


Date Submitted:	7/3/24
Date Filed:	7/18/2024

Application Number:	SN-24-07
Public Hearing:	

Application for Sign Waiver
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-Acre	Current Land Use Category: LDR
Council District:	13	Planning District: 2
Previous Zoning Applications Filed (provide application numbers): \emptyset		
Applicable Section of Ordinance Code: 656.1303.(b)(2) ; 656.1303.(i)(2)		
Notice of Violation(s):		
Neighborhood Associations: Greater Arlington; Pelican Bay HOA; Pablo Woods HOA; West Beaches Community Association		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 2	Amount of Fee: \$1740.00	Zoning Asst. Initials: 

PROPERTY INFORMATION	
1. Complete Property Address: 3044 SAN PABLO RD S	2. Real Estate Number: 167080-0000 , 167077-0100
3. Land Area (Acres): 4.93	4. Date Lot was Recorded: 2000
5. Property Located Between Streets: COURTNEY WOODS LANE AND AQUA VISTA RD N	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). **Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.*

Increase maximum size of sign from 24 sq. ft. to 30 sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)

Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)

Allow for illumination or change from _____ external to _____ internal lighting

Reduce minimum setback from 25 feet to 1 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
RIVERTOWN CHURCH

9. Is transferability requested? *If approved, the waiver is transferred with the property.*

Yes

No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: RIVERTOWN CHURCH	11. E-mail: dan@rivertown.com
12. Address (including city, state, zip): 3044 SANPABLO RD SOUTH JACKSONVILLE FL 32224	13. Preferred Telephone: 904-319-1825

APPLICANT'S INFORMATION (if different from owner)	
14. Name: RYAN RICHARDSON	15. E-mail: RRICHARDSON@HARBINGERSIGN.COM
16. Address (including city, state, zip): 2756 PARK STREET JACKSONVILLE FL 32205	17. Preferred Telephone: 904-591-4867

CRITERIA

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as *"a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."*

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*
9. *Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

18. Given the above definition of a "sign" 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.

ANSWERS TO

1: NO THIS WAIVER WILL NOT EFFECT THE AREA

2: NO

3: NO, THIS WOULD BE A BETTER OPTION THAN REZONING FROM RURAL TO A PUD AND ASKING FOR SIGN ALLOWANCE THAT COULD MEET CCG GUIDELINES. THE SIGN IS DESIGNED TO GO WITH THE PROPERTY AND FUTURE DEVELOPMENT

4: NO EFFECT TO TRAFFIC. ALLOWING THE SET BACK CHANGE ALLOWS THE CHURCH TO USE ONE OF THE PARKING LOT ISLANDS, INSTEAD OF HAVING IT PLACED IN THE MIDDLE OF THE PARKING LOT.

5: NO THIS WAIVER DOES NOT

6: YES WITH THE CURRENT ZONING ON THE PROPERTY THE WAIVER WAS A BETTER OPTION TO APPLY FOR TO GET THE SIGN MOVED TO A BETTER LOCATION FOR VISIBILITY TO THE PUBLIC AND CHURCH MEMBERS. HAVING THE CURRENT 25' SET BACK PUT THE LOCATION OF THE SIGN IN A UNVISIBLE AREA THAT DOES NOT ALLOW FOR TRAFFIC TO CLEARLY SEE THE SIGN AND IDENTIFY THE PROPERTY.

7: NO THIS REQUEST IS NOT JUST TO REDUCE COST. WE HAVE ALREADY SECURED ONE PERMIT S23-659744. UPON REVIEWING THE APPROVED LOCATION WITH THE CHURCH IT WAS DETERMINED THAT THE NEW SIGN WOULD NOT BE SEEN BY PASSING VEHICLES AND THAT A BETTER OPTION WOULD BE TO APPLY FOR A WAIVER.

8: NO

9: THE CURRENT PALM TREES IN THE ISLAND WILL BE MOVED TO ANOTHER LOCATION ON THE PROPERTY.

10: MEETING THE CURRENT ZONING FOR THE PROPERTY DID NOT CAUSE A FINANCIAL BURDEN, IT WAS NOT A USABLE LOCATION WITH A 25' SET BACK.

18: THE CHURCH IS SEEKING THE WAIVER TO CREATE A LARGER AND MORE VISIBLE SIGN ON SAN PABLO RD. THE CURRENT 25' SET BACK WILL PUT THE SIGN IN THE MIDDLE OF THE CHURCH'S PARKING LOT. BY MOVING THE SIGN CLOSER TO THE ROAD THIS WILL ALLOW THE CHURCH TO USE AN EXISTING ISLAND AND ALLOW THEM TO BE EASILY FOUND BY PASSING VEHICLES. CURRENTLY THE NARROW STREET FRONTAGE BORDERED BY TREELINES ON BOTH SIDES ALSO LIMITS THE TIME VEHICLES HAVE TO IDENTIFY THE PROPERTY AND SAFELY SLOWDOWN TO MAKE ONE OF THE TWO ENTRANCES. HAVING A LARGER SIGN CLOSER TO THE ROAD WOULD HELP IN IDENTIFYING THE CHURCH FOR NEW AND EXISTING MEMBERS TRAVELING ON SAN PABLO RD.

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>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

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		

NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City’s sign regulations.

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>Ryan Richardson</u> Signature: <u>[Signature]</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> <u>Project Manager for</u> <u>Harbinger</u>

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



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity**

DANIEL W. ADAMS / RIVERTOWN CHURCH

Owner Name

3044 San Pablo Rd

Address(es) for Subject Property

167080 0000, 167077 0100

Real Estate Parcel Number(s) for Subject Property

HARBINGER

Appointed or Authorized Agent(s)

Sign Waiver

Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF Duval


BEFORE ME, the undersigned authority, this day personally appeared Daniel W Adams hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the President of Rivertown Church Inc a Not For Profit Corporation (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville. *
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.



