

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2021-656 (WRF-21-11)

OCTOBER 19, 2021

Location: 13762, 13768 and 13766 Mandarin Road
Between Orange Picker Road and Providence
Hollow Lane

Real Estate Number: 106000-0000, 106001-0010, 106001-0000

Waiver Sought: Reduce minimum required road frontage from 480
feet to 360 feet to accommodate a subdivided
property

Present Zoning District: Residential Low Density-120 (RLD-120)

Current Land Use Category: Rural Residential (RR)

Planning District: Southeast, District 3

Owner: Richard and Danielle Caplin
13762 Mandarin Road
Jacksonville, Florida 32223

Agent: Steve Diebenow, Esquire
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Staff Recommendation: **DENY**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance-2021-656 (WRF-21-11)** seeks to reduce the minimum required road frontage from 480 feet to 360 feet to permit a total of five dwellings on three lots. The three parcels are approximately 9.51 acres with three dwellings. The applicant proposes to demolish one dwelling at 13762 Mandarin Road and replace with two dwellings connected with a breezeway and construct an additional dwelling. Also a new dwelling will be constructed at 13768 Mandarin Road along with the existing dwelling. According to the application, all dwellings will be occupied by family members.

The parcels are within the Mandarin Road Zoning Overlay. Pursuant to Sec. 656.399.10, the following additional criteria are to be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Mandarin Road Overlay, to protect the character of the Overlay area and protect the health, safety, and welfare of the residents therein:

- (a) Whether the applicant has demonstrated that the proposed application is consistent with the established planning studies of Mandarin;
- (b) Whether the application would negatively affect or alter the character of Mandarin Road;
- (c) Whether the application is compatible with surrounding lot sizes and density, provided that development shall not exceed one dwelling unit per one net acre. A net acre does not include wetlands, rights-of-way and private roads and access easements;
- (d) Whether there are available public facilities to support the future development, such as water, sewer and fire protection;
- (e) Whether the application and subsequent future development would result in the destruction of natural resources such as wetlands, protected trees and/or specimen trees, and archaeologically sensitive areas;
- (f) Whether the subject property is within 2,000 feet of an historic landmark or landmark site designated by the Council pursuant to Section 307.104; and
- (g) Whether the application would increase density in the coastal high hazard area or would have a detrimental effect on hurricane evacuation timing.

Staff has determined the criteria in the Overlay apply to land use or zoning applications that increase the density over 1 acre per dwelling, and do not apply to waivers of road frontage.

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 authorized to be granted by the City Council 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 practical or economic difficulties in carrying out the strict letter of the regulation?*

The practical difficulty is the three lots of approximately 9.51± acres have 364 feet of frontage along Mandarin Road, which is insufficient frontage for the proposed five houses. There is adequate area to maintain the one house per acre in the Mandarin Overlay. There is no economic difficulty to meet the regulation. The property could construct a private road to City standards which would give each dwelling the required minimum frontage.

The imposition of the strict letter of the regulation is appropriate as the waiver will create a de facto subdivision without the lacks the development standards required by the Code of Subdivision Regulations, such as roads, storm water retention, and sidewalks. The grant of this request will set a negative precedent for allowing similar requests in the future that will create de facto subdivisions with a detrimental effect on the area.

(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)?*

Yes. The site contains approximately 9.51± acres and the applicant intends to have five dwellings on the three lots. As mentioned above, the property owner could construct an approved private road or public right of way to provide the minimum frontage for the five dwellings. The property owner would then be required to plat the five lots through the required subdivision review with the Development Services Division.

(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?*

Yes. The applicant seeks to create a de-facto subdivision with two shared driveways for all five dwellings. Approval of this waiver would set a negative precedent by compromising the spirit and intent of the City subdivision regulations by encouraging illegal fragmentation of waterfront lots along Mandarin Road.

(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 property proposes to record an easement to allow access via the shared driveways.

(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?*

Yes. The creation of the additional parcels without meeting the minimum road frontage requirements will result in development that negatively alters the established pattern of development along the south side of Mandarin Road. The waiver will be detrimental to the

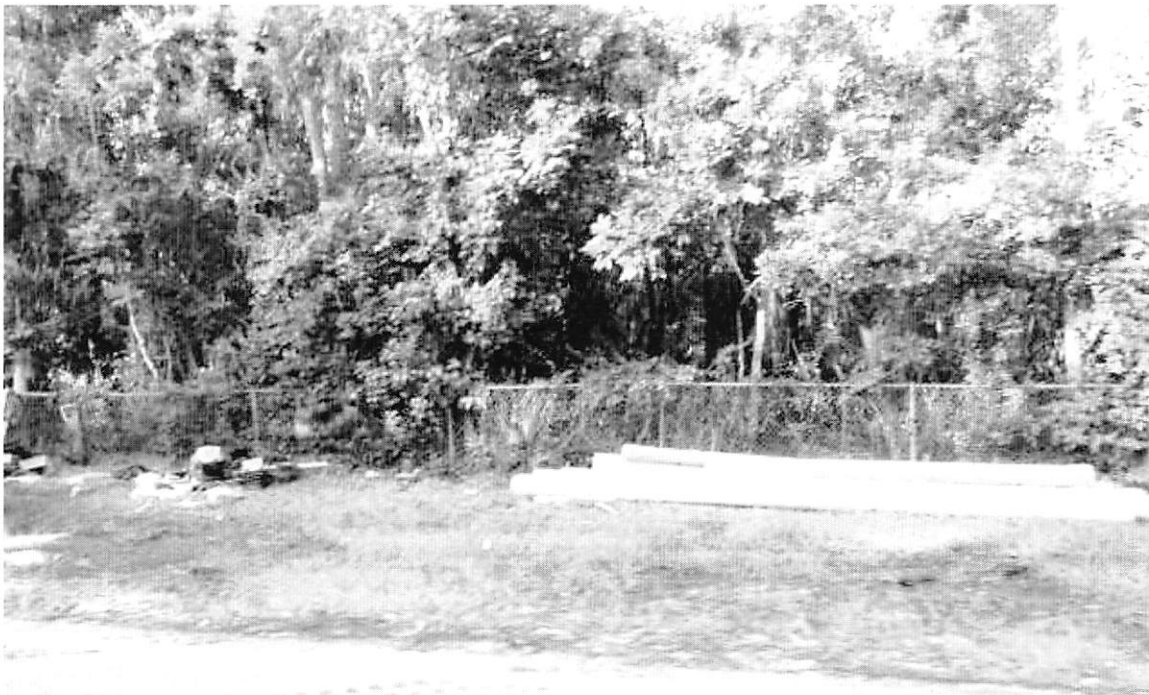
public health, safety of the residents along this easement by increasing the density without making required road/right of way improvements creating safety concerns for emergency responders attempting to access the property. The proposed request would be detrimental to the public health, safety and welfare by promoting the creation of non-conforming residential lots within the Mandarin Road Overlay and creating precedence for similar requests in the future that are contrary to the intent of the Mandarin Road Overlay by negatively altering the established character of the area.

