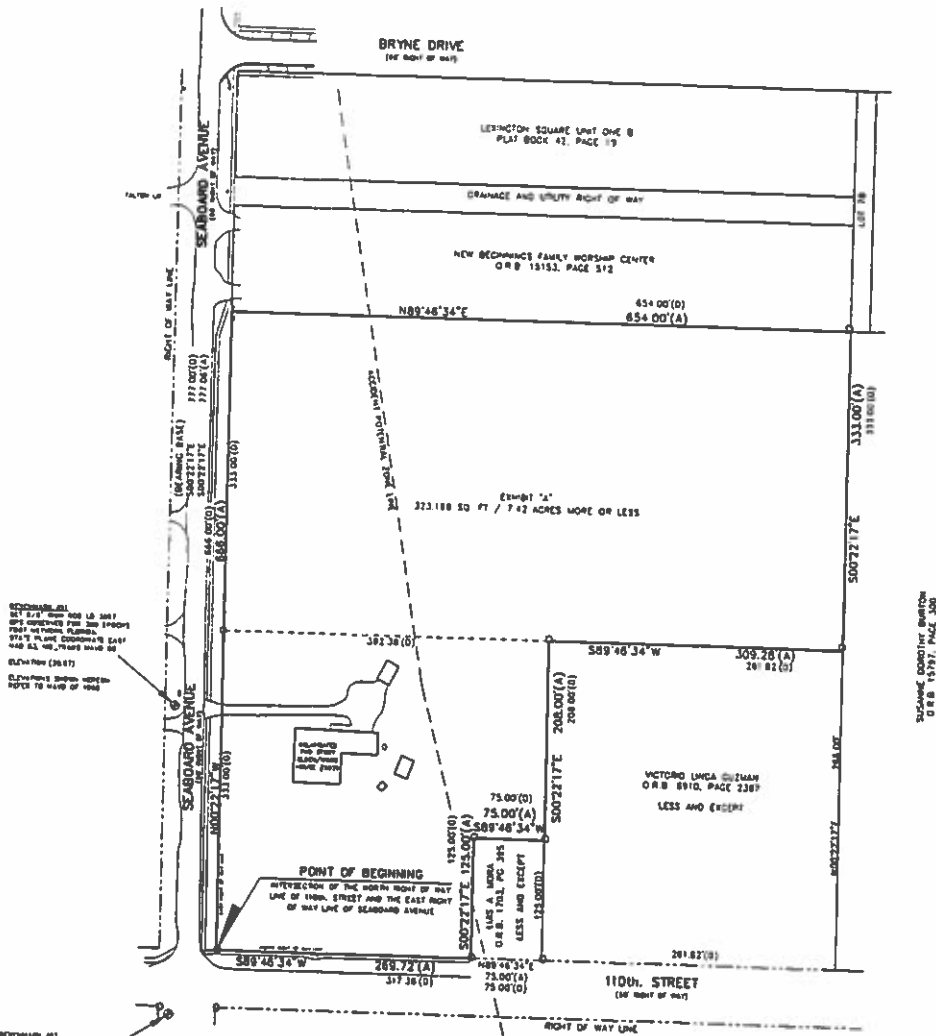
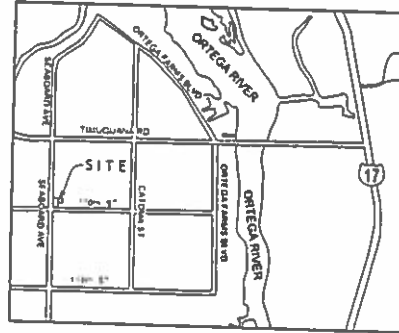
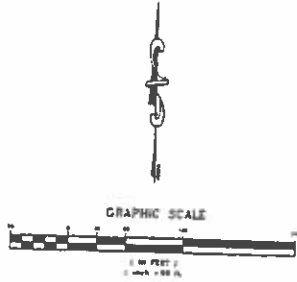
**MAP SHOWING BOUNDARY, TOPOGRAPHIC AND TREE SURVEY SURVEY OF  
LOT 16, BLOCK 29 AS SHOWN ON MAP OF  
ORTEGA FARMS**

LESS AND EXCEPT THAT CERTAIN REAL PROPERTY DESCRIBED IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 8874, PAGE 2347 AND OFFICIAL RECORDS BOOK 1763, PAGE 209, OF THE CLERK'S PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(CORRECTED DESCRIPTION)  
DIMEY "A"