 Signature of Affiant
DANIEL W. ADAMS

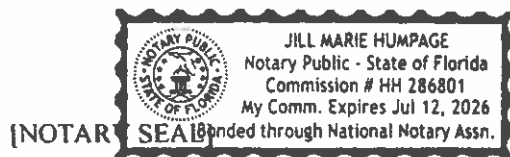
 Printed/Typed Name of Affiant

* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 18th day of July, 2024, by Daniel W Adams, as President for Rivertown Church Inc, who is personally known to me or has produced identification and who took an oath.

Type of identification produced _____.





 Notary Public Signature
Jill M Humpage

 Printed/Typed Name – Notary Public
 My commission expires: 7/12/2026

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
RIVERTOWN CHURCH, INCORPORATED

Filing Information

Document Number	N07000009749
FEI/EIN Number	20-8966079
Date Filed	10/03/2007
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/14/2020

Principal Address

3044 San Pablo Road S
Jacksonville, FL 32224

Changed: 04/09/2021

Mailing Address

3044 San Pablo Road S
Jacksonville, FL 32224

Changed: 04/09/2021

Registered Agent Name & Address

ADAMS, DANIEL
3044 San Pablo Road S.
JACKSONVILLE, FL 32224

Name Changed: 10/14/2020

Address Changed: 11/29/2023

Officer/Director Detail

Name & Address

Title P

ADAMS, DANIEL
3044 San Pablo Road S.
JACKSONVILLE, FL 32224

Title V, S, T

BUTLER, ANDRE
3044 San Pablo Road S.
JACKSONVILLE, FL 32224

Annual Reports

Report Year	Filed Date
2023	01/05/2023
2023	07/27/2023
2024	01/05/2024

Document Images

01/05/2024 -- ANNUAL REPORT	View image in PDF format
11/29/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
07/27/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/05/2023 -- ANNUAL REPORT	View image in PDF format
01/29/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
10/14/2020 -- REINSTATEMENT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
06/13/2018 -- ANNUAL REPORT	View image in PDF format
05/16/2017 -- ANNUAL REPORT	View image in PDF format
09/13/2016 -- ANNUAL REPORT	View image in PDF format
04/13/2015 -- ANNUAL REPORT	View image in PDF format
10/02/2014 -- REINSTATEMENT	View image in PDF format
04/17/2013 -- ANNUAL REPORT	View image in PDF format
03/19/2012 -- ANNUAL REPORT	View image in PDF format
09/16/2011 -- ANNUAL REPORT	View image in PDF format
03/09/2010 -- CORAPREIWP	View image in PDF format
10/03/2007 -- Domestic Non-Profit	View image in PDF format

Prepared by:

Gary Yeldell, Esq.
Wise Counsel Legal Services
PO Box 189
Keystone Heights, FL 32656

Warranty Deed

This Warranty Deed is executed this 14th day of October 2020, by the first party, **Trustee Corporation of San Pablo Baptist Church, Inc.** (FEIN No: 59-2346600) whose mailing address is 3044 San Pablo Road, Jacksonville, Florida 32224 ("Grantor"), in the favor of the second party, **Rivertown Church, Inc.** (FEIN No: 20-8966079) whose mailing address is PO Box 550977, Jacksonville, Florida 32255 ("Grantee").

WITNESSETH-

Grantor, for the sum of \$10, and other good and valuable consideration paid by the **Grantee**, the receipt whereof is hereby acknowledged, does hereby remise, release transfer and convey unto **Grantee** forever, all right, title, interest and claim in and to the following described parcel of land, along with improvements and appurtenances thereto in Duval County, Florida. *To wit:*

That certain piece parcel or tract of land situate, lying and being in the County of Duval and State of Florida, and being more particularly described as follows:

A part of the Southeast 1/4 of the Northeast 1/4 of Section 36, Township 2 South, Range 28 East, Duval County, Florida, more particularly described as follows: for a point of reference commence at the intersection of the Northerly right of way line of Beach Boulevard (as now established by the State Department of Transportation, with the Westerly right of way line of San Pablo Road (an 80 foot right of way as now established); thence North 1 degree 01' 40" West, along said Westerly right of way line on San Pablo Road, a distance of 1265.92 feet to the point of beginning; thence continue North 1 degree 01' 40" West along said Westerly right of way line of San Pablo Road, a distance of 100.00 feet; thence South 88 degrees 23' 05" West, a distance of 602.00 feet; thence North 1 degree 01' 40" West, a distance of 210.00 feet to the Northerly line of said Southeast 1/4 of the Northeast 1/4 of Section 36, thence South 88 degrees 23' 05" West a distance of 102.98 feet; thence South 1 degree 01' 40" East, a distance of 310.00 feet; thence North 88 degrees 23' 05" East a distance of 704.98 feet to the Point of Beginning.

Note: The legal description set forth above was provided to the preparing attorney for use herein. No representations are made by the preparer of this deed as to the accuracy or completeness of said description.

SUBJECT TO:

- A. Ad Valorem Taxes for the year 2020 and subsequent years; and**
- B. Any and all Restrictions, easements and other matters of record;**

TO HAVE AND TO HOLD, the same in fee simple forever together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, as well as all the estate, right title, interest, lien, equity, and claim whatsoever of Grantor either in law or equity, to the proper use, benefit and behalf of only Grantee.

AND the **Grantor** hereby covenants with said **Grantee** that the **Grantor** is lawfully seized of said land in fee simple; that the subject land is NOT the homestead of the **Grantor**, that the **Grantor** has good right and lawful authority to sell and convey said land, and hereby 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.

In witness whereof, Grantor has signed and sealed these presents the day and year first above written, sealed and executed this Warranty Deed in presence of:

Trustee Corporation of San Pablo Baptist Church, Inc.

Pamela J. Betancourt
Witness Signature

Pamela J. Betancourt
Printed Name

[Signature] President
Grantor Signature & Title

John Taulber
Printed Name

[Signature]
Witness Signature

André Butler
Printed Name

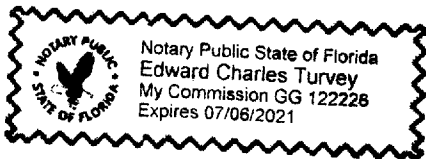
State of Florida)

County of Duval)

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 14th October day of 2020, by John Taulber, who [] is personally known to me or who has produced Florida Driver License as identification.

