

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

MAY 4, 2021

*Location:* 5100 Tierra Verde Lane; south of Greenland Road  
and west of Terra Verde Lane

*Real Estate Number(s):* 157149-0300

*Waiver Sought:* Reduce Required Minimum Road Frontage from 80  
feet to 0 feet.

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

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

*Planning District:* Southeast, District 3

*Owner:* Lloyd Family Joint Revocable Trust  
5100 Tierra Verde Lane  
Jacksonville, Florida 32258

*Agent:* Joseph & Kayla Campbell  
901 S Black Cherry Drive  
Jacksonville, Florida 32259

*Staff Recommendation:* **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage Ordinance 2021-0172 (WRF-21-03) seeks to reduce the minimum required road frontage from 80 feet to 0 feet to allow for a lot split with a single family dwelling to be built on the newly created parcel. Currently parcel 157149-0300 (5100 Tierra Verde Lane) contains a 5,857 square foot site built single family dwelling on 5.35 acres. The current owners of the property are husband and wife. Mr. & Ms. Lloyd live in the single family dwelling and their daughter and her family will be building a home on the acre parcel to be split off if approved for the waiver. If approved, the property will access Greenland Road via a private road, Terra Verde Lane.

In the RR-Acre Zoning District parcels of land need to be at least 43,560 Square Feet (1 acre), with 80 feet of road frontage for every single-family dwelling. The Applicant is seeking to create a 1-acre lot located at the northern portion of the existing lot. The parcel currently has access to

Terra Vedra Lane, private road with 100 feet of frontage. The road dead ends and is not a cul-de-sac. All 100 feet of frontage on the private road will be given to the new lot and then there will be an access easement for the existing home.

### 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... and for minimum street frontage, pursuant to Section 656.407. Waivers are authorized to be granted by the Commission pursuant to the criteria set forth in Section 656.133(b)” [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 any practical or economic difficulties in carrying out the strict letter of the regulation?*

Yes. There are practical and economic difficulties in carrying out the strict letter of the zoning code. In the RR-Acre Zoning District, a property is required to have 80 feet of road frontage per single-family dwelling. The applicant has 100 feet of road frontage on Tierra Verde Lane, a private road. The current parcel has frontage only on private road, Tierra Verde Lane, however, there is an existing single-family dwelling located on the southern portion of the property and the proposed configuration of the new parcel will utilize the whole frontage and allow an easement to access Tierra Verde Lane for the existing home.

It is neither practical, nor economically reasonable to require the applicant to create an addition to the private road.

- (ii) *Is the request based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations)?*

No. The property is developed with one single-family dwelling on 5.35 acres of land. The existing single-family dwelling is on the southern portion of the lot. The proposed single-family dwelling will be built on the northern portion of the property facing Tierra Verde Lane. The purpose of this waiver is to allow for both single family dwellings to use the 100 feet access point on Tierra Verde Lane, a private road.

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

No. The site is 5.35 acres and the zoning district requires one acre per dwelling unit and the proposed new parcel will be a minimum of one acre. All of the lots on the private road exceed one acre.

- (iv) *Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?*

Yes. The proposed parcel will have a 100 feet access to Tierra Verde Lane, a private road, which leads to Greenland Road, a collector roadway.

- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, and result in additional expense, the creation of nuisances or conflict with any other applicable law?*

No. The road frontage of the subject property is at the end of a private road that is considered low traffic. There will be little to no effect on public health safety and welfare as the requested waiver will allow for two homes (one additional home) to use Tierra Verde Lane, a private road for access.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on April 14, 2021 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 2021-172 / WRF-21-03 be APPROVED.