FOR A POINT OF REFERENCE, BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 110th STREET (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE EAST RIGHT-OF-WAY LINE OF SEABOARD AVENUE (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE ALONG THE SAID EAST RIGHT-OF-WAY LINE OF SEABOARD AVENUE, NORTH 02°31'17" EAST, A DISTANCE OF 66.00 FEET TO THE SOUTH LINE OF LOTS DESCRIBED IN OFFICIAL RECORDS BOOK 1513, PAGE 912 OF SAID COUNTY; THENCE ALONG SAID SOUTH LINE, NORTH 02°31'17" EAST, A DISTANCE OF 66.00 FEET TO THE WEST LINE OF LOTS DESCRIBED IN OFFICIAL RECORDS BOOK 1573, PAGE 398 OF SAID COUNTY; THENCE SOUTH 89°48'34" WEST, A DISTANCE OF 333.00 FEET TO THE NORTH LINE OF LOTS DESCRIBED IN OFFICIAL RECORDS BOOK 8916, PAGE 2347 OF SAID COUNTY; THENCE SOUTH 89°48'34" WEST ALONG SAID NORTH LINE, A DISTANCE OF 300.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 110th STREET, THENCE SOUTH 89°48'34" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET TO THE WEST LINE OF LOTS DESCRIBED IN OFFICIAL RECORDS BOOK 1763, PAGE 209 OF SAID COUNTY; THENCE SOUTH 89°48'34" WEST ALONG SAID WEST LINE, A DISTANCE OF 175.00 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF 110th STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 02°31'17" WEST, A DISTANCE OF 210.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 212.19 SQ. FT. / 7.42 ACRES MORE OR LESS  
CERTIFIED TO BE ACCURATE FOR DEVELOPMENT



REMARKS: ALL SET 5/17/00 AND 10/18/00 AND CORRECTED FOR 2001 (PROD) FROM NETWORK FLORIDA 7247 PLUM CORNER EAST AND 81.48 (100) NORTH AND 81

REMARKS: ALL SET 5/17/00 AND 10/18/00 AND CORRECTED FOR 2001 (PROD) FROM NETWORK FLORIDA 7247 PLUM CORNER EAST AND 81.48 (100) NORTH AND 81

COVER SHEET - SHEET 1 OF 8

**REGISTERED PROFESSIONAL SURVEYOR**  
 State of Florida  
 No. 12345  
 [Signature]



**ALL AMERICAN SURVEYORS OF FLORIDA, INC.**  
 11000 N.W. 11th Street, Suite 100, Doral, FL 33126  
 (305) 850-1100

**PROJECT:** LOT 16, BLOCK 29, ORTEGA FARMS

**DATE:** 10/18/00

**SCALE:** AS SHOWN

**PROJECT NO.:** 00-110

**DATE OF SURVEY:** 10/18/00

**DATE OF PLOTTING:** 10/18/00

**DATE OF CHECKING:** 10/18/00

**DATE OF APPROVAL:** 10/18/00

**DATE OF RECORDING:** 10/18/00

**DATE OF CLOSURE:** 10/18/00

**DATE OF REVISION:** 10/18/00

**DATE OF CORRECTION:** 10/18/00

**DATE OF AMENDMENT:** 10/18/00

**DATE OF SUPPLEMENT:** 10/18/00

**DATE OF ADDENDUM:** 10/18/00

**DATE OF CHANGE:** 10/18/00

**DATE OF DELETION:** 10/18/00

**DATE OF CANCELLATION:** 10/18/00

**DATE OF REVOCATION:** 10/18/00

**DATE OF RESIGNATION:** 10/18/00

**DATE OF EXPIRATION:** 10/18/00

**DATE OF TERMINATION:** 10/18/00

**DATE OF ANNULLMENT:** 10/18/00

**DATE OF CESSATION:** 10/18/00

**DATE OF CANCELLATION:** 10/18/00

**DATE OF REVOCATION:** 10/18/00

**DATE OF RESIGNATION:** 10/18/00

**DATE OF EXPIRATION:** 10/18/00

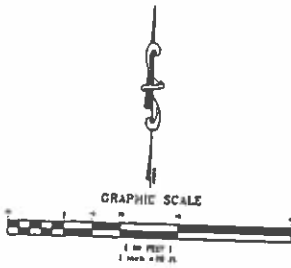
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**DATE OF ANNULLMENT:** 10/18/00