NOTARY PUBLIC

SEAL:



Signature:

[Signature]

Printed Name:

Edward Charles Turvey

My Commission Expires:

07/06/2021

THIS DOCUMENT PREPARED
BY AND RETURN TO:

JOSEPH J. VAN ROOY, ESQUIRE
VAN ROOY LAW, P.L.
9471 BAYMEADOWS ROAD, SUITE 103
JACKSONVILLE, FL 32256

DOCUMENT STAMPS: \$0.70

WARRANTY DEED

THIS WARRANTY DEED made as of this 14th day of October 2020, by **TRUSTEE CORPORATION OF SAN PABLO BAPTIST CHURCH, INC.**, a Florida not for profit corporation, whose mailing address is 3044 San Pablo Road, Jacksonville, Florida 32224, hereinafter called "Grantor" to **RIVERTOWN CHURCH, INCORPORATED**, a Florida not for profit corporation, whose address is P.O. Box 550977, Jacksonville, Florida 32255, hereinafter called "Grantee". (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:

WITNESSETH, That Grantor in consideration of Ten and No/100 Dollars (\$10.00) and other valuable considerations to him/it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto Grantee, and Grantee's heirs, successors and assigns forever all of that certain property situate in Duval County, Florida, as more particularly described as follows:

PART OF SECTION THIRTY-SIX (36), TOWNSHIP TWO (2) SOUTH, RANGE TWENTY EIGHT (26), DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF BEACH BOULEVARD (STATE ROAD NO. 212) AND THE WEST LINE OF SAN PABLO ROAD (COUNTY ROAD NO 291) THENCE NORTH 01°01'40" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SAN PABLO ROAD A DISTANCE OF 1365.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°01'40" WEST A DISTANCE OF 210 FEET TO A POINT; THENCE SOUTH 88°24'41" WEST A DISTANCE OF 602 FEET TO A POINT; THENCE SOUTH 01°01'40" EAST A DISTANCE OF 210 FEET; THENCE NORTH 88°24'41" EAST A DISTANCE OF 602 FEET TO THE POINT OF BEGINNING.

PARCEL B - RE# 167080-0000, Duval County, FL

TO HAVE AND TO HOLD the same together with all the tenements, the hereditaments and appurtenances thereunto belonging or in anywise appertaining, as well as all the estate, right, title interest, lien, equity and claim whatsoever of Grantor either in law or equity, to the proper use, benefit and behalf of only Grantee.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the subject land is NOT the homestead of the Grantor, that the Grantor has good right and lawful authority to sell and convey said land, and hereby 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.

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

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

Signed, sealed and delivered
in the presence of:

“GRANTOR”

TRUSTEE CORPORATION OF SAN
PABLO BAPTIST CHURCH, INC., a Florida
not for profit corporation

Pamela J Betancourt
Witness 1 Signature

Pamela J Betancourt
Witness 1 Printed Name

By: [Signature]
John Taulbee, President

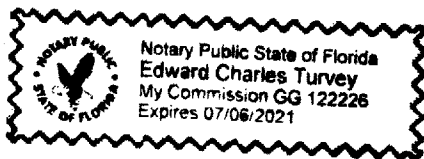
Andri Butler
Witness 2 Signature

Andri Butler
Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization, this 11th day of November 2020, by John Taulbee, as President of TRUSTEE CORPORATION OF SAN PABLO BAPTIST CHURCH, INC., a Florida not for profit corporation, on behalf of the corporation, and who (check one) is personally known to me or produced Florida Driver License as identification.

SEAL:



Signature: [Signature]
Print Name: Edward Charles Turvey
NOTARY PUBLIC

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

RIVERTOWN CHURCH INCORPORATED
 3044 SAN PABLO RD S
 JACKSONVILLE, FL 32224

Primary Site Address
 3044 SAN PABLO RD
 Jacksonville FL 32224-

Official Record Book/Page
 19470-01503

Title #
 8436

3044 SAN PABLO RD
 Property Detail

RE #	167080-0000
Tax District	GS
Property Use	7100 Church
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	125113

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$1,722,084.00	\$1,519,348.00
Extra Feature Value	\$30,755.00	\$42,621.00
Land Value (Market)	\$218,948.00	\$218,948.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,971,787.00	\$1,780,917.00
Assessed Value	\$1,931,416.00	\$1,780,917.00
Cap Diff/Portability Amt	\$40,371.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$1,931,416.00	See below
Taxable Value	\$0.00	See below

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

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value

Assessed Value	\$1,780,917.00
Church (503)	- \$1,780,917.00

Taxable Value \$0.00

SJRWMD/FIND Taxable Value

Assessed Value	\$1,780,917.00
Church (503)	- \$1,780,917.00

Taxable Value \$0.00

School Taxable Value

Assessed Value	\$1,780,917.00
Church (503)	- \$1,780,917.00

Taxable Value \$0.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19470-01503	10/14/2020	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	26,229.00	\$23,685.00
1	PVCC1	Paving Concrete	2	0	0	512.00	\$1,116.00
2	DKWC2	Deck Wooden	2	0	0	236.00	\$6,722.00
2	PVCC1	Paving Concrete	1	0	0	1,340.00	\$2,541.00
3	FWDC1	Fence Wood	1	0	0	395.00	\$1,932.00
4	FVYC1	Fence Vinyl	1	0	0	72.00	\$382.00
5	FCLC1	Fence Chain Link	1	0	0	18.00	\$95.00
6	LPMC1	Light Pole Metal	1	0	0	1.00	\$569.00
7	LITC1	Lighting Fixtures	1	0	0	1.00	\$289.00
8	CVPC2	Covered Patio	1	12	12	144.00	\$2,645.00
9	CVPC2	Covered Patio	1	12	12	144.00	\$2,645.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	125,113.00	Square Footage	\$218,948.00