Aerial View





**Existing home on subject property**



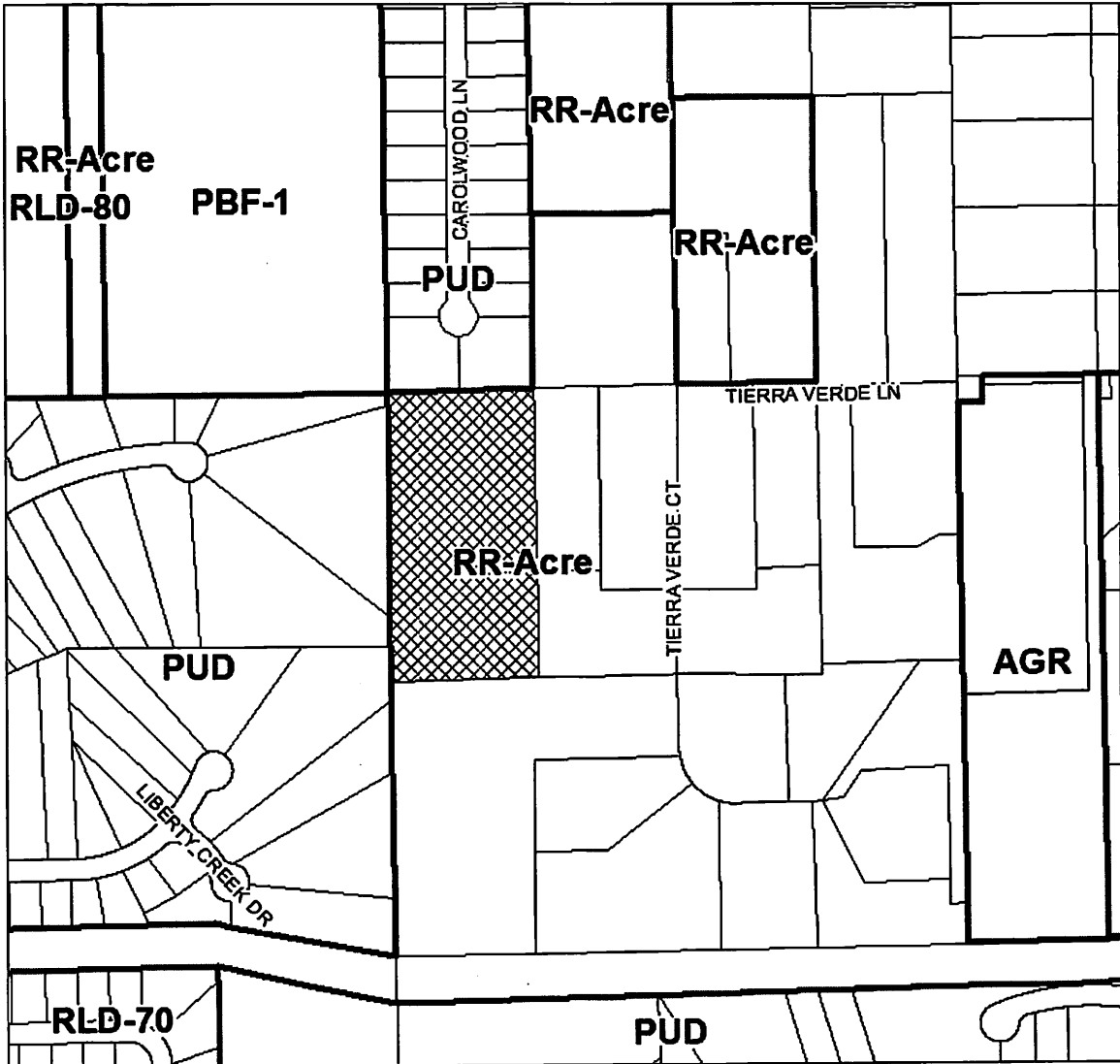
**Subject Property**



**Neighbor**

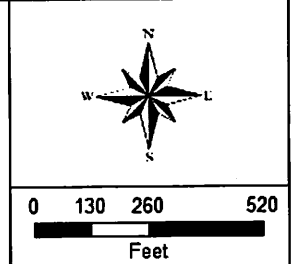
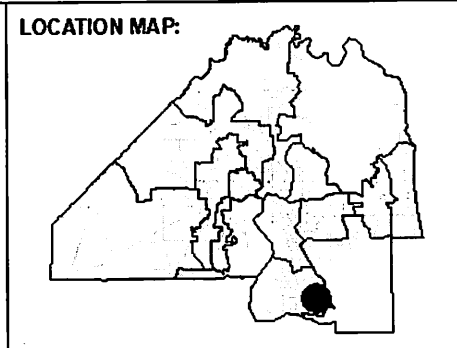


**Tierra Verde Lane**



**REQUEST SOUGHT:**

**REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 80' TO 0'**



**COUNCIL DISTRICT:**

**6**

**TRACKING NUMBER**

**WRF-21-03**

**EXHIBIT 2**  
**PAGE 1 OF 1**

Date Submitted:	2/19/2021
Date Filed:	3/2/2021

Application Number:	WRF-21-03
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	Current Land Use Category: LDR
Council District:	6	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): WRF-2011-1		
Applicable Section of Ordinance Code: 656.304 A.I. (d)(1)		
Notice of Violation(s): none found		
Neighborhood Associations: none		
Overlay: none		
LUZ Public Hearing Date:		City Council Public Hearing Date: CR#578453
Number of Signs to Post: 1	Amount of Fee: \$1343.	Zoning Asst. Initials: CIR

PROPERTY INFORMATION	
1. Complete Property Address: 5100 Tierra Verde Lane, Jacksonville FL 32258	2. Real Estate Number: 157149-0300
3. Land Area (Acres): 5.19	4. Date Lot was Recorded: 08/4/1978
5. Property Located Between Streets: Tierra Verde Lane and Tierra Verde Court	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 80' feet to 0' feet.	
8. In whose name will the Waiver be granted? Tanya and Thomas Lloyd	



OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Lloyd Family Joint Revocable Trust	10. E-mail: sonny@lloydsconstruction.net
11. Address (including city, state, zip): 5100 Tierra Verde Lane Jacksonville, FL 32258	12. Preferred Telephone: 904-655-5586

APPLICANT'S INFORMATION (if different from owner)	
13. Name: JOSEPH CAMPBELL KAYLA CAMPBELL	14. E-mail: JOSEPH@LLOYDSCONSTRUCTION.NET KAYLA@LLOYDSCONSTRUCTION.NET
15. Address (including city, state, zip): 901 S Black Cherry Dr St. Johns FL 32259	16. Preferred Telephone: 904 708 4221 904 860 6183

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.

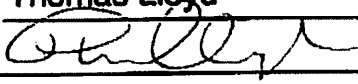
The reason the waiver is being sought is to sub parcel the land currently owned by Thomas and Tanya Lloyd by 1 acre, which will be sold to my oldest daughter and her family to build a new home.

**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.

<p><b>Owner(s)</b> Print name: <u>Thomas Lloyd</u> Signature: <u></u></p>	<p><b>Applicant or Agent (if different than owner)</b> Print name: _____ Signature: _____</p> <p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>
<p><b>Owner(s)</b> Print name: <u>Tanya Lloyd</u> Signature: <u>Tanya Lloyd</u> <small>Signature of Tanya Lloyd</small></p>	

**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

**Legal Description**

**03-02-21**

**Exhibit 1**

**14-4S-27E 5.19**

**PT SW1/4 OF NW1/4 RECD**

**O/R 17873-2104**

**BEING PARCELS 1,2**



**EXHIBIT B**

**Agent Authorization - Individual**

Date: 10/26/2020

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: 5100 Tierra Verde Lane Jax, FL 32258 RE#(s): 157149-0300

To Whom it May Concern:

You are hereby advised that Thomas Lloyd as Executor of Lloyd's Joint Revocable Trust hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Thomas Lloyd to act as agent to file application(s) for Lloyd's ~~Joint~~ Joint Revocable Trust 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 [Signature]

Print Name: Thomas Lloyd

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 18<sup>th</sup> day of February 2021, by Thomas Lloyd, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



[Signature]

(Signature of NOTARY PUBLIC)

Heather Knight

(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 12/11/2023

# MAP SHOWING BOUNDARY SURVEY OF

## PARCEL 1

That certain tract or parcel of land being a part of the Southeast 1/4 of the Northwest 1/4 of Section 14, Township 4 South, Range 27 East, DeSoto County, Florida and being more particularly described as beginning at the Northwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 14, thence South 02°27'30" East, along the boundary of said Southeast 1/4 of the Northwest 1/4 of Section 14, a distance of 488.47 feet; thence North 02°27'30" East, 222.28 feet; thence North 02°27'30" East, 222.28 feet to a point in the boundary between of Thoma Verde Lane (a private roadway), thence North 02°27'30" East, along said boundary line, 102.53 feet to the Northern boundary of said Southeast 1/4 of the Northwest 1/4 of Section 14; thence South 82°27' West, along said boundary of the Southeast 1/4 of the Northwest 1/4 of Section 14, a distance of 222.28 feet to the point of beginning. Containing 2.70 acres, more or less.