SUPPLEMENTAL INFORMATION

On October 5, 2021 staff attempted a visual inspection of the subject property. However, due to construction work, Mandarin Road was closed to traffic and the notice sign was not visible.

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 2021-656 (WRF-21-11)** be **DENIED**.



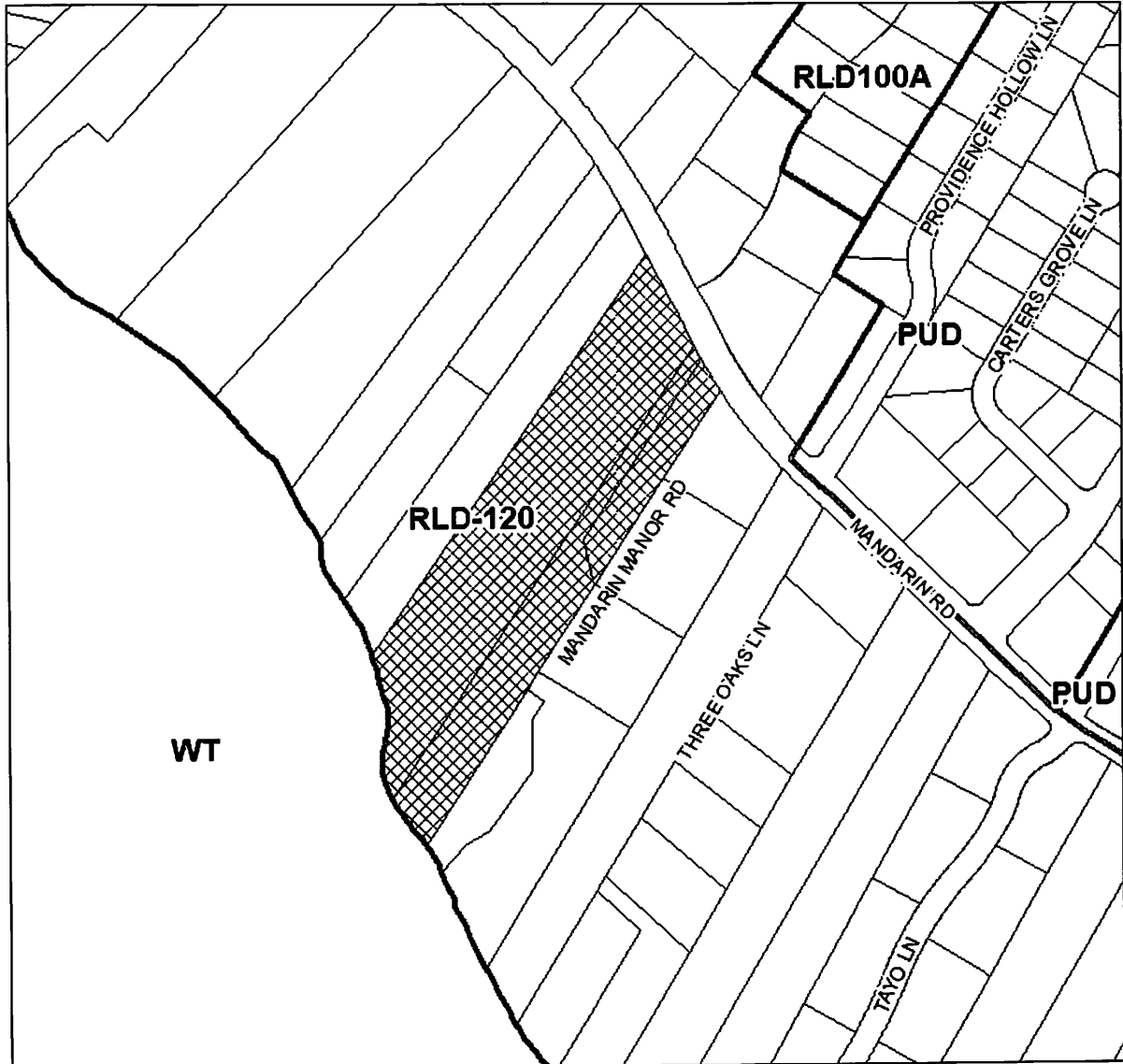
View of subject property

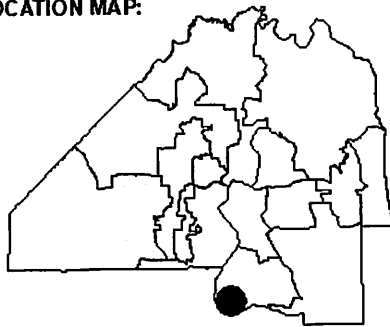

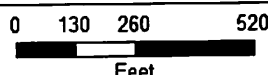


View of subject property



Aerial view of subject property.



<p>REQUEST SOUGHT:</p> <p>REDUCE FRONTAGE FROM 480 FEET TO 360 FEET</p>	<p>LOCATION MAP:</p> 	  <p>0 130 260 520 Feet</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0656</p>	<p>TRACKING NUMBER</p> <p>WRF-21-11</p>	<p>COUNCIL DISTRICT:</p> <p>6</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application WRF-21-11 were posted on the property/site located at:

106000-0000, 106001-0000 and 106001-0010

Real Estate Number(s)

13762, 13766 and 13768 Mandarin Road

Street Address

Jacksonville, FL 32223

City, State Zip Code

Printed Name Krista Burby

Signature

Krista Burby

Dated this 10th day of August, 2021.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of August, 2021

by Krista Burby (Applicant/Agent)

Such person(s): (notary must check applicable box)

is (are) personally known to me; or

produced a current _____ driver's license as identification; or

produced _____ as identification.