Legal

LN	Legal Description
1	36-25-28E 2.87
2	PT SE1/4 OF NE1/4 RECD O/R BK
3	19470-1503

Buildings

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

RIVERTOWN CHURCH INC
3044 SAN PABLO RD S
JACKSONVILLE, FL 32224

Primary Site Address
0 SAN PABLO RD
Jacksonville FL 32224-

Official Record Book/Page
19414-02157

Tile #
8436

0 SAN PABLO RD

Property Detail

RE #	167077-0100
Tax District	GS
Property Use	2891 Parking Lot
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	89736

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$12,875.00	\$12,576.00
Land Value (Market)	\$157,034.00	\$157,034.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$169,909.00	\$169,610.00
Assessed Value	\$169,909.00	\$169,610.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$169,909.00	See below
Taxable Value	\$0.00	See below

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

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value		SJRWMD/FIND Taxable Value		School Taxable Value	
Assessed Value	\$169,610.00	Assessed Value	\$169,610.00	Assessed Value	\$169,610.00
Church (503)	- \$169,610.00	Church (503)	- \$169,610.00	Church (503)	- \$169,610.00
Taxable Value	\$0.00	Taxable Value	\$0.00	Taxable Value	\$0.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19414-02157	10/14/2020	\$100.00	WD - Warranty Deed	Unqualified	Vacant
04261-00686	10/29/1976	\$440,000.00	WD - Warranty Deed	Unqualified	Vacant
05739-01013	12/12/1983	\$11,000.00	CT - Certificate of Title	Unqualified	Vacant
05864-01740	10/4/1984	\$32,000.00	WD - Warranty Deed	Unqualified	Vacant
06559-00293	8/1/1988	\$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	0	0	0	13,610.00	\$12,576.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-Acre	0.00	0.00	Common	89,734.00	Square Footage	\$157,034.00	1	36-2S-28E
										2	PT NE1/4 RECD O/R 19414-2157

Buildings

No data found for this section

2023 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	\$169,909.00	\$169,909.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$169,909.00	\$169,909.00	\$0.00	\$0.00	\$0.00	\$0.00
By Local Board	\$169,909.00	\$169,909.00	\$0.00	\$0.00	\$0.00	\$0.00

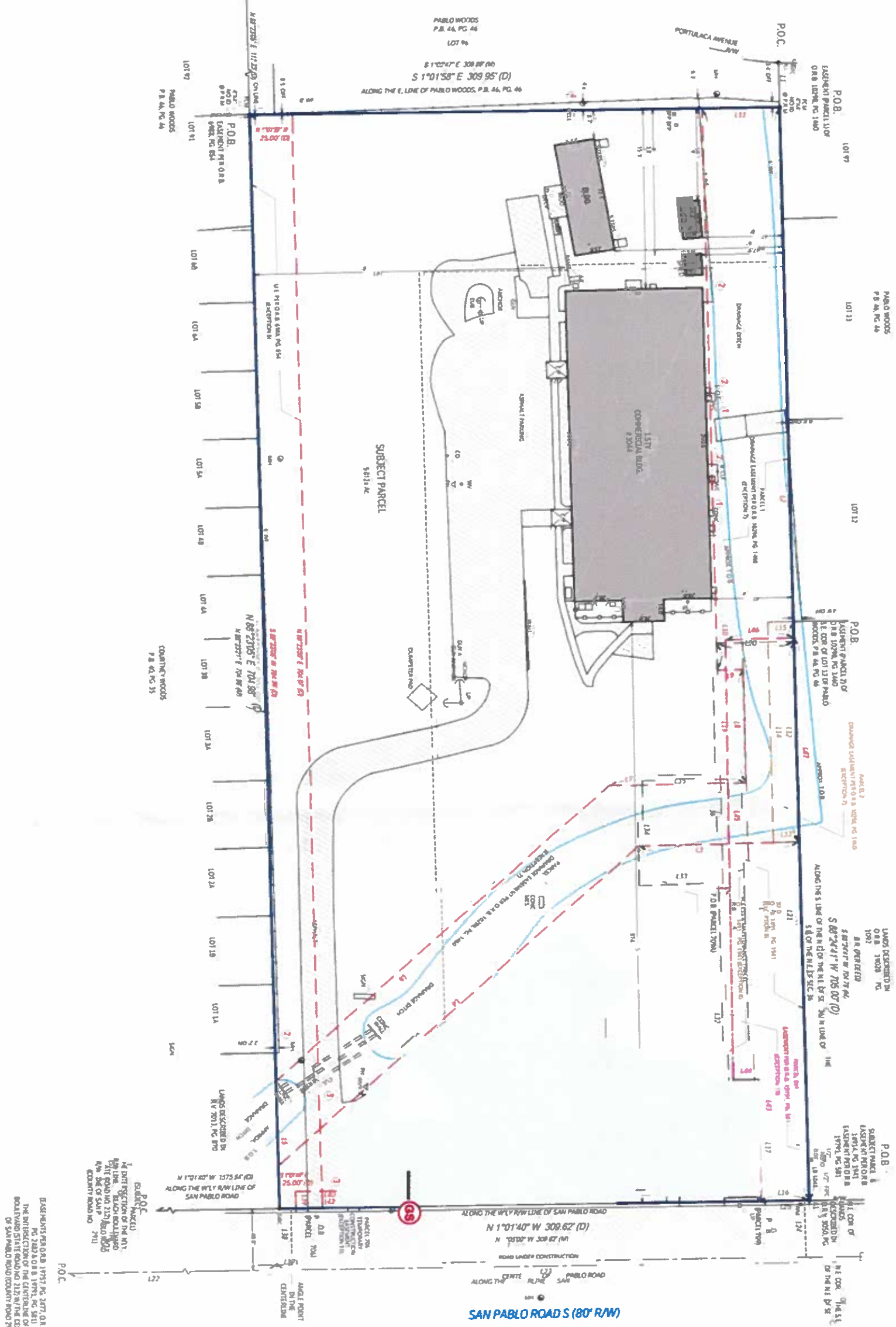
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r i v e r t o w n
c h u r c h