## PARCEL 2

That certain tract or parcel of land being a part of the Southeast 1/4 of the Northwest 1/4 of Section 14, Township 4 South, Range 27 East, DeSoto County, Florida and being more particularly described as commencing at the Northwest corner of said Southeast 1/4 of the Northwest 1/4 of Section 14; thence South 02°27'30" East, along the boundary of said Southeast 1/4 of the Northwest 1/4 of Section 14, a distance of 488.47 feet to a point in the boundary between of Thoma Verde Lane (a private roadway), thence South 02°27'30" East, 222.28 feet; thence North 02°27'30" East, 222.28 feet to the point of beginning. Containing 2.70 acres, more or less.

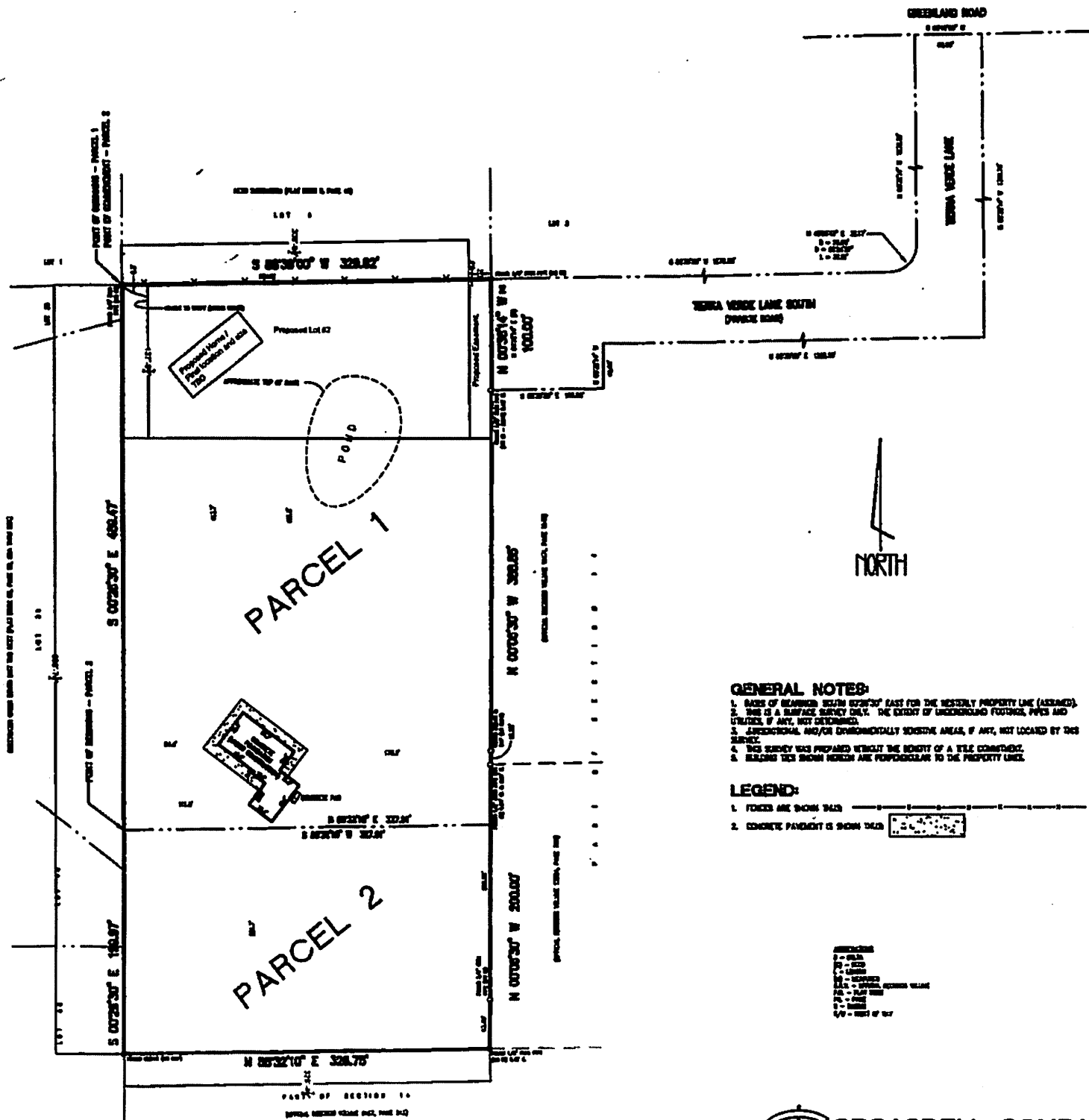
Date: February 15, 2014

Prepared for:  
**THOMAS EDWARD AND TANYA MARE LLOYD**

Scale: 1" = 50'

CONVEYANCE: This survey meets the minimum technical standards for a boundary survey as set forth by the Board of Professional Surveyors & Mappers, pursuant to Section 472.027, Florida Statutes, and I further certify that the property shown herein lies within the Zone II as delineated on the U. S. Department of Housing and Urban Development Boundary Map No. 120277, Panel 0222 N and 0264 E, dated June 3, 2013.