Jeannette L. Ladnier

[print or type name]

Notary Public, State of Florida at Large





NOTICE
A PUBLIC HEARING CONCERNING
WRF-21-11 ON THIS PROPERTY
WILL BE HELD BY THE
LAND USE & ZONING COMMITTEE
OF THE CITY OF JACKSONVILLE.
TELEPHONE 235-7305 FOR
INFORMATION OR WRF-21-11



NOTICE
A PUBLIC HEARING CONCERNING
WRF-21-11 ON THIS PROPERTY
WILL BE HELD BY THE
LAND USE & ZONING COMMITTEE
OF THE CITY OF JACKSONVILLE.
TELEPHONE 255-7865 FOR
INFORMATION OR# WRF-21-11

Date Submitted:	6/10/21
Date Filed:	7-21-21

Application Number:	WRF-21-11
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:	RLD-120	Current Land Use Category: RR
Council District:	6	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): ∅		
Applicable Section of Ordinance Code: 656.305		
Notice of Violation(s):		
Neighborhood Associations: HAMMOCK OAKS BEAUTIFICATION COMMITTEE, MANDARIN OLDE MANDARIN NEIGHBORHOOD ASSC., GARDEN CLUB		
Overlay: MANDARIN		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	5	Amount of Fee:
		Zoning Asst. Initials: SA

PROPERTY INFORMATION	
1. Complete Property Address: 13762, 13768 and 13766 Mandarin Road, Jacksonville, FL 32223	2. Real Estate Number: 106000-0000, 106001-0010 and 106001-0000
3. Land Area (Acres): 9.53	4. Date Lot was Recorded: 1925
5. Property Located Between Streets: Providence Hollow Lane and Orange Picker Road	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>480</u> feet to <u>360</u> feet.	
8. In whose name will the Waiver be granted? Richard and Danielle Caplin	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Richard Caplin and Danielle Caplin	10. E-mail: rickycaplin16@gmail.com
11. Address (including city, state, zip): 13762 Mandarin Road Jacksonville, FL 32223	12. Preferred Telephone:

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Driver, McAfee, Hawthorne & Diebenow, PLLC	14. E-mail: kburby@drivermcafee.com
15. Address (including city, state, zip): 1 Independent Drive, Ste 1200 Jacksonville, FL 32202	16. Preferred Telephone: (904) 807-8213

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.

Applicants seek to combine abutting properties to create a family compound on the properties at 13762, 13768 and 13766 Mandarin Road, Jacksonville, FL 32223 (RE #'s 106000-0000, 106001-0000 and 106001-0010) (collectively, the "Property"). Currently, single family homes exist on 13762 and 13766 Mandarin Road. Applicants wish to demolish the existing home at 13762 Mandarin Road, and in its place, they propose two (2) new homes near the river connected by a breezeway. The homes are to be occupied by Applicants and one of the Applicant's parents. Additionally, Applicants propose to construct a tennis court and clubhouse for use by all members of the compound, along with another single family home near Mandarin Road. Moving south, the single family home at 13766 Mandarin Road is occupied by the parents/in-laws of the Applicants. The proposed compound would include a new single family home at 13768 Mandarin Road to be occupied by the grandfather of one of the Applicants. In total, Applicants are seeking approval of this application to permit five (5) homes with a total of 360 feet of 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: _____ Signature: _____	Applicant or Agent (if different than owner) Print name: <u>Krista Burkly</u> Signature: <u>Krista Burkly</u>
Owner(s) Print name: _____ Signature: _____	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

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

ANSWERS TO STANDARDS AND CRITERIA FOR WAIVER OF ROAD FRONTAGE

13762, 13766 and 13768 Mandarin Road

Applicants seek to combine abutting properties to create a family compound on the properties at 13762, 13768 and 13766 Mandarin Road, Jacksonville, FL 32223 (RE #'s 106000-0000, 106001-0000 and 106001-0010) (collectively, the "Property"). Currently, single family homes exist on 13762 and 13766 Mandarin Road. Applicants wish to demolish the existing home at 13762 Mandarin Road, and in its place, they propose two (2) new homes near the river connected by a breezeway. The homes are to be occupied by Applicants and one of the Applicant's parents. Additionally, Applicants propose to construct a tennis court and clubhouse for use by all members of the compound, along with another single family home near Mandarin Road. Moving south, the single family home at 13766 Mandarin Road is occupied by the parents/in-laws of the Applicants. The proposed compound would include a new single family home at 13768 Mandarin Road to be occupied by the grandfather of one of the Applicants. In total, Applicants are seeking approval of this application to permit five (5) homes with a total of 360 feet of frontage.

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

There are practical difficulties in carrying out the strict letter of the regulation. Due to the application of current code to the 1925 plat that created this Property, the Applicants cannot adequately split the lots to create the desired family compound while meeting the minimum required road frontage. The Property is comprised of very deep lots which are, on average, 1,100 feet deep. Additionally, several of the lots narrowly meet the required road frontage along Mandarin Road. This situation is prevalent in the surrounding area and many neighboring properties have been subdivided to allow for the development of several homes riverside of Mandarin Road. Examples can be seen at 13338, 13530, 13544, 13570, 13544, 13558, 13746, 13748 and 14174 Mandarin Road. The proposed development will not exceed the maximum density for RR-Acre land use in the suburban area. Given the foregoing, it is impractical to impose the strict letter of the Zoning Code on the Applicants alone.

2. 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 (Code of Subdivision Regulations)

The request is not based on a desire to reduce the cost of developing the Property. Instead, Applicants are proposing a substantial investment in the Property. The waiver of road frontage approval will allow Applicants to reside in close proximity to aging parents, grandparents and other extended family. Additionally, Applicants have proposed a site layout that would allow each home to meet minimum area requirements should the lots need to be subdivided at any time in the future. The proposed homes will improve neighborhood aesthetic and property values.