Monument Sign

3044 SAN PABLO RD S, JACKSONVILLE, FLORIDA 32224

REVISED 05.14.24



Site Plan
 1" = 70'-0"

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 harbinger@harbinger.com 904.894.6811

river town church

3044 San Pablo Rd S.
 Jacksonville, Florida 32224

SALES ASSOC: Ed Busey
 PROJECT MGR: Ryan Richarson
 DESIGNER: Brandon Winebarger

FILE: RTC-JACKSONVILLE-FL-MONUMENT-SIGN-URB
 PATH-F:\Customers\

REV	DATE	DESCRIPTION
01	08-24-23	Initial Design
02	09-08-23	Revised Design
03	09-24-23	Final Design
04	10-10-23	Final Design
05	10-23-23	Final Design
06	11-02-23	Final Design
07	11-02-23	Final Design
08	11-02-23	Final Design
09	11-02-23	Final Design
10	11-02-23	Final Design
11	11-02-23	Final Design
12	11-02-23	Final Design
13	11-02-23	Final Design
14	11-02-23	Final Design
15	11-02-23	Final Design
16	11-02-23	Final Design
17	11-02-23	Final Design
18	11-02-23	Final Design
19	11-02-23	Final Design
20	11-02-23	Final Design

Zoning: Residential R 1

Calculations

ALLOWED TOTAL
 PROPOSED TOTAL
 CUSTOMER RATIO

Approved
 Approved as Noted
 Not Approved

Customer Signal

Date

Customer Noted



THE STRUCTURAL DESIGN CONFORMS TO THE FOLLOWING CODES AND SPECIFICATIONS: THE FIBROA BUILDING CODE SEVENTH EDITION (2000), THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (MANUAL OF STEEL CONSTRUCTION, 9TH EDITION), THE AMERICAN WELDING SOCIETY (AWS D1.1), THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14), THE SPECIFICATION FOR ALUMINUM STRUCTURES BY THE ALUMINUM ASSOCIATION (CURRENT EDITION)

SALES ASSOC. Ed Busey
PROJECT MGR. Ryan Richardson
DESIGNER. Brandon Winebarger

FILE: RTC_JACKSONVILLE_FL_MONUMENT_SIGN_R8
PATH: F:\Customers\

DATE	BY	DESCRIPTION	PROJECTS
03/10/23	1001	0090 add	BW
03/16/23	101	Add more optional per customer request	BW
03/24/23	102	Update monument sign & additional small sign	BW
05/09/23	103	Update monument sign & additional small sign	BW
05/10/23	104	Make additional small changes	BW
06/24/23	105	Update art to removed options & night view	BW
06/06/23	106	Update monument sign, add new site plan	BW
06/08/24	107	Update with monument sign options	BW
05/17/24	108	Update with option 1 & reduce size	BW