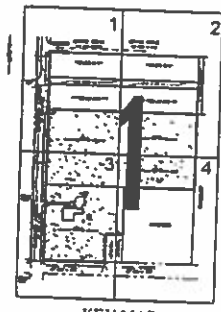
**DATE OF CESSATION:** 10/18/00

MAP SHOWING BOUNDARY, TOPOGRAPHIC AND TREE  
SURVEY OF  
LOT 16, BLOCK 29 AS SHOWN ON MAP OF  
ORTEGA FARMS

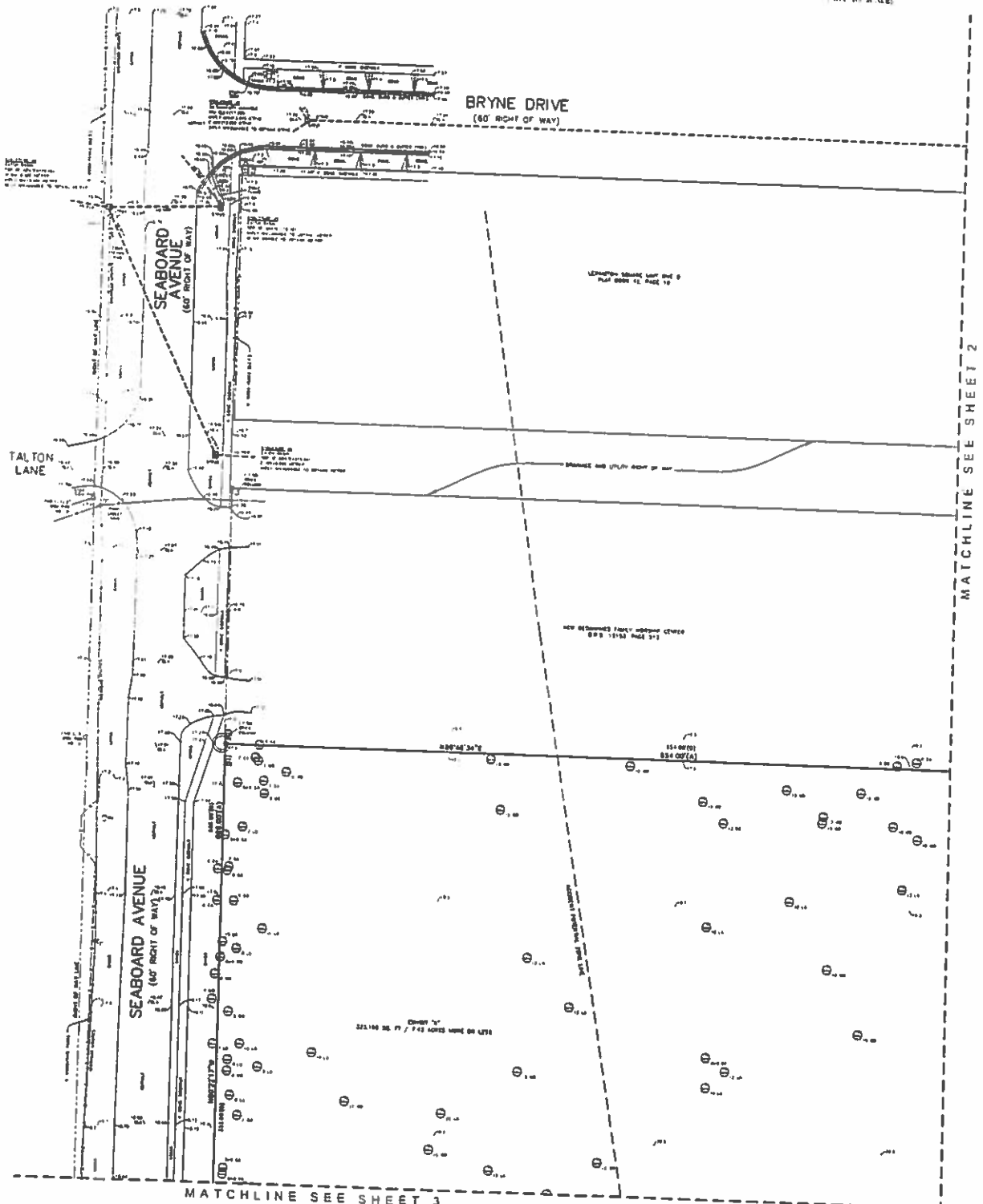
LESS AND EXCEPT THAT CERTAIN REAL INTERESTS IN THESE RECORDS IN OFFICIAL RECORDS BOOK 0814, PAGE 2367  
AND OFFICIAL RECORDS BOOK 1761, PAGE 261, OF THE CLERK OF PUBLIC RECORDS OF DUNAL COUNTY, FLORIDA.  
(SEE COVER SHEET FOR THE COMPLETE LEGAL DESCRIPTION)



LEGEND & SYMBOLS	TREE SYMBOLS & APPROPRIATE
○ (with center dot) - 1" diameter tree	○ (with center dot) - 1" diameter tree
○ (with center dot) - 2" diameter tree	○ (with center dot) - 2" diameter tree
○ (with center dot) - 3" diameter tree	○ (with center dot) - 3" diameter tree
○ (with center dot) - 4" diameter tree	○ (with center dot) - 4" diameter tree
○ (with center dot) - 5" diameter tree	○ (with center dot) - 5" diameter tree
○ (with center dot) - 6" diameter tree	○ (with center dot) - 6" diameter tree
○ (with center dot) - 7" diameter tree	○ (with center dot) - 7" diameter tree
○ (with center dot) - 8" diameter tree	○ (with center dot) - 8" diameter tree
○ (with center dot) - 9" diameter tree	○ (with center dot) - 9" diameter tree
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○ (with center dot) - 45" diameter tree	○ (with center dot) - 45" diameter tree
○ (with center dot) - 46" diameter tree	○ (with center dot) - 46" diameter tree
○ (with center dot) - 47" diameter tree	○ (with center dot) - 47" diameter tree
○ (with center dot) - 48" diameter tree	○ (with center dot) - 48" diameter tree
○ (with center dot) - 49" diameter tree	○ (with center dot) - 49" diameter tree
○ (with center dot) - 50" diameter tree	○ (with center dot) - 50" diameter tree