3. 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;

As stated above, the proposed waiver will allow for the construction of four (4) new homes, a tennis court and a clubhouse which will elevate neighborhood allure and increase surrounding property values. The proposed development will not diminish nor alter the essential character of the area and will not interfere with or injure the rights of others. Rather, the proposed waiver approval will allow for additional investment in the Property. The proposed homes will meet all required setbacks. The Property lies in a densely wooded area that backs up to the St Johns River, and most of the homes will not be visible from Mandarin Road. As currently proposed, the homes closest to Mandarin Road would be several hundred feet from the public road.

4. **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.**

The site plan filed with this application demonstrates the proposed location of each homes' access to Mandarin Road, a public street, via two driveways. Once the new homes are constructed, an easement will be recorded to allow each homeowner access to their property via a shared driveway.

5. **The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;**

The proposed waiver is not detrimental to the public health, safety, or welfare, nor will it result in additional public expense, the creation of nuisances, or conflict with any other applicable law. Rather, the proposed waiver allows for investment in the Property while also affording Applicants the ability to develop a family compound without impacting surrounding properties. The proposed waiver will not result in any additional public expense, and it will not conflict with any other applicable law other than Section 656.407 which the application seeks to relax.

LEGAL DESCRIPTION

May 28, 2021

RE # 106000-0000 (13762 Mandarin Road):

LOTS 10 AND 11, IVES AND PATTERSON'S SUBDIVISION OF PARTS OF LOTS 3, 4, 5 AND 6, OF THE SUBDIVISION OF A. CREIGHTON GRANT, SECTION 35, TOWNSHIP 4 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 34, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RE #'s 106001-0000 and 106001-0010 (13766 and 13768 Mandarin Road):

A PORTION OF LOT TWELVE (12), IVES AND PATTERSON SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 34, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING COMMENCE AT THE MOST NORTHERLY CORNER OF SAID LOT TWELVE (12), SAID CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD AND RUN SOUTH TWENTY-EIGHT (28) DEGREES THIRTY-FIVE (35) MINUTES FIFTY (50) SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD, ELEVEN AND THIRTY-FOUR HUNDREDTHS (11.34) FEET; RUN THENCE SOUTH THIRTY-THREE (33) DEGREES SIXTEEN (16) MINUTES FORTY (40) SECONDS WEST PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT TWELVE (12), A DISTANCE OF FOUR HUNDRED NINETY-SIX AND NINETY-FIVE HUNDREDTHS (496.95) FEET; RUN THENCE SOUTH THIRTEEN (13) DEGREES SEVENTEEN (17) MINUTES EAST, ONE HUNDRED THIRTY-THREE AND NINE TENTHS (133.9) FEET TO THE SOUTHEASTERLY LINE OF SAID LOT TWELVE (12); RUN THENCE SOUTH THIRTY-THREE (33) DEGREES SIX (06) MINUTES FIVE (05) SECONDS WEST ALONG SAID SOUTHEASTERLY LINE OF LOT TWELVE (12), A DISTANCE OF SIX HUNDRED NINETY AND SIXTY-ONE HUNDREDTHS (690.61) FEET TO AN IRON PIPE SET AT THE TOP OF BLUFF OF ST. JOHNS RIVER; CONTINUE THENCE SOUTH THIRTY-THREE (33) DEGREES SIX (06) MINUTES FIVE (05) SECONDS WEST ALONG SAID LOT LINE, A DISTANCE OF THIRTY (30) FEET, MORE OR LESS, TO THE WATERS OF THE ST. JOHNS RIVER; RUN THENCE IN A NORTHERLY DIRECTION ALONG SAID WATERS OF THE ST. JOHNS RIVER A DISTANCE OF ONE HUNDRED TWENTY-FIVE (125) FEET, MORE OR LESS, TO THE INTERSECTION OF SAID WATERS WITH THE NORTHWESTERLY LINE OF SAID LOT TWELVE (12) AFOREMENTIONED; RUN THENCE NORTH THIRTY-THREE (33) DEGREES SIXTEEN (16) MINUTES FORTY (40) SECONDS EAST ALONG SAID NORTHWESTERLY LINE OF LOT TWELVE (12), A DISTANCE OF NINETY-FIVE (95) FEET, MORE OR LESS, TO AN IRON PIPE SET AT THE TOP OF BLUFF OF SAID RIVER; CONTINUE THENCE NORTH THIRTY-THREE (33) DEGREES SIXTEEN (16) MINUTES FORTY (40) SECONDS EAST ALONG SAID LOT LINE A DISTANCE OF ONE THOUSAND ONE HUNDRED AND EIGHTY-ONE (1,181) FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE NORTHWESTERLY 25 FEET OF THAT PORTION OF LOT 12, IVES AND PATTERSON SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 34, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE CORNER COMMON TO LOTS 12 AND 13, SAID IVES AND PATTERSON SUBDIVISION, SAID CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD AND RUN SOUTH 33°06'05" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12, A DISTANCE OF 537.65 FEET TO AN IRON PIPE; RUN THENCE NORTH 13°17' WEST, 133.9 FEET TO AN IRON PIPE; RUN THENCE NORTH 33°16'40" EAST, PARALLEL WITH AND DISTANT 10 FEET SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID LOT 12, WHEN MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 496.95 FEET TO AN IRON PIPE SET ON THE WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD; RUN THENCE SOUTH 28°35'10" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 108.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF LOT 12, IVES AND PATTERSON SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 9, PAGE 34 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING COMMENCE AT AN IRON PIPE AT THE MOST EASTERLY CORNER OF SAID LOT 12 ON THE WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD AND RUN SOUTH 33°06'05" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12, A DISTANCE OF 537.65 FEET TO AN IRON PIPE; RUN THENCE NORTH 13°17'00" WEST A DISTANCE OF 120.13 FEET TO A POINT; RUN THENCE NORTH 33°16'40" EAST, A DISTANCE OF 501.07 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD; RUN THENCE SOUTH 28°35'50" EAST ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD, A DISTANCE OF 97.45 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

Property Ownership Affidavit

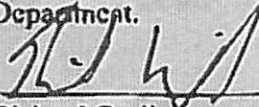
Date 4/14/21

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

Re: Property Ownership Affidavit for 13762, 13766 and 13768 Mandarin Road, Jacksonville, FL
32223 (RE#s 106000-0000, 106001-0000 and 106001-0010)

Ladies and Gentlemen:

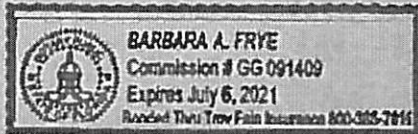
You are hereby advised that Richard Caplin and Danielle Caplin are the owners of the property described in the legal description attached hereto as Exhibit 1, filed in connection with application(s) for a land use and zoning change submitted to the Jacksonville Planning and Development Department.