ZONING: Resident Rural

CALCULATIONS

ALLOWED TOTAL _____
PROPOSED TOTAL _____

CUSTOMER APPROVAL

- Approved
- Approved a Noted
- Not Appr^s ved

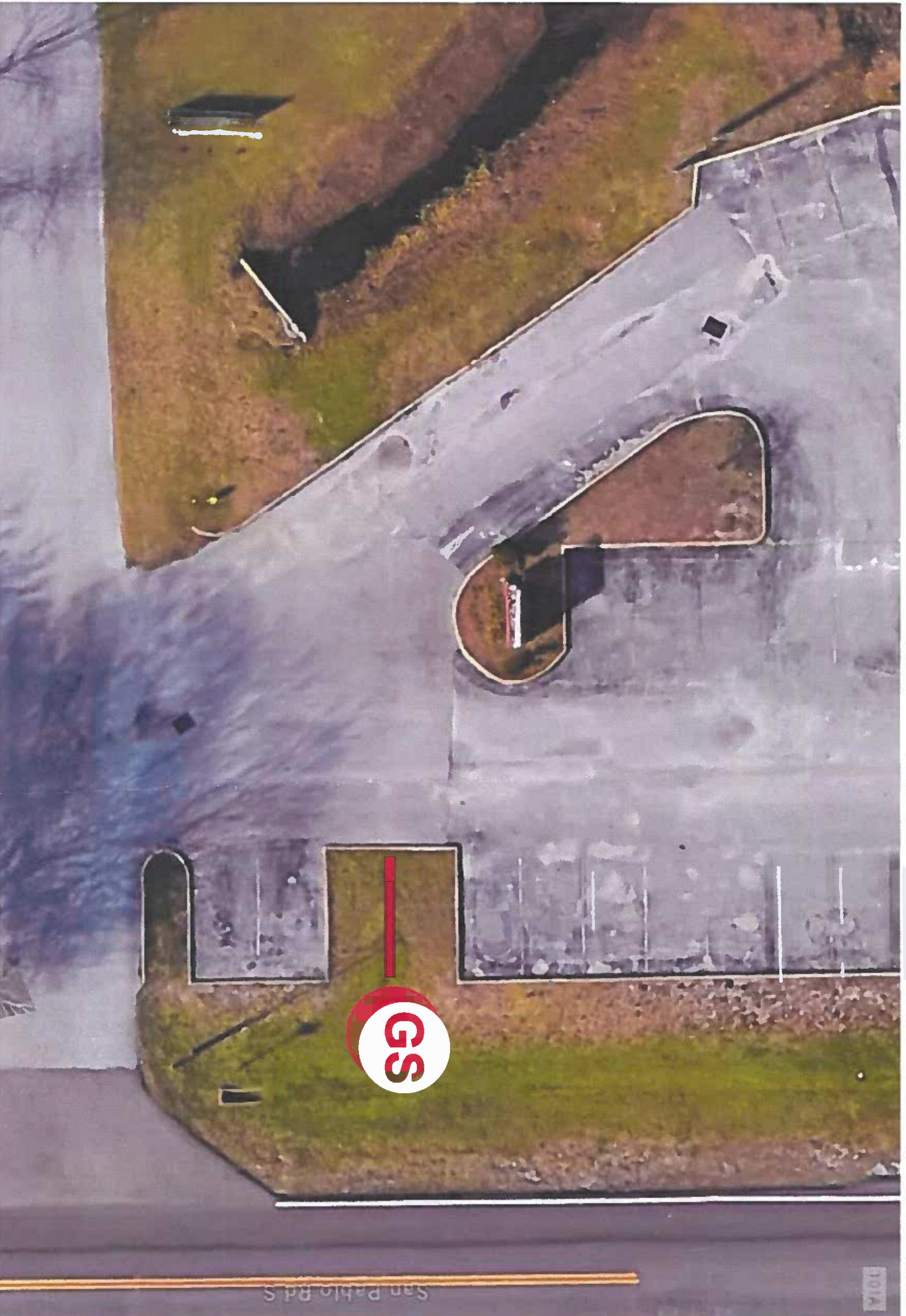
Customer Signature: _____

Date: _____

Customer Notes: _____



THE STRUCTURAL DESIGN CONFORMS TO THE FOLLOWING CODES AND SPECIFICATIONS: THE FLORIDA BUILDING CODE SEVENTH EDITION (2020); THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION, 9TH EDITION; THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) DESIGN GUIDE FOR STRUCTURAL CONCRETE (AISC 318-14); THE SPECIFICATION FOR ALUMINUM STRUCTURES BY THE ALUMINUM ASSOCIATION (CURRENT EDITION).



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On File

SALES ASSOC: Ed Busey
 PROJECT MGR: Ryan Richardson
 DESIGNER: Brandon Winebarger

FILE: RTG_JACKSONVILLE_F_MONUMENT_SIGN_RB
 PATH: F:\customers\

DATE	REV	DESCRIPTION	BY
03/10/23	00	Original	bhw
03/16/23	01	Add more optional per customer request	bhw
03/24/23	02	Update art per customer request	bhw
05/09/23	03	Update monument sign & additional sign	bhw
05/10/23	04	Make additional small changes	bhw
05/24/23	05	Update art for removed options & night view	bhw
06/06/23	06	Update monument sign, add new site plan	bhw
08/08/24	07	Update with monument sign options	bhw
08/14/24	08	Update with option 1 & reduce size	bhw

ZONING: Resident Rural

ALG: AVNS

ALLOWED TOTAL
 PROPOSED TOTAL

QJ TOMER APPRO VA

- Approved
- Approved as Noted
- Not Approved

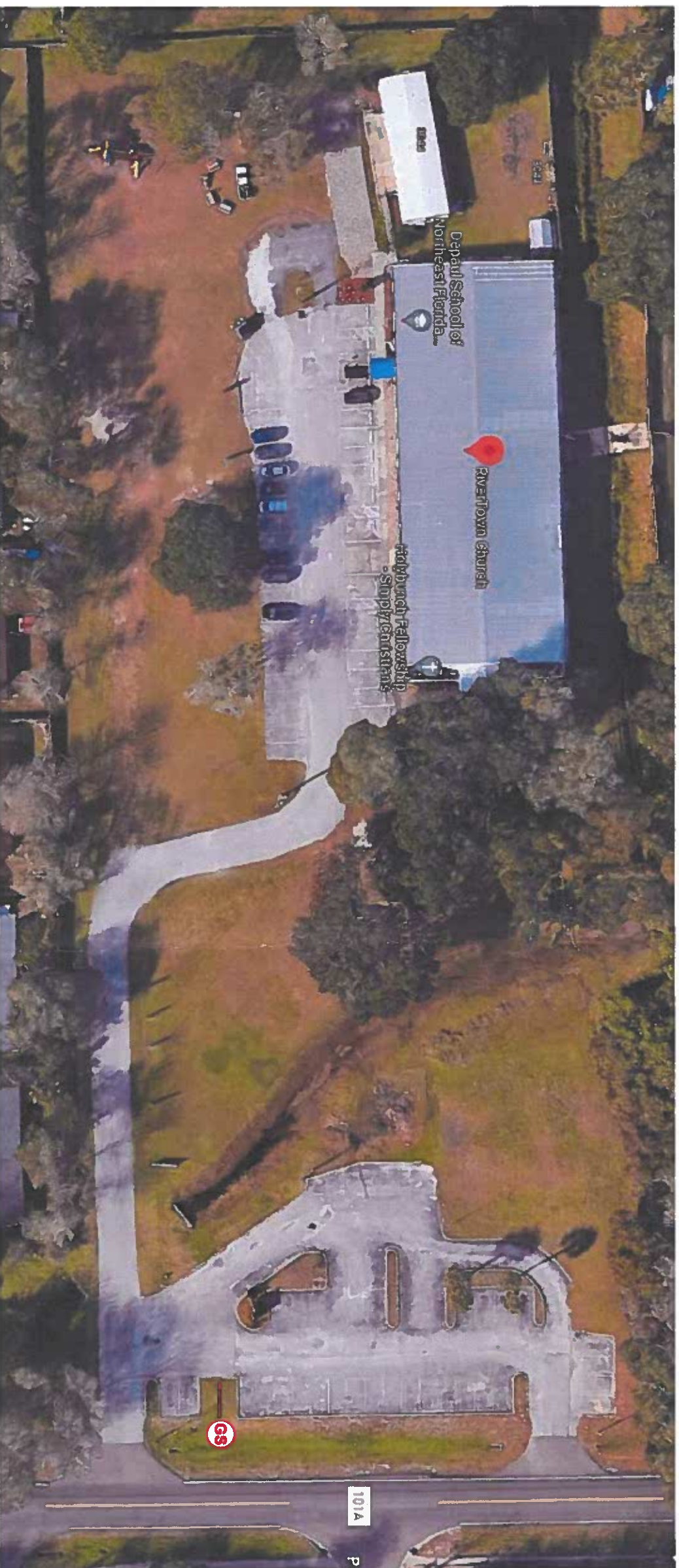
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Date: _____