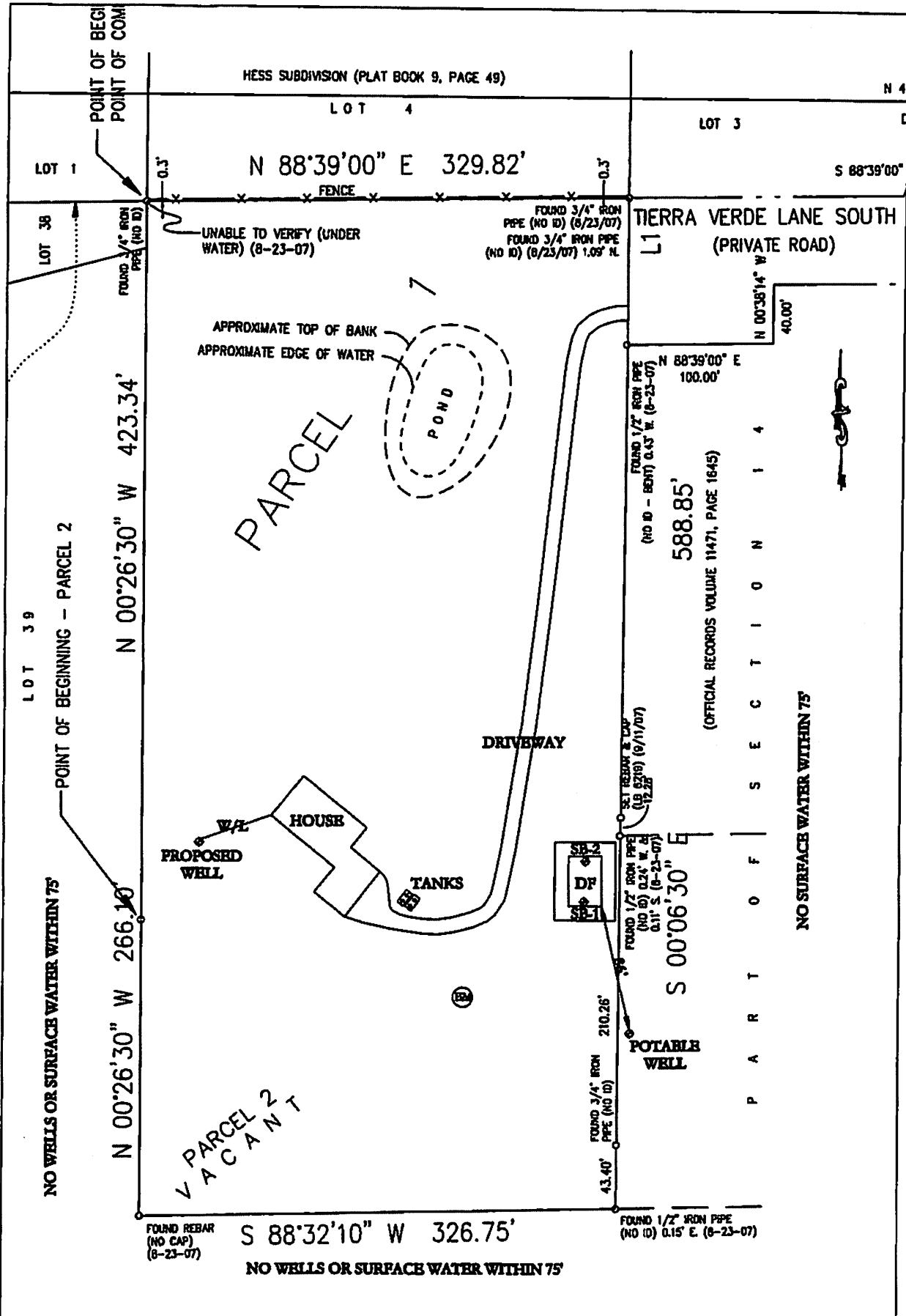
Surveyed by: *Orin A. Davis*  
Orin A. Davis, Professional Surveyor & Mapper No. 5122



- GENERAL NOTES:**
1. BOUNDARIES SHOWN HEREIN ARE ASSUMED TO BE THE PROPERTY LINE (ASSUMED).
  2. THIS IS A SURFACE SURVEY ONLY. THE EXISTENCE OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
  3. ENVIRONMENTAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT LOCATED BY THIS SURVEY.
  4. THIS SURVEY WAS PREPARED STRICTLY IN THE SERVICE OF A TITLE COMMITMENT.
  5. BEARINGS SHOWN HEREIN ARE PERPENDICULAR TO THE PROPERTY LINE.

- LEGEND:**
1. FENCES ARE SHOWN THIS: [Symbol: Dashed line with dots]
  2. CONCRETE PAVEMENT IS SHOWN THIS: [Symbol: Stippled area]

**CROASDELL COMPANY**  
 SITE PLANNING • SITE ENGINEERING • LAND SURVEYING  
 400 East Avenue Street, Jacksonville, Florida 32202 • Phone 904.242.2000 • Fax 904.242.2001  
 800.441.8700 www.croasdell.com CROASDELL@CROASDELL.COM