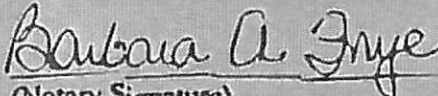

Richard Caplin


Danielle Caplin

STATE OF FLORIDA
COUNTY OF Duval

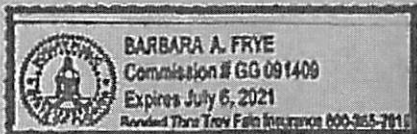
Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 16 day of April, 2021, by Richard Caplin, who is personally known to me has produced _____ as identification.




(Notary Signature)

STATE OF FLORIDA
COUNTY OF Duval

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 16 day of April, 2021, by Danielle Caplin, who is personally known to me has produced _____ as identification.



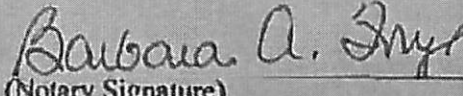

(Notary Signature)

EXHIBIT B

Agent Authorization

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

Re: **Property Ownership Affidavit for 13762, 13766 and 13768 Mandarin Road, Jacksonville, FL 32223 (RE#s 106000-0000, 106001-0000 and 106001-0010)**

Ladies and Gentlemen:

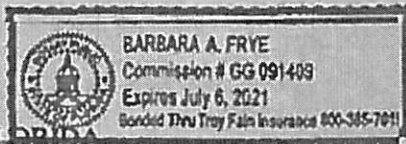
You are hereby advised that Richard Caplin and Danielle Caplin hereby authorize and empower Driver, McAfee, Hawthorne & Diebenow, PLLC to act as agent to file application(s) and other documents necessary to obtain a land use and zoning change approval for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

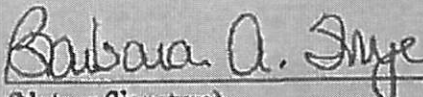

Richard Caplin


Danielle Caplin

STATE OF FLORIDA
COUNTY OF Duval

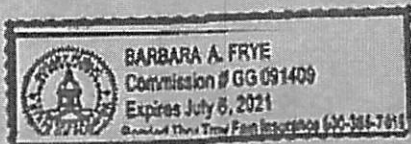
Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 16 day of April, 2021, by Richard Caplin, who is personally known to me has produced _____ as identification.

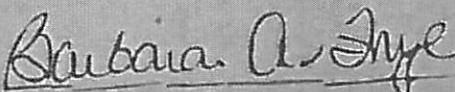



(Notary Signature)

STATE OF FLORIDA
COUNTY OF Duval

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 2021, by Danielle Caplin, who is personally known to me has produced _____ as identification.




(Notary Signature)

CAPLIN RICHARD
 13762 MANDARIN RD
 JACKSONVILLE, FL 32223
CAPLIN DANIELLE

Primary Site Address
 13762 MANDARIN RD
 Jacksonville FL 32223

Official Record Book/Page
 19425-01441

Title #
 6623

13762 MANDARIN RD
Property Detail

RE #	106000-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01838 IVES & PATTERSONS S/D
Total Area	264366

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.](#)

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$203,856.00	\$181,551.00
Extra Feature Value	\$6,545.00	\$5,047.00
Land Value (Market)	\$1,274,400.00	\$1,274,400.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,484,801.00	\$1,460,998.00
Assessed Value	\$1,103,738.00	\$1,460,998.00
Cap Diff/Portability Amt	\$381,063.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$1,053,738.00	See below

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
19425-01441	10/21/2020	\$1,765,000.00	WD - Warranty Deed	Qualified	Improved
07932-02226	9/8/1994	\$820,000.00	WD - Warranty Deed	Qualified	Improved
04142-00896	4/28/1976	\$175,000.00	WD - Warranty Deed	Unqualified	Improved
00060-00177	3/14/2006	\$100.00	PB - Plat Book	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	\$581.00
2	DLWR6	Dock Wood Light Wgt	1	0	0	400.00	\$2,459.00
3	GRWR2	Garage/Util Bdg Wood	1	20	15	300.00	\$2,007.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0130	RES RIVER LD 3-7 UNITS PER AC	RLD-120	300.00	1150.00	Common	300.00	Front Footage	\$1,274,400.00	1	9-34
										2	IVES & PATTERSONS S/D LOTS 3,4,5,6
										3	S/D
										4	LOTS 10,11

Buildings

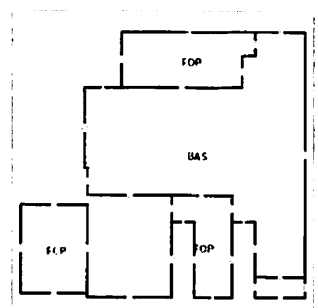
Building 1
 Building 1 Site Address
 13762 MANDARIN RD Unit
 Jacksonville FL 32223

Building Type	0101 - SFR 1 STORY
Year Built	1958
Building Value	\$181,551.00

Type	Gross Area	Heated Area	Effective Area
Base Area	2796	2796	2796
Unfinished Storage	90	0	36
Finished Open Porch	386	0	116
Finished Storage	750	0	375
Finished Carport	520	0	130
Finished Open Porch	604	0	181
Total	5146	2796	3634

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	4	4 Built Up/T&G
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

Element	Code	Detail
Stories	1.000	
Bedrooms	4.000	
Baths	4.000	
Rooms / Units	1.000	