KEY MAP  
NOT TO SCALE



MATCHLINE SEE SHEET 2

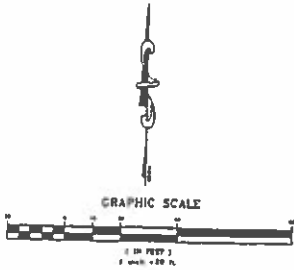
MATCHLINE SEE SHEET 3



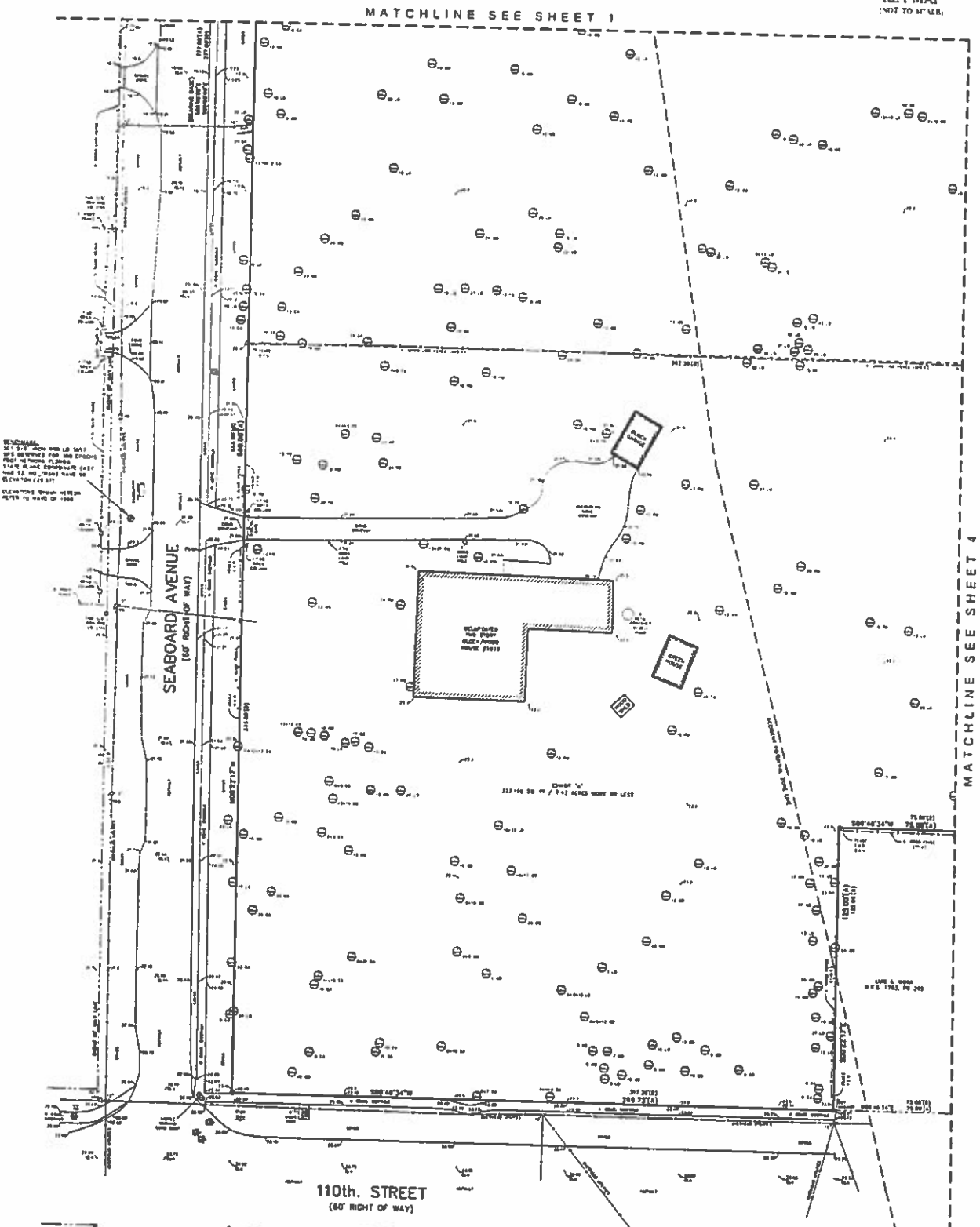
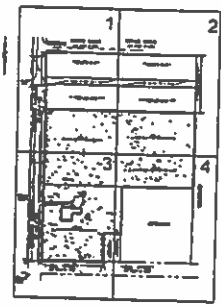


MAP SHOWING BOUNDARY, TOPOGRAPHIC AND TREE  
SURVEY OF  
LOT 18, BLOCK 29 AS SHOWN ON MAP OF  
ORTEGA FARMS

LESS AND EXCEPT THAT CERTAIN REAL PROPERTY DESCRIBED IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 0618, PAGE 1267  
AND OFFICIAL RECORDS BOOK 1762, PAGE 264, OF THE COUNTY PUBLIC RECORDS OF DALLAS COUNTY, FLORIDA.  
(SEE COVER SHEET FOR THE COMPLETE LEGAL DESCRIPTION)



SYMBOL & DESCRIPTION	THE LETTER & CORRESPONDING
1. 1/4" DIA. CIRCLE	1. 1/4" DIA. CIRCLE
2. 1/2" DIA. CIRCLE	2. 1/2" DIA. CIRCLE
3. 3/4" DIA. CIRCLE	3. 3/4" DIA. CIRCLE
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62. 15 1/2" DIA. CIRCLE	62. 15 1/2" DIA. CIRCLE
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64. 16" DIA. CIRCLE	64. 16" DIA. CIRCLE
65. 16 1/4" DIA. CIRCLE	65. 16 1/4" DIA. CIRCLE
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67. 16 3/4" DIA. CIRCLE	67. 16 3/4" DIA. CIRCLE
68. 17" DIA. CIRCLE	68. 17" DIA. CIRCLE
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74. 18 1/2" DIA. CIRCLE	74. 18 1/2" DIA. CIRCLE
75. 18 3/4" DIA. CIRCLE	75. 18 3/4" DIA. CIRCLE
76. 19" DIA. CIRCLE	76. 19" DIA. CIRCLE
77. 19 1/4" DIA. CIRCLE	77. 19 1/4" DIA. CIRCLE
78. 19 1/2" DIA. CIRCLE	78. 19 1/2" DIA. CIRCLE
79. 19 3/4" DIA. CIRCLE	79. 19 3/4" DIA. CIRCLE
80. 20" DIA. CIRCLE	80. 20" DIA. CIRCLE