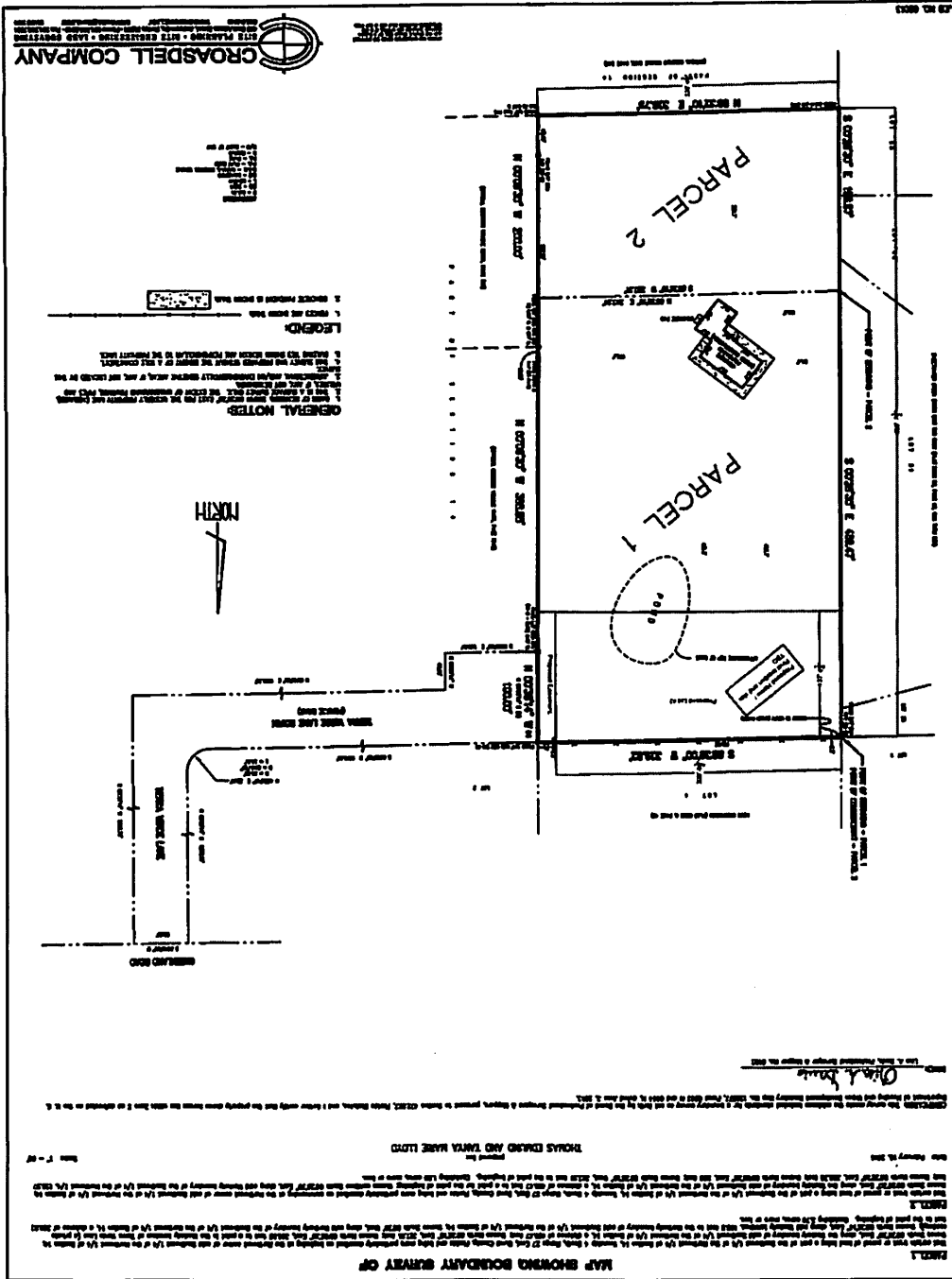
**O.C. Roedy Associates, Inc.**  
 4411 Beverly Avenue  
 Jacksonville, Florida 32210  
 P) 904/338-7161  
 E) ocrn@ocroedy.net  
 Owen C. Roedy, CPSS

**SITE PLAN**  
 of  
**SEPTIC SYSTEM**  
 Souny Lloyd Property  
 5100 Terra Verde Lane South  
 Jacksonville, Florida 32258

No.	Date	Description
1	5/2/16	Draw & DF revision

Project No: 1963.103  
 Date: 5/2/2016  
 Scale: 1" = 60'  
 DRAWING:  
**OSW-1**

Scale 1/128" = 1'





Prepared by and record and return to:  
Tammy Durrance-Krizman  
Gibraltar Title Services  
4190 Belfort Road, Suite 475  
Jacksonville, Florida 32216

File Number: 14-8898C

## General Warranty Deed

Made this 7th day of October, 2015 A.D. By Louis LeCalsey and Susan M. LeCalsey, husband and wife, whose post office address is: 4125 Dollar Lane, De Pere, Wisconsin 54115, hereinafter called the grantor, to Thomas Edmund Lloyd and Tanya Marie Lloyd, husband and wife, whose post office address is: 12782 Attrill Road, Jacksonville, Florida 32258, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" shall be construed to include masculine, feminine, singular or plural as the context permits or requires and shall include 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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

**PARCEL 1:**

That certain tract or parcel of land being a part of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as beginning at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 14; thence South 0°26'30" East along the Westerly boundary of said Southwest 1/4 of the Northwest 1/4 of Section 14, a distance of 489.47 feet; thence North 88°32'10" East, 327.91 feet; thence North 00°06'30" East, 388.85 feet to a point in the Westerly terminus of Tierra Verde Lane (a private roadway); thence North 0°36'14" East along said Westerly terminus, 100.0 feet to the Northerly boundary of said Southwest 1/4 of the Northwest 1/4 of Section 14; thence South 88°39' West, along said Northerly boundary of the Southwest 1/4 of the Northwest 1/4 of Section 14, a distance of 329.82 feet to the Point of Beginning.

**PARCEL 2:**

That certain tract or parcel of land being a part of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 14; thence South 0°26'30" East along the Westerly boundary of said Southwest 1/4 of the Northwest 1/4 of Section 14, a distance of 489.47 feet to a point for the Point of Beginning; thence continue South 0°26'30" East along said Westerly boundary of the Southwest 1/4 of the Northwest 1/4, 199.97 feet; thence North 88°32'10" East, 326.75 feet; thence North 0°06'30" West, 200 feet; thence South 88°32'10" West, 327.91 feet to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 157149-0300

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the 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 covenants, restrictions and easement of record, if any, and taxes accruing subsequent to December 31, 2014.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jo Ann Warner  
Witness Printed Name JOANN WARNER

Louis LeCalsey (Seal)  
Louis LeCalsey

Address: 4125 Dollar Lane, De Pere, Wisconsin 54115

Mark W. Wells  
Witness Printed Name Mark W. Wells

Susan M. LeCalsey (Seal)  
Susan M. LeCalsey

Address: 4125 Dollar Lane  
De Pere WI 54115

State of Wisconsin

County of Brown

The foregoing instrument was acknowledged before me this 7th day of October, 2015, by Louis LeCalsey and Susan M. LeCalsey, husband and wife, who is/are personally known to me or who has/have produced ~~USER INPUT as type of ID~~ as identification.