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	\$1,103,738.00	\$50,000.00	\$1,053,738.00	\$11,772.83	\$12,056.76	\$11,550.97
Public Schools: By State Law	\$1,103,738.00	\$25,000.00	\$1,078,738.00	\$4,112.41	\$3,944.94	\$4,058.75
By Local Board	\$1,103,738.00	\$25,000.00	\$1,078,738.00	\$2,369.22	\$2,425.00	\$2,338.27
FL Inland Navigation Dist.	\$1,103,738.00	\$50,000.00	\$1,053,738.00	\$32.93	\$33.72	\$32.24
Water Mgmt Dist. SJRWMD	\$1,103,738.00	\$50,000.00	\$1,053,738.00	\$248.38	\$240.99	\$240.99
Gen Gov Voted	\$1,103,738.00	\$50,000.00	\$1,053,738.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$1,103,738.00	\$25,000.00	\$1,078,738.00	\$0.00	\$0.00	\$0.00
			Totals	\$18,535.77	\$18,701.41	\$18,221.22
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
	Last Year	\$1,909,679.00	\$1,078,923.00	\$50,000.00	\$1,028,923.00	
	Current Year	\$1,484,801.00	\$1,103,738.00	\$50,000.00	\$1,053,738.00	

2020 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

[2020](#)[2019](#)[2018](#)[2017](#)[2016](#)[2015](#)[2014](#)

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: ⁺

More Information

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

CAPLIN RICHARD
 13766 MANDARIN RD
 JACKSONVILLE, FL 32223
CAPLIN DANIELLE

Primary Site Address
 13766 MANDARIN RD
 Jacksonville FL 32223

Official Record Book/Page
 19556-00376

Tile #
 6623

13766 MANDARIN RD

Property Detail

RE #	106001-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01838 IVES & PATTERSONS S/D
Total Area	109006

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.](#)

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$415,095.00	\$520,519.00
Extra Feature Value	\$24,117.00	\$61,795.00
Land Value (Market)	\$635,700.00	\$635,700.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,074,912.00	\$1,218,014.00
Assessed Value	\$1,074,912.00	\$1,218,014.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,074,912.00	See below

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
19556-00376	12/23/2020	\$1,700,000.00	WD - Warranty Deed	Unqualified	Improved
03331-00445	3/20/1972	\$100.00	WD - Warranty Deed	Unqualified	Improved
03331-00555	3/22/1972	\$100.00	WD - Warranty Deed	Unqualified	Improved
03332-01193	3/20/1972	\$25,000.00	WD - Warranty Deed	Unqualified	Improved
03379-01008	6/9/1972	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPGR7	Fireplace Gas	1	0	0	1.00	\$1,489.00
2	POLR3	Pool	1	0	0	1.00	\$11,016.00
3	GRWR2	Garage/Util Bdg Wood	1	40	40	1,600.00	\$10,704.00
4	GZSR2	Gazebo Standard	1	12	12	144.00	\$1,123.00
5	DLWR6	Dock Wood Light Wgt	1	380	5	1,900.00	\$24,007.00
6	DLWR6	Dock Wood Light Wgt	1	25	25	625.00	\$7,897.00
7	BCWR6	Boat Cover	1	25	14	350.00	\$3,031.00
8	GZSR2	Gazebo Standard	1	18	18	324.00	\$2,528.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0130	RES RIVER LD 3-7 UNITS PER AC	RLD-120	130.00	838.00	Common	130.00	Front Footage	\$635,700.00

Legal

LN	Legal Description
1	23-4S-26E 2.5
2	IVES & PATTERSONS S/D LOTS 3,4,5,6
3	S/D
4	PT LOT 12 RECD O/R 19556-376
5	BEING PARCELS 1,2

Buildings

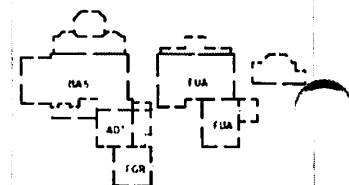
Building 1

Building 1 Site Address
 13766 MANDARIN RD Unit
 Jacksonville FL 32223

Building Type	0108 - SFR CLASS 2
Year Built	1973
Building Value	\$520,519.00

Type	Gross Area	Heated Area	Effective Area
Patio	492	0	25
Finished upper	271	271	257

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	12	12 Hardwood
Int Flooring	15	15 Quar/Hrd Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



story 1			
Finished Open Porch	284	0	85
Finished upper story 1	1462	1462	1389
Base Area	2160	2160	2160
Finished upper story 1	690	690	656
Finished Open Porch	60	0	18
Balcony	168	0	25
Addition	555	555	500
Finished Garage	576	0	288
Addition	244	244	220
Addition	529	529	476
Finished Open Porch	265	0	80
Total	7756	5911	6179

Element	Code	Detail
Stories	2.000	
Bedrooms	5.000	
Baths	4.500	
Rooms / Units	1.000	

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	\$1,074,912.00	\$0.00	\$1,074,912.00	\$12,732.89	\$12,299.04	\$11,783.08
Public Schools: By State Law	\$1,074,912.00	\$0.00	\$1,074,912.00	\$4,342.26	\$3,930.95	\$4,044.36
By Local Board	\$1,074,912.00	\$0.00	\$1,074,912.00	\$2,501.64	\$2,416.40	\$2,329.98
FL Inland Navigation Dist.	\$1,074,912.00	\$0.00	\$1,074,912.00	\$35.61	\$34.40	\$32.89
Water Mgmt Dist. SJRWMD	\$1,074,912.00	\$0.00	\$1,074,912.00	\$268.64	\$245.83	\$245.83
Gen Gov Voted	\$1,074,912.00	\$0.00	\$1,074,912.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$1,074,912.00	\$0.00	\$1,074,912.00	\$0.00	\$0.00	\$0.00
Totals				\$19,881.04	\$18,926.62	\$18,436.14

Description	Last Year	Just Value	Assessed Value	Exemptions	Taxable Value
		\$1,112,830.00	\$1,112,830.00	\$0.00	\$1,112,830.00
	Current Year	\$1,074,912.00	\$1,074,912.00	\$0.00	\$1,074,912.00

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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.