BENCHMARK  
1. 1/4" DIA. CIRCLE  
2. 1/2" DIA. CIRCLE  
3. 3/4" DIA. CIRCLE  
4. 1" DIA. CIRCLE  
5. 1 1/4" DIA. CIRCLE  
6. 1 1/2" DIA. CIRCLE  
7. 1 3/4" DIA. CIRCLE  
8. 2" DIA. CIRCLE  
9. 2 1/4" DIA. CIRCLE  
10. 2 1/2" DIA. CIRCLE  
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13. 3 1/4" DIA. CIRCLE  
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21. 5 1/4" DIA. CIRCLE  
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27. 6 3/4" DIA. CIRCLE  
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29. 7 1/4" DIA. CIRCLE  
30. 7 1/2" DIA. CIRCLE  
31. 7 3/4" DIA. CIRCLE  
32. 8" DIA. CIRCLE  
33. 8 1/4" DIA. CIRCLE  
34. 8 1/2" DIA. CIRCLE  
35. 8 3/4" DIA. CIRCLE  
36. 9" DIA. CIRCLE  
37. 9 1/4" DIA. CIRCLE  
38. 9 1/2" DIA. CIRCLE  
39. 9 3/4" DIA. CIRCLE  
40. 10" DIA. CIRCLE  
41. 10 1/4" DIA. CIRCLE  
42. 10 1/2" DIA. CIRCLE  
43. 10 3/4" DIA. CIRCLE  
44. 11" DIA. CIRCLE  
45. 11 1/4" DIA. CIRCLE  
46. 11 1/2" DIA. CIRCLE  
47. 11 3/4" DIA. CIRCLE  
48. 12" DIA. CIRCLE  
49. 12 1/4" DIA. CIRCLE  
50. 12 1/2" DIA. CIRCLE  
51. 12 3/4" DIA. CIRCLE  
52. 13" DIA. CIRCLE  
53. 13 1/4" DIA. CIRCLE  
54. 13 1/2" DIA. CIRCLE  
55. 13 3/4" DIA. CIRCLE  
56. 14" DIA. CIRCLE  
57. 14 1/4" DIA. CIRCLE  
58. 14 1/2" DIA. CIRCLE  
59. 14 3/4" DIA. CIRCLE  
60. 15" DIA. CIRCLE  
61. 15 1/4" DIA. CIRCLE  
62. 15 1/2" DIA. CIRCLE  
63. 15 3/4" DIA. CIRCLE  
64. 16" DIA. CIRCLE  
65. 16 1/4" DIA. CIRCLE  
66. 16 1/2" DIA. CIRCLE  
67. 16 3/4" DIA. CIRCLE  
68. 17" DIA. CIRCLE  
69. 17 1/4" DIA. CIRCLE  
70. 17 1/2" DIA. CIRCLE  
71. 17 3/4" DIA. CIRCLE  
72. 18" DIA. CIRCLE  
73. 18 1/4" DIA. CIRCLE  
74. 18 1/2" DIA. CIRCLE  
75. 18 3/4" DIA. CIRCLE  
76. 19" DIA. CIRCLE  
77. 19 1/4" DIA. CIRCLE  
78. 19 1/2" DIA. CIRCLE  
79. 19 3/4" DIA. CIRCLE  
80. 20" DIA. CIRCLE







**EXHIBIT A - Property Ownership Affidavit**

Date: 10-16-20

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:  
5929 and 0 Seaboard Avenue

To Whom it May Concern:

I, Troy Albers hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for zoning variance submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

By Troy Albers  
Print Name: Troy Albers

Print Corporate Name: \_\_\_\_\_  
By \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

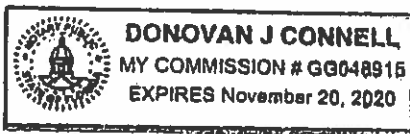
Sworn to and subscribed and acknowledged before me this 16<sup>th</sup> day of October 2020, by Troy Albers, who is personally known to me or who has produced Drivers License as identification and who took an oath.

Donovan J Connell

(Signature of NOTARY PUBLIC)

Donovan J Connell

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: 11/20/2020

**EXHIBIT B - Agent Authorization Affidavit- Property Owner**

Date: 10-16-20

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

Re: Agent Authorization for the following site location: 5929 and 0 Seaboard Avenue

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Rogers Towers P.A. to act as agent to file application(s) for zoning variance 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.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

By Troy Alber  
Print Name: Troy Alber

By \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

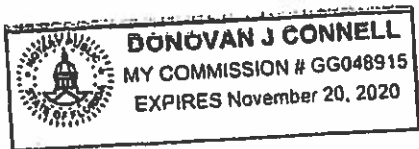
\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16<sup>th</sup> day of October 2020, by Troy Alber, who is personally known to me or who has produced Driver's License as identification and who took an oath.