their Drivers License

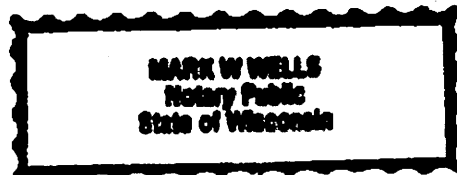
Mark W. Wells

Notary Public

Print Name: Mark W. Wells

My Commission Expires: 01-15-2017

Notary Seal



PREPARED BY AND RETURN TO:  
JOANN LEIGH GRAMM, ESQ.  
12276 San Jose Blvd., Suite 126  
Jacksonville, FL 32223  
(904) 886-2848

Parcel I.D. 157149-0300

**QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED** is made as of February 8, 2017 between **THOMAS EDMUND LLOYD and TANYA MARIE LLOYD**, husband and wife, whose post office address is 5100 Tierra Verde Lane, Jacksonville, FL 32258, collectively the "Grantors," to **THOMAS E. LLOYD and TANYA LLOYD**, Trustees or their successors to the **LLOYD FAMILY JOINT REVOCABLE TRUST** dated May 13, 2015, whose post office address is 5100 Tierra Verde Lane, Jacksonville, FL 32258, hereinafter called the "Grantees".

(As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby remises, releases, and quit claims unto Grantee, its successors and assigns forever, all of Grantor's interest in the following described land, situate, lying and being in the County of Duval, State of Florida (herein the "Property"):

**PARCEL 1:**

That certain tract or parcel of land being a part of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as beginning at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 14; thence South 0°26'30" East along the Westerly boundary of said Southwest 1/4 of the Northwest 1/4 of Section 14, a distance of 489.47 feet; thence North 88°32'10" East, 327.91 feet; thence North 00°06'30" East, 388.85 feet to a point in the Westerly terminus of Tierra Verde Lane (a private roadway); thence North 0°38'14" East along said Westerly terminus, 100.0 feet to the Northerly boundary of said Southwest 1/4 of the Northwest 1/4 of Section 14; thence South 88°39' West, along said Northerly boundary of the Southwest 1/4 of the Northwest 1/4 of Section 14, a distance of 329.82 feet to the Point of Beginning.

**PARCEL 2:**

That certain tract or parcel of land being a part of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 14; thence South 0°26'30" East along the Westerly boundary of said Southwest 1/4 of the Northwest 1/4 of Section 14, a distance of 489.47 feet to a point for the Point of Beginning; thence continue South 0°26'30" East along said Westerly boundary of the Southwest 1/4 of the Northwest 1/4, 199.97 feet; thence North 88°32'10" East, 328.75 feet; thence North 0°06'30" West, 200 feet; thence South 88°32'10" West, 327.91 feet to the Point of Beginning.

The foregoing legal description was provided to the preparer without the benefit of a survey or a title search and the preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto.

TO HAVE and TO HOLD, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use and Benefit of the said Grantee forever.

This is not the homestead property of the Grantees.

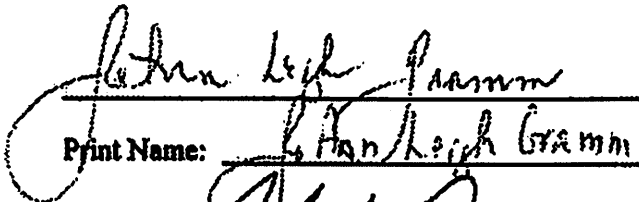
This conveyance is subject to covenants, easements and restrictions of record and ad valorem taxes levied restrictions of record and ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

**NOTE TO CLERK AND REVENUE DEPARTMENT: THIS INSTRUMENT IS A DEED TO OR BY A TRUSTEE NOT PURSUANT TO A SALE AND IS THEREFORE NOT SUBJECT TO DOCUMENTARY STAMP TAX PURSUANT TO THE PROVISIONS OF SECTION 12b-4.014(2)(b) and 12B-4.013(32)(A) OF THE FLORIDA ADMINISTRATIVE CODE.**

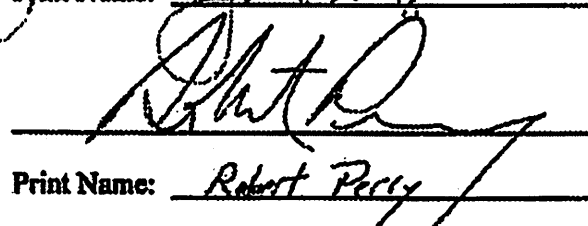
THIS QUIT CLAIM DEED IS MADE PURSUANT TO FLORIDA STATUTES SECTION 689.071 AND GRANTS UNTO GRANTEE ALL OF THE POWERS SET FORTH THEREIN INCLUDING, BUT NOT LIMITED TO, THOSE POWERS SET FORTH ON SCHEDULES "A & B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

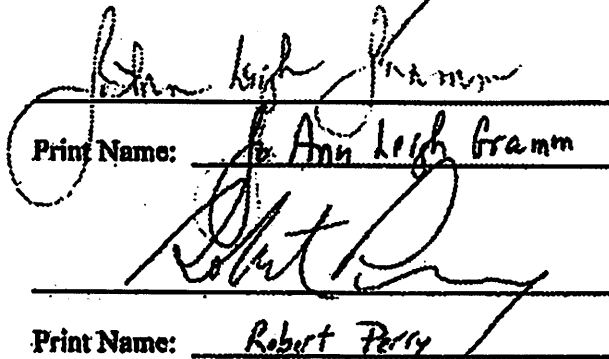
Signed, sealed and delivered in the presence of:

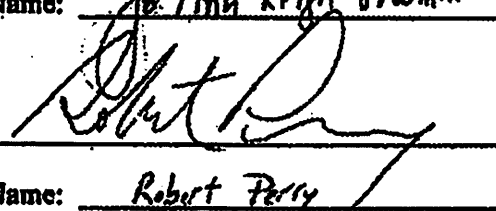
  
Print Name: John Leigh Gramm

  
THOMAS EDMUD LLOYD

  
Print Name: Robert Perry

  
TANYA MARIE LLOYD

  
Print Name: John Leigh Gramm

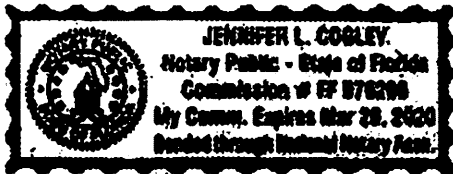
  
Print Name: Robert Perry

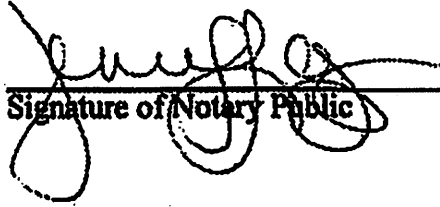


STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8 day of February, 2017, by **THOMAS EDMUND LLOYD** and **TANYA MARIE LLOYD**, who are personally well known to me or who have produced FIDC as identification.



  
Signature of Notary Public

## SCHEDULE A

Whenever used on this Schedule A, the term "Trust" shall mean the **LLOYD FAMILY JOINT REVOCABLE TRUST** created May 13, 2015. Furthermore, whenever used on this Schedule A, the terms "Grantee" and "Trustee" shall mean **THOMAS E. LLOYD** and **TANYA LLOYD**, whose address is 5100 Tierra Verde Lane, Jacksonville, FL 32258, or any successor trustee for the Trust at later date.

Full power and authority is hereby granted to Grantee to deal in and with the property or any interests therein or any part thereof, to protect, conserve, and to sell, lease, encumber, or otherwise manage and dispose of the property, it being intended that the Grantee shall have full rights of ownership over the property in accordance with Florida Statute 689.071.

In no case shall any party dealing with the Grantee in relation to the property, or to whom the property or any part hereof shall be conveyed, contracted to be sold, leased or mortgaged by the Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the property, or be obliged to see that the conditions and terms of the Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Grantee, or be obliged or privileged to inquire into any of the conditions or terms of the Trust. Every deed, trust deed, mortgage, lease or other instrument executed by the Grantee in relation to the property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument that:

- a. At the time of the delivery thereof the Trust was in full force and effect;
- b. Such conveyance or other instrument was executed in accordance with the Trust agreement, its conditions, terms and limitations contained therein, and any amendments thereof and such is binding upon all Trust beneficiaries;
- c. Grantee named herein as Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and
- d. If a conveyance was made to a successor or successors in Trust, that such successor or successors in Trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

Notwithstanding anything herein or in any other instrument relating hereto to the contrary, Grantee named herein as a Trustee received this instrument in its capacity as Trustee only and it is agreed that no person will look to the Trustee individually or personally or to the Trustee's individual assets but only to the Trust of which it is Trustee and the assets of that trust for any liability under any such instrument.

## **CERTIFICATION OF TRUST**

**On May 13 2015 Grantors established the LLOYD FAMILY JOINT REVOCABLE TRUST with THOMAS E. LLOYD and TANYA LLOYD as Grantors and THOMAS E. LLOYD and TANYA LLOYD as duly acting and qualified Trustees of the Trust.**

**The Trustees of that Trust hereby certify that the following constitutes a true and correct certification of that Trust Agreement and may be relied upon by anyone dealing with the original Trustees or its successors, as provided in Section 736.1017 of the Florida Statutes.**

**(1) The Trustees hereby confirm that the Trust exists, and was executed on May 13, 2015.**

**(2) The Grantors of the Trust are THOMAS E. LLOYD and TANYA LLOYD.**

**(3) The current Trustees are THOMAS E. LLOYD and TANYA LLOYD.**

**(4) We reserve the right to reside on any real property owned by the Trust during my lifetime. We will be entitled to claim any available homestead tax exemption for any real property in the Trust, and, for purposes of that exemption, my interest in such property will be deemed an interest in real property and not an interest in personal property. This provision does not restrict the Trustees from selling, leasing, or encumbering that property without my joinder in any deed or other instrument. In addition for my lifetime. We shall be entitled to full use and possession of any non-income producing real estate owned by the Trust, specifically and including my residence.**

**(5) The Trust is revocable, and only the Grantors have the power to revoke the Trust.**

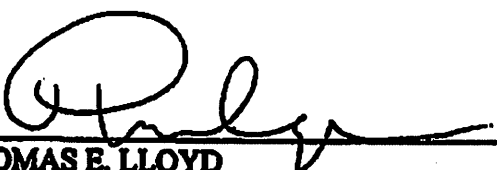
**(6) The Co-Trustees have the authority to sign this certificate, and only one signature is required to exercise powers of the Trustees.**

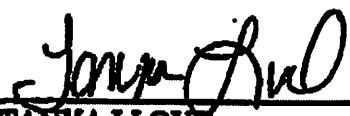
**(7) The title to Trust property is taken in the name of the then serving Trustees, as Trustees of the LLOYD FAMILY JOINT REVOCABLE TRUST.**

The Trustees confirm that the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

Dated May 13, 2015.

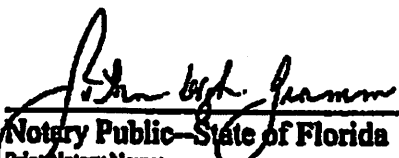
TRUSTEES:

  
\_\_\_\_\_  
THOMAS E. LLOYD

  
\_\_\_\_\_  
TANYA LLOYD

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on May 13, 2015, by THOMAS E. LLOYD and TANYA LLOYD..

  
\_\_\_\_\_  
Notary Public - State of Florida  
Prior Notary Name: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Personally Known \_\_\_\_\_  
Produced Identification \_\_\_\_\_  
Type of Identification Pl. Jr. Ac.



FILED  
1985 JUN -7 PM 2:17  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF

TIERRA VERDE IMPROVEMENT ASSOCIATION INC.

We, the undersigned, acting as incorporators of a non-profit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation is TIERRA VERDE IMPROVEMENT ASSOCIATION INC.