2020

2019

2018

2017

2016

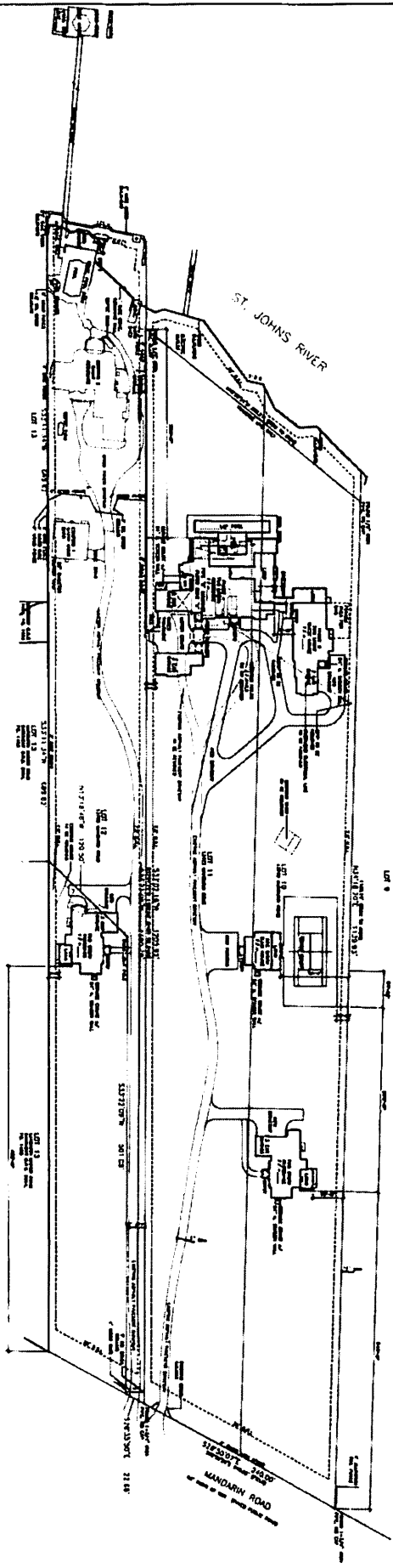
2015

2014

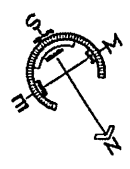
• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [\[Link\]](#)

More Information

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



SITE PLAN
 LOTS 10, 11, AND 12, IVES & PATTERSON SUBDIVISION
 PLAT BOOK 9, PAGE 34
 13762 AND 13766 MANDARIN ROAD
 JACKSONVILLE, DUVAL COUNTY, FLORIDA
 SCALE: 1" = 40'-0"



PRELIMINARY ONLY
 NOT BE USED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	10/1/2017	ISSUED FOR PERMITS
2	10/1/2017	ISSUED FOR PERMITS
3	10/1/2017	ISSUED FOR PERMITS
4	10/1/2017	ISSUED FOR PERMITS
5	10/1/2017	ISSUED FOR PERMITS
6	10/1/2017	ISSUED FOR PERMITS
7	10/1/2017	ISSUED FOR PERMITS
8	10/1/2017	ISSUED FOR PERMITS
9	10/1/2017	ISSUED FOR PERMITS
10	10/1/2017	ISSUED FOR PERMITS

Caplin Residence
 Lots 10, 11, and 12, Ives and Patterson Subdivision
 13762 and 13766 Mandarin Road
 Plat Book 9, Page 34
 Jacksonville, Duval County, Florida



THIS PLAN IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

Prepared by and return to:

Kimberly Delisa
Anchor Law, PA
101 Rio Del Mar Street
Suite C
St. Augustine, FL 32080
(904) 471-2005
File No 20133
Purchase Price: 1,765,000.00
Parcel Identification No 106000-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of October, 2020 between Larry K. Manning, an unmarried man, whose post office address is 13762 Mandarin Road, Jacksonville, FL 32223, of the County of Duval, State of Florida, Grantor, to Richard Caplin and Danielle Caplin, husband and wife, whose post office address is 13762 Mandarin Road, Jacksonville, FL 32223, of the County of Duval, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Duval, Florida, to-wit:

Lots 10 and 11, IVES AND PATTERSON'S SUBDIVISION OF PARTS OF LOTS 3, 4, 5 AND 6, OF THE SUBDIVISION OF A. CREIGHTON GRANT, Section 35, Township 4 South, Range 26 East, according to the plat thereof as recorded in Plat Book 9, Page 34, of the current public records of Duval County, Florida

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

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

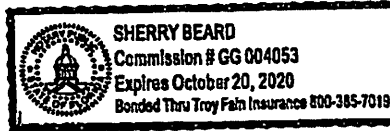
Gloria Delisa
WITNESS
PRINT NAME: Gloria Delisa
Sherry Beard
WITNESS
PRINT NAME: Sherry Beard

Larry K. Manning
Larry K. Manning

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14th day of October, 2020, by Larry K. Manning.

Sherry Beard
Signature of Notary Public
Print, Type/Stamp Name of Notary **Sherry Beard**



Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: drivers license

Prepared by and Return To:
David J. Heekin
Landmark Title
4540 Southside Boulevard, Suite 202
Jacksonville, Florida 32216

TRUSTEE'S DEED

THIS DEED is made effective the 23rd day of December, 2020 by **Wilson L. Smith and Jo Anne Smith, husband and wife and Jo Anne G. Smith and Wilson Leland Smith, Individually and as Trustees of the Jo Anne G. Smith Living Trust dated January 26, 2020** ("Grantor"), whose address is 3958 Baymeadows Road, #1404, Jacksonville, FL 32217, to and in favor **Richard Caplin and Danielle Caplin, husband and wife** ("Grantee"), whose address is 13766 Mandarin Road, Jacksonville, FL 32223.