Donovan J Connell  
(Signature of NOTARY PUBLIC)

Donovan J Connell  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 11/20/2020

## Legal Description

---

The North  $\frac{1}{2}$  of Lot 16, Block 29, Ortega Farms, according to the Plat thereof, recorded in Plat Book 3, Page 79, of the current public records of Duval County, Florida.

Together with:

The South  $\frac{1}{2}$  of Lot 16, Block 29, Ortega Farms, according to the Plat thereof, recorded in Plat Book 3, Page 79, of the current public records of Duval County, Florida. Less and except that certain real property described in deeds recorded in Official Records Book 6910, page 2367 and Official Records Book 12443, page 370, all of the current public records of Duval County, Florida.

November 25, 2019

Exhibit 1

Page 1 of 1

On File

Page 15 of 26

**ALBERS TROY W**  
 154 RIVERWOOD DR  
 FLEMING ISLAND, FL 32003  
**SCHRADER ELANA**

**Primary Site Address**  
 0 SEABOARD AVE  
 Jacksonville FL 32244

**Official Record Book/Page**  
 18592-00492

**Title #**  
 6517

**0 SEABOARD AVE**

**Property Detail**

<b>RE #</b>	103183-0000
<b>Tax District</b>	GS
<b>Property Use</b>	0000 Vacant Res < 20 Acres
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	01780 ORTEGA FARMS (BLKS1,2)
<b>Total Area</b>	218364

**Value Summary**

Value Description	2020 Certified	2021 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$116,000.00	\$116,000.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$116,000.00	\$116,000.00
<b>Assessed Value</b>	\$96,800.00	\$106,480.00
<b>Cap Diff/Portability Amt</b>	\$19,200.00 / \$0.00	\$9,520.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$96,800.00	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
<a href="#">18592-00492</a>	11/5/2018	\$105,000.00	WD - Warranty Deed	Unqualified	Vacant
<a href="#">14514-00993</a>	5/15/2008	\$100.00	QC - Quit Claim	Unqualified	Vacant
<a href="#">12615-02248</a>	7/14/2005	\$100.00	WD - Warranty Deed	Unqualified	Vacant
<a href="#">11856-02015</a>	6/8/2004	\$100.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">10950-01006</a>	3/4/2003	\$100.00	WD - Warranty Deed	Unqualified	Vacant
<a href="#">09176-02090</a>	1/11/1994	\$100.00	MS - Miscellaneous	Unqualified	Vacant
<a href="#">06083-00433</a>	2/4/1986	\$100.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">03183-00562</a>	1/21/1971	\$18,000.00	MS - Miscellaneous	Unqualified	Improved

**Extra Features**

No data found for this section

**Land & Legal**

**Land**

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	0.00	0.00	Common	5.00	Acreage	\$116,000.00

**Legal**

LN	Legal Description
1	3-79 42-35-26E
2	ORTEGA FARMS
3	N1/2 FARM 16 BLK 29

**Buildings**

No data found for this section

**2020 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$96,800.00	\$0.00	\$96,800.00	\$1,006.89	\$1,107.58	\$1,061.11
Public Schools: By State Law	\$96,800.00	\$0.00	\$116,000.00	\$343.38	\$424.21	\$436.45
By Local Board	\$96,800.00	\$0.00	\$116,000.00	\$197.82	\$260.77	\$251.44
FL Inland Navigation Dist.	\$96,800.00	\$0.00	\$96,800.00	\$2.82	\$3.10	\$2.96
Water Mgmt Dist. SJRWMD	\$96,800.00	\$0.00	\$96,800.00	\$21.24	\$22.14	\$22.14
Gen Gov Voted	\$96,800.00	\$0.00	\$96,800.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$96,800.00	\$0.00	\$116,000.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>				\$1,572.15	\$1,817.80	\$1,774.10



**ALBERS TROY W**  
 154 RIVERWOOD DR  
 FLEMING ISLAND, FL 32003  
 SCHRADER ELANA

**Primary Site Address**  
 5929 SEABOARD AVE  
 Jacksonville FL 32244

**Official Record Book/Page**  
 18592-00492

**Title #**  
 6517

**5929 SEABOARD AVE**  
 Property Detail

<b>RE #</b>	103180-0000
<b>Tax District</b>	GS
<b>Property Use</b>	0100 Single Family
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	01780 ORTEGA FARMS (BLKS1,2)
<b>Total Area</b>	104751

**Value Summary**

Value Description	2020 Certified	2021 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$125,555.00	\$124,509.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$72,500.00	\$72,500.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$198,055.00	\$197,009.00
<b>Assessed Value</b>	\$198,055.00	\$197,009.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$198,055.00	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.](#)

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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
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<a href="#">16412-00691</a>	6/3/2013	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">16312-01516</a>	3/11/2013	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">15694-01376</a>	8/16/2011	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">07239-01322</a>	12/18/1991	\$100.00	QC - Quit Claim	Unqualified	Improved

**Extra Features**

No data found for this section

**Land & Legal**

**Land**

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	0.00	0.00	Common	2.50	Acreage	\$72,500.00