ARTICLE II

The specific primary purpose for which the association is formed is to provide for maintenance, preservation and control of the roadway which provides access from Greenland Road to all homeowners and property owners of the area commonly known as Tierra Verde and by doing so, to promote the health, safety and welfare of the residents within the above-described area and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furtherance of such purpose, the association shall have the power to:

~~(a) perform all the duties and obligations of the association as set forth in the Bylaws of the association and any future road maintenance agreement applicable to the subdivision and to be recorded in the public records of Duval County, Florida;~~

(b) affix and collect payment of all dues pursuant to the terms of the road maintenance agreement and the Bylaws of this association;

privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have to exercise.

The association is organized and shall be operated exclusively for the purposes set forth above. The activities of the association will be financed by dues paid by the members as provided in the Bylaws and no part of any net earnings of the association will inure to the benefit of any member.

### ARTICLE III

Every person or entity which is a record owner of a fee or undivided fee interest in any lot in the Tierra Verde Subdivision, but excluding persons or entities holding title merely as security for performance of an obligation, shall be eligible to be a member of the association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to dues for any member.

### ARTICLE IV

Membership in the association shall be evidenced by shares of stock. The aggregate number of shares which this association is authorized to issue is fifty (50) shares of common stock having no par value. Only one share of stock shall be issued per lot in the area commonly known as Tierra Verde and each share of stock shall entitle the holder thereof to one vote. All shares of stock in the association shall be evidenced by stock certificates which shall contain on a statement prominently printed upon the face of the certificate that the corporation is a non-profit corporation.

### ARTICLE V

The period or duration of the association shall be perpetual.

ARTICLE VI

The name and residence address of each incorporator is:

John A. Harrell	5235 Tierra Verde Lane Jacksonville, Florida 32223
Darrell Egnor	11707 Tierra Verde Lane Jacksonville, Florida 32223
Thomas E. Hiorns, III	11917 Tierra Verde Court Jacksonville, Florida 32223

ARTICLE VII

The affairs of the association shall be managed by a board of directors consisting of a president and vice president who shall at all times be members of the board of directors and a secretary/treasurer. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of the members. The name of the officers who are to serve until the first election are:

<u><i>Darrell Egnor</i></u>	<u>11707 TIERRA VERDE LANE</u> <u>JACKSONVILLE, FL. 32223</u> President
<u><i>Thomas E. Hiorns</i></u>	<u>11917 TIERRA VERDE CT.</u> <u>JACKSONVILLE FL 32223</u> Vice President
<u>ROSEMARY A. SCHNEIDER</u>	<u>11914 TIERRA VERDE CT.</u> <u>JACKSONVILLE FL 32223</u> Secretary/Treasurer

ARTICLE VIII

The number of persons constituting the first board of directors of the association shall be four (4). The name and address of the persons who shall serve as directors until the first election are:

John A. Harrell	5235 Tierra Verde Lane Jacksonville, Florida, 32223
Darrell Egnor	11707 Tierra Verde Lane Jacksonville, Florida, 32223
Thomas E. Hiorns, III	11917 Tierra Verde Court Jacksonville, Florida, 32223

membership at the time of and present at such meeting, except that the initial Bylaws of the association shall be made and adopted by the board of directors.

#### ARTICLE X

Amendments to these articles of incorporation may be proposed by any member of the association. These articles may be amended at any annual meeting of the association, or at any special meeting duly called and held for such purpose, on the affirmative vote of three quarters of the membership existing at the time of and present at such meeting.

#### ARTICLE XI

The association shall have one class of voting members which will constitute all owners in the area commonly known as Tierra Verde and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote of such lot shall be exercised as such members may determine among themselves, but in no event shall more than one vote be cast with respect to any lot owned by any member.

#### ARTICLE XII

On dissolution, the assets shall be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

#### ARTICLE XIII

The mailing address in the State of Florida of the initial registered office of this corporation is 11914 Tierra Verde Court, Jacksonville, Florida. 32223. The name of the



ACCEPTANCE BY REGISTERED AGENT

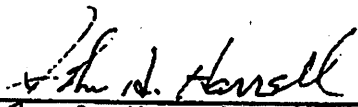
I HEREBY accept the position of Registered Agent of  
Tierra Verde Improvement Association Inc.

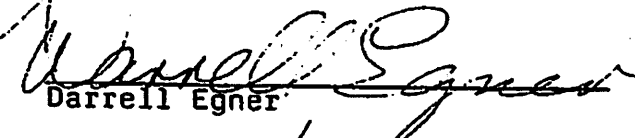
DATED this 29 day of April, 1985, at Jacksonville,  
Florida.

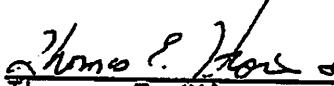
*Rosemary A. Schneider*  
Rosemary A. Schneider  
11914 Tierra Verde Court  
Jacksonville, Florida 32223

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1985 JUN  
SECRET  
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Executed at Jacksonville, Duval County, Florida, on  
April 28, 1985.

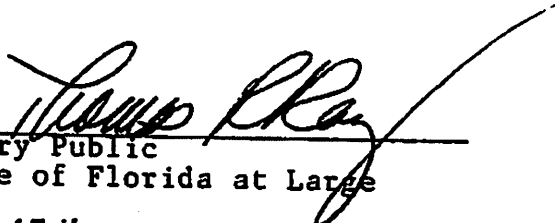
  
\_\_\_\_\_  
John A. Harrell

  
\_\_\_\_\_  
Darrell Egner

  
\_\_\_\_\_  
Thomas E. Hiorns, III

STATE OF FLORIDA  
COUNTY OF DUVAL

SWORN TO and subscribed before me by John A. Harrell,  
Darrell Egner and Thomas E. Hiorns, III, this 28th day of  
April, 1985.

  
\_\_\_\_\_  
Notary Public  
State of Florida at Large

My Commission Expires:  Notary Public, State of Florida  
My Commission Expires Oct. 6, 1985  
Notary Public License, Insurance, Inc.