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH:

That Grantor, pursuant to the powers and authority granted by the terms and provisions of the aforesaid trust agreement, and for the sum of Ten Dollars and other valuable consideration paid on behalf of Grantee, the receipt and sufficiency of which are acknowledged, has granted, bargained and sold to Grantee, their heirs, successors and assigns forever, that land located in Duval County, Florida, which is described as:

A PORTION OF LOT TWELVE (12), IVES AND PATTERSON SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 34, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING COMMENCE AT THE MOST NORTHERLY CORNER OF SAID LOT TWELVE (12), SAID CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD AND RUN SOUTH TWENTY-EIGHT (28) DEGREES THIRTY-FIVE (35) MINUTES FIFTY (50) SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MANDARIN ROAD, ELEVEN AND THIRTY-FOUR HUNDREDTHS (11.34) FEET; RUN THENCE SOUTH THIRTY-THREE (33) DEGREES SIXTEEN (16) MINUTES FORTY (40) SECONDS WEST PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT TWELVE (12), A DISTANCE OF FOUR HUNDRED NINETY-SIX AND NINETY-FIVE HUNDREDTHS (496.95) FEET; RUN THENCE SOUTH THIRTEEN (13) DEGREES SEVENTEEN (17) MINUTES EAST, ONE HUNDRED THIRTY-THREE AND NINE TENTHS (133.9) FEET TO THE SOUTHEASTERLY LINE OF SAID LOT TWELVE (12); RUN THENCE SOUTH THIRTY-THREE (33) DEGREES SIX (06) MINUTES

FIVE (05) SECONDS WEST ALONG SAID SOUTHEASTERLY LINE OF LOT TWELVE (12), A DISTANCE OF SIX HUNDRED NINETY AND SIXTY-ONE HUNDREDTHS (690.61) FEET TO AN IRON PIPE SET AT THE TOP OF BLUFF OF ST. JOHNS RIVER; CONTINUE THENCE SOUTH THIRTY-THREE (33) DEGREES SIX (06) MINUTES FIVE (05) SECONDS WEST ALONG SAID LOT LINE, A DISTANCE OF THIRTY (30) FEET, MORE OR LESS, TO THE WATERS OF THE ST. JOHNS RIVER; RUN THENCE IN A NORTHERLY DIRECTION ALONG SAID WATERS OF THE ST. JOHNS RIVER A DISTANCE OF ONE HUNDRED TWENTY-FIVE (125) FEET, MORE OR LESS, TO THE INTERSECTION OF SAID WATERS WITH THE NORTHWESTERLY LINE OF SAID LOT TWELVE (12) AFOREMENTIONED; RUN THENCE NORTH THIRTY-THREE (33) DEGREES SIXTEEN (16) MINUTES FORTY (40) SECONDS EAST ALONG SAID NORTHWESTERLY LINE OF LOT TWELVE (12), A DISTANCE OF NINETY-FIVE (95) FEET, MORE OR LESS, TO AN IRON PIPE SET AT THE TOP OF BLUFF OF SAID RIVER; CONTINUE THENCE NORTH THIRTY-THREE (33) DEGREES SIXTEEN (16) MINUTES FORTY (40) SECONDS EAST ALONG SAID LOT LINE A DISTANCE OF ONE THOUSAND ONE HUNDRED AND EIGHTY-ONE (1,181,0) FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE NORTHWESTERLY 25 FEET OF THAT PORTION OF LOT 12, IVES AND PATTERSON SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 34, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE CORNER COMMON TO LOTS 12 AND 13, SAID IVES AND PATTERSON SUBDIVISION, SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF MANDARIN ROAD AND RUN SOUTH 33° 06' 05" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12, A DISTANCE OF 537.65 FEET TO AN IRON PIPE; RUN THENCE NORTH 13° 17' WEST, 133.9 FEET TO AN IRON PIPE; RUN THENCE NORTH 33° 16' 40" EAST, PARALLEL WITH AND DISTANT 10 FEET SOUTHEASTERLY FROM THE NORTHWESTERLY LINE OF SAID LOT 12, WHEN MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 496.95 FEET TO AN IRON PIPE SET ON THE WESTERLY RIGHT OF WAY LINE OF MANDARIN ROAD; RUN THENCE SOUTH 28' 35' 10" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 108.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A portion of Lot 12, Ives and Patterson Subdivision according to plat recorded in Plat Book 9, Page 34 of the current public records of Duval County, Florida, said portion being more particularly described as follows:

For the point of beginning commence at an iron pipe at the most easterly corner of said Lot 12 on the westerly right-of-way line of Mandarin Road and run South 33° 06' 05" West along the southeasterly line of said Lot 12, a distance of 537.65 feet to an iron pipe; run thence North 13° 17' 00" West a distance of 120.13 feet to a point; run thence North 33° 16' 40" East, a distance of 501.07 feet to an iron pipe on the westerly right-of-way line of Mandarin Road; run thence South 28° 35' 50" East along the said westerly right-of-way line of Mandarin Road, a distance of 97.45 feet to the point of beginning.

RE Parcel:106001-0000 AND 106001-0010

together with all easements and other rights appurtenant thereto, and subject to all easements, covenants and restrictions of record, if any, provided that this mention shall not serve to reimpose same, and taxes accruing after December 31, 2020.

And Grantor hereby warrants to and covenants with said Grantee that Grantor is the duly appointed, qualified and acting Trustee under the aforesaid trust agreement, and in all things preliminary to and in and about the sale and conveyance of the property described herein, the terms, conditions and provisions of the aforesaid trust agreement and the laws of the State of Florida have been followed and complied with in all respects, and that the undersigned Grantor has the full power and authority to execute this deed for the uses and purposes herein expressed, and that the Trustee will warrant and defend the title to said property against the lawful claims of all persons claiming by, through or under the Trustee, but no others.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year written below.

Signed, sealed and delivered in the presence of:

Carolyn Zillmann
Witness 1 Signature

Carolyn Zillmann
Witness 1 Printed Name

[Signature]
Witness 2 Signature

Savannah & Trisdale
Witness 2 Printed Name

Wilson L. Smith
Wilson L. Smith

Jo Anne Smith
Jo Anne Smith

Jo Anne G. Smith Living Trust dated January 26, 2020

By: Jo Anne G. Smith
Jo Anne G. Smith, Individually and as Trustee

By: Wilson Leland Smith
Wilson Leland Smith, Individually and as Trustee

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me by means of physical presence this 21 day of December, 2020, by Wilson L. Smith and Jo Anne Smith, husband and wife and Jo Anne G. Smith and Wilson Leland Smith, Individually and as Trustees of the Jo Anne G. Smith Living Trust dated January 26, 2020, who is personally known to me, or who produced a valid identification.

Type of Identification Produced: _____



Carolyn Zillmann
Notary Public
Commission No. _____
My commission expires _____