**Legal**

LN	Legal Description
1	3-79 42-3S-26 2.5
2	ORTEGA FARMS
3	S1/2 FARM 16 (EX PT RECD D BKS
4	12443-370,O/R 6910-2367) BLK 29

**Buildings**

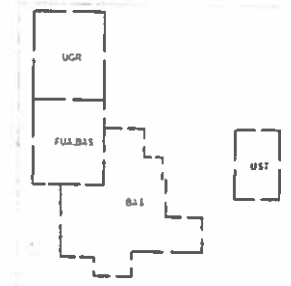
**Building 1**

Building 1 Site Address  
 5929 SEABOARD AVE Unit  
 Jacksonville FL 32244

<b>Building Type</b>	0103 - SFR SPLIT-LEVEL
<b>Year Built</b>	1960
<b>Building Value</b>	\$124,509.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	308	0	123

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	8	8 Sheet Vinyl
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Prepared by and return to:

Matthew G. Breuer, Esq.  
Driver, McAfee, Hawthorne & Diebenow, PLLC  
One Independent Square, Suite 1200  
Jacksonville, Florida 32202

## DECLARATION OF ACCESS EASEMENT

This **DECLARATION OF ACCESS EASEMENT** (the "Declaration") is made as of this \_\_\_ day of \_\_\_\_\_, 20\_\_ (the "Effective Date") by **SOUTHERN IMPRESSION HOMES LLC**, a Florida limited liability company (the "Declarant"), whose address is 5711 Richard Street, Suite 1, Jacksonville, Florida 32216.

### RECITALS

A. Declarant is the owner of certain real property located in Duval County, Florida that is legally described and generally depicted in Exhibit A attached hereto (the "Property").

B. Declarant intends to subdivide the Property into multiple parcels for residential uses (each such subdivided parcel is referred to herein as a "Parcel"), as generally depicted on the site plan attached hereto as Exhibit B (the "Site Plan").

C. In order to accomplish the orderly development of the Property as a residential neighborhood, Declarant has elected to establish an access easement over a portion of the Property pursuant to the terms and provisions set forth in this Declaration.

### DECLARATION

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant agrees as follows:

1. **Recitals; Exhibits.** The foregoing recitals and the exhibits attached hereto are incorporated herein and made a part hereof by this reference.

2. **Grant of Easement.** Declarant hereby grants, conveys, declares, and establishes a non-exclusive, perpetual easement forty feet (40') in width for vehicular and pedestrian ingress, egress, and access over, across, under, on, and through a portion of the Property that is generally depicted as the "Private Access" on the Site Plan and as legally described in Exhibit C attached hereto (the "Easement Area"). Such easement shall be for the benefit of the owners of the Parcels and their successors and assigns, contractors, representatives, employees, agents, tenants, occupants, guests, invitees, licensees, and permittees. This Declaration encumbers the Easement Area and is appurtenant to and benefits the Parcels, and is intended to run with the title thereto.

3. **Non-Exclusive.** The easement rights granted in this Declaration are non-exclusive in nature. This Declaration shall not prevent Declarant and its successors and assigns from continuing to use the Easement Area for any purpose not inconsistent with the terms of this Declaration.

4. **Incidental Rights.** Each of the rights and benefits granted herein shall include all those additional rights and benefits which are necessary for the full enjoyment thereof and are customarily incidental thereto.

5. **No Obstructions or Alterations.** No Parcel owner shall not erect any obstructions, or permit any obstructions to be erected, on any portion of the Easement Area that may materially impair the rights granted hereunder or that prevent, hinder, or interfere in any way with the free flow and passage of vehicular and pedestrian traffic over, upon, or across the Easement Area.

6. **Maintenance and Repair.** Until such time as Declarant conveys the Easement Area to a homeowners association ("HOA"), Declarant shall maintain, repair, and replace the Easement Area in a safe, clean, sanitary condition, free and clear of rubbish, debris, potholes, and other hazards to persons using the same, and shall make all repairs, replacements, and improvements necessary maintain the Easement Area in such condition. Upon conveyance of the Easement Area to the HOA, the HOA shall thereafter maintain, repair, and replace the Easement Area in a safe, clean, sanitary, and high-quality condition, free and clear of rubbish, debris, potholes, and other hazards to persons using the same, and shall make all repairs, replacements, and improvements necessary maintain the Easement Area in such condition, and the owners of the Parcels shall pay such maintenance and repair costs to the HOA pursuant to the terms of Declaration of Covenants, Conditions and Restrictions (the "Declaration") to be prepared and recorded by Declarant for the residential neighborhood being developed by Declarant.

7. **Running Benefits and Burdens.** All provisions of this Declaration, including the benefits and burdens, shall run with the title to the Easement Area and the Parcels, and are binding upon and inure to the benefit of heirs, personal representatives, successors, and assigns of Declarant and Parcel owners.

8. **Notices.** Any notice required or permitted to be given hereunder shall be in writing and may be given by personal delivery, by commercial courier service (such as FedEx or UPS), or by certified mail, return receipt requested, postage prepaid, to the address of the parcel owner as reflected on the tax assessor's records for the affected parcel.

9. **Governing Law.** This Declaration shall be governed by and construed under the laws of the State of Florida. Venue for any proceeding brought pursuant to this Declaration shall be in Duval County, Florida.

10. **Enforcement.** Either party may enforce this Declaration by appropriate action and should the party prevail in litigation, it shall be entitled to recover as part of its costs its reasonable attorneys' fees.

11. **Entire Agreement.** This Declaration constitutes the entire agreement and understanding between the parties hereto relating to the subject matter hereof and may not be amended, waived, or discharged, except by an instrument in writing executed by Declarant (or its successors and assigns), which written document shall be recorded in the public records of Duval County, Florida. No prior oral or written agreement shall have any force or affect whatsoever unless contained within this Declaration.

*[signature pages follow]*

IN WITNESS WHEREOF, Declarant has executed this Declaration of Access Easement as of the Effective Date.

WITNESSES:

\_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

DECLARANT:

**SOUTHERN IMPRESSION HOMES, LLC,**  
a Florida limited liability company

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of Southern Impression Homes, LLC, a Florida limited liability company, on behalf of the company. Such person  is personally known to me or  has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public

Print Name: \_\_\_\_\_

Notary Public, State and County aforesaid

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

**Legal Description of the Property**

[to be included here]

**General Depiction of the Property**

[to be included here]

**EXHIBIT B**

**Site Plan**

[to be included here]

**EXHIBIT C**

**Legal Description of the Easement Area**

[to be included here]



**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE  
WRITTEN DESCRIPTION  
RE #103180-0000 and 103183-0000  
November 10, 2020**

Real Estate Parcels #103180-0000 and 103183-0000 (collectively, the "Property") are under development as a unified residential subdivision at the northeast corner of Seaboard Avenue and 110<sup>th</sup> Street. The Property was recently the subject of a land use amendment to Medium Density Residential pursuant to Ordinance 2020-49-E, and a companion rezoning to RMD-D pursuant to Ordinance 2020-50-E. The plan of development contemplates a mix of 60 multifamily dwelling units in 15 quadplex buildings, and 4 single family detached dwelling units. Lots 1 – 10 will each contain a single quadplex building; Lot 11 will contain 5 quadplex buildings; Lots 12 – 15 will each contain a single family detached dwelling unit. However, the Property will be developed as a unified subdivision with uniform covenants and restrictions and subject to a single property owners association.

The Property is bisected by the perimeter of the Accident Potential Zone 2 area for NAS Jacksonville. Development inside the APZ2 area is limited to single family residential dwellings at a density of 2 units per acre. Due to the bifurcation of the Property by the APZ2 perimeter, the project needs three items of relief:

- A. Pursuant to sec. 656.306.A.II(f), a multifamily dwelling with four units or more that directly faces, or backs up to, another multifamily dwelling with at least four units shall provide a minimum separation of at least forty feet. The applicant proposes a minimum separation of 20 feet.
- B. Pursuant to sec. 656.306.A.II(g)(2), multifamily dwellings with more than one principal structure on the lot shall have a side setback of 20 feet. As shown on the site plan, Lot 11 will have 5 quadplex buildings. The applicant proposes a side yard setback for Lot 11 of 10 feet.

A separate companion application for zoning variance seeks relief for Items A and B.

- C. Pursuant to sec. 656.407, lots shall abut either a public street or an approved private street for at least 35 feet. As shown on the site plan, Lots 12 – 15 will not comply with this development standard. The applicant proposes that these 4 lots be accessed by a 40 foot wide easement that connects to Lot 11, which will comply with this development standard.

This application for waiver of minimum required road frontage seeks relief for Item C.

*(i) There are practical or economic difficulties in carrying out the strict letter of the regulation;*

The bifurcation of the Property by the NAS Jacksonville APZ2 perimeter presents a practical difficulty in complying with the regulations identified above, because multifamily development is prohibited within the APZ2 area. Accordingly, the single family lots inside the

APZ2 perimeter can't meet the road frontage requirements in the way that a unified development consisting entirely of multifamily development would be able to do (see, for example, Lot 11).

*(ii) The request is not based exclusively upon a desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654;*

Granting the waiver would serve the public interest because it will further the goals, objectives, and policies of the Comprehensive Plan identified in the staff reports recommending approval of Ordinances 2020-49-E and 2020-50-E, such as for example by encouraging and facilitating new development on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities (FLUE Objective 6.3); providing for a wide variety of housing types by area (FLUE Policy 3.1.6); and requiring that all development adjacent to NAS Jacksonville be compatible with aviation-related activities (FLUE Objective 2.5).

*(iii) 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;*

There will be no diminution of property values, alteration of the essential character of the area, or interference with the rights of others, as the staff reports recommending approval of Ordinances 2020-49-E and 2020-50-E determined that the proposed development of quadplex and single family product is consistent with the 2030 Comprehensive Plan; furthers the goals, objectives and policies of the 2030 Comprehensive Plan; and does not conflict with any portion of the City's land development regulations.

*(iv) There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City;*

A form of Declaration of Access Easement benefitting Lots 12-15 with access to 110<sup>th</sup> Street is attached. Should the requested relief be granted, the applicant will close on the Property and the Declaration of Access Easement will be executed and placed of record.

*(v) 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; and*

It will not; see responses to criteria (i)-(iv).