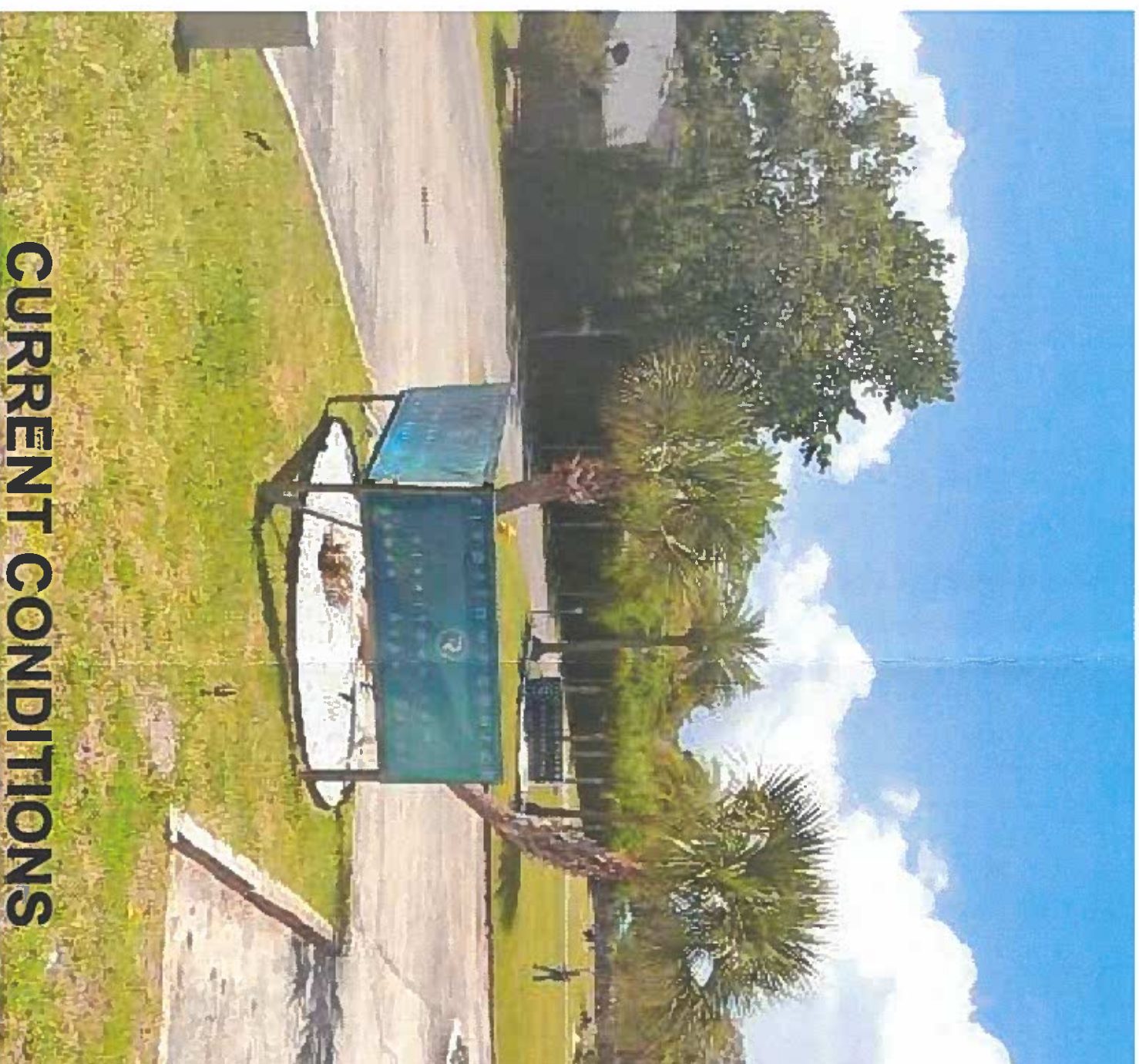
Customer Note: _____



THE STRUCTURAL DESIGN CONFORMS TO THE FOLLOWING CODES AND SPECIFICATIONS: THE FLORIDA BUILDING CODE SEVENTH EDITION (2020), THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (MANUAL OF STEEL CONSTRUCTION, 9TH EDITION), THE AMERICAN WELDING SOCIETY (AWS D1.1-15, THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14), THE SPECIFICATION FOR ALUMINUM STRUCTURES BY THE ALUMINUM ASSOCIATION (CURRENT EDITION))



BANNERS AND LANDSCAPE TO BE REMOVED. LANDSCAPE TO BE MOVED TO ANOTHER AREA OF PROPERTY



CURRENT CONDITIONS

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On File

SALES ASSOC: Ed Busey
PROJECT MGR: Ryan Richardson
DESIGNER: Brandon Winebarger
FILE: RTC_JACKSONVILLE_FL_MONUMENT_SIGN_R8
PATH: F:\Customers\1

DATE	REV	DESCRIPTION	INITIALS
03/10/23	001	Original	BW
03/16/23	011	Add more optional per customer request	BW
03/24/23	021	Update art per customer request	BW
05/09/23	031	Update monument sign & additional small sign	BW
05/10/23	041	Make additional small changes	BW
05/24/23	051	Update art to removed options & night view	BW
06/06/23	061	Update monument sign, add new site plan	BW
05/08/24	071	Update with monument sign options	BW
05/14/24	081	Update with option 1 & reduce size	BW

ZONING: Resident Rural

CALCULATIONS:

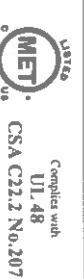
ALLOWED TOTAL _____
PROPOSED TOTAL _____
CUSTOMER APPROVAL:

- Approved
 Approved as Noted
 Not Approved

Customer Signature: _____

Date: _____

Customer Notes: _____



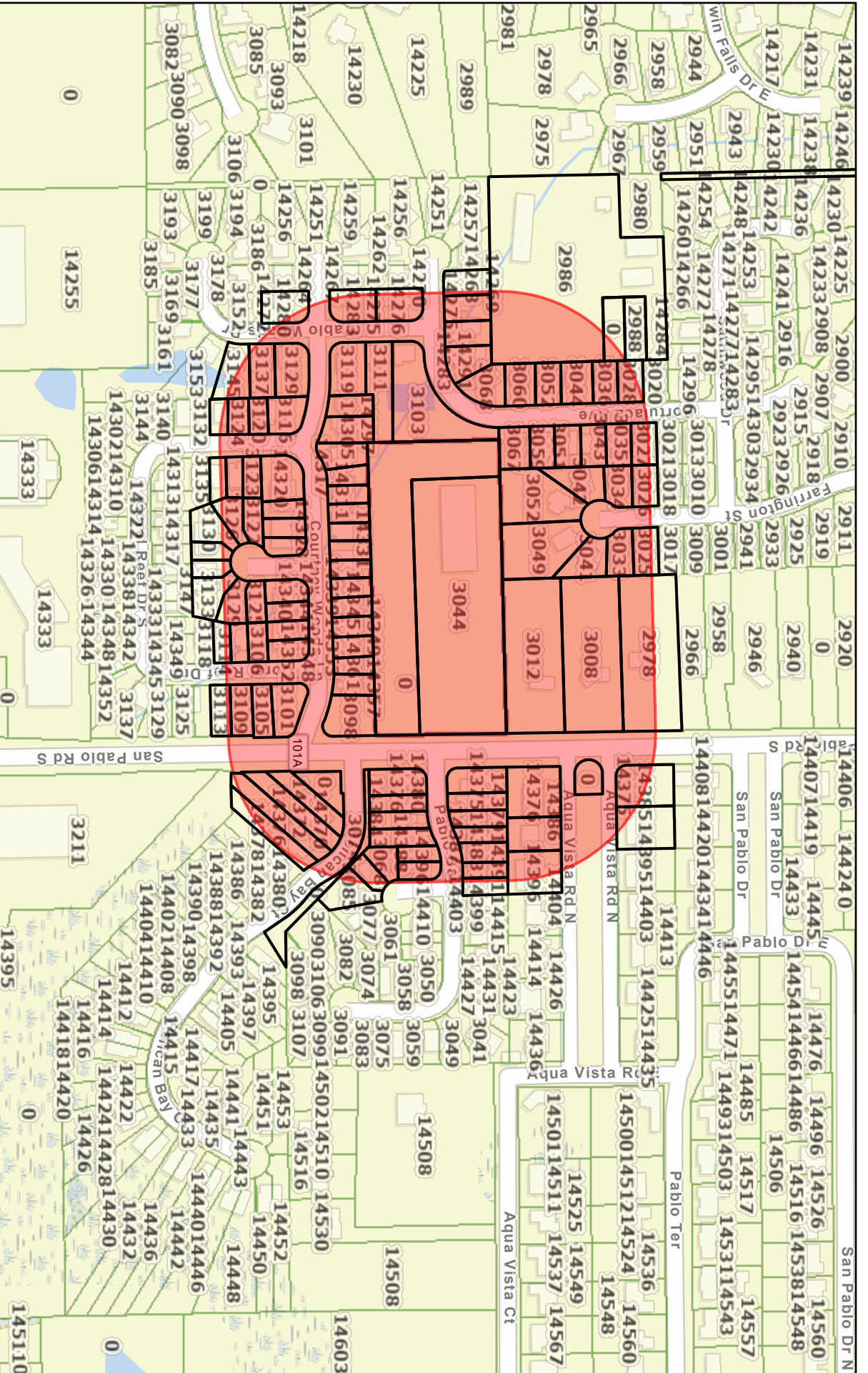
THE STRUCTURAL DESIGN CONFORMS TO THE FOLLOWING CODES AND SPECIFICATIONS: THE FLORIDA BUILDING CODE SEVENTH EDITION (2020); THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION, 9TH EDITION; THE AMERICAN WELDING SOCIETY (AWS) D1.1:15 THE AMERICAN CONCRETE INSTITUTE (ACI) 308R-16; THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 318-16; THE SPECIFICATION FOR ALUMINUM STRUCTURES BY THE ALUMINUM ASSOCIATION (CURRENT EDITION).

<u>RE</u>	<u>LNAM1</u>	<u>LNAM2</u>	<u>MAIL ADDR1</u>	<u>MAIL ADDR2</u>	<u>MAIL ADDR3</u>	<u>MAIL CITY</u>	<u>MAIL STATE</u>	<u>MAIL ZIP</u>
167115 0580	** CONFIDENTIAL **		14291 PORTULACA AVE S		JACKSONVILLE	FL	32224-3833	
177277 1285	14388 PABLO BAY LLC		3455 PINE HAVEN CIR		BOCA RATON	FL	33431	
167114 0106	AKRAVI AXDEM R		14353 COURTNEY WOODS LN		JACKSONVILLE	FL	32224-2820	
167115 0940	ALEN MYLES ET AL		14297 PABLO WOODS LN		JACKSONVILLE	FL	32224	
167115 0520	ANDREWS ANDREW M III		3028 PORTULACA AVE		JACKSONVILLE	FL	32224	
177277 0586	ANDREWS NADER N		14392 PABLO BAY DR		JACKSONVILLE	FL	32224	
167115 0950	ASHLEIGH CLAPPER LLC		213 ROYAL PALMS AVE		KINGSLAND	GA	31548-8502	
167114 0192	AUSTIN JAMIE		3101 CORAL REEF DR		JACKSONVILLE	FL	32224	
167115 0100	AWAN ZAFAR I		3025 FARRINGTON ST		JACKSONVILLE	FL	32224	
167114 0120	BANNON LIVING TRUST		9870 PRESTON TRL W		PONTE VEDRA BEACH	FL	32224-1821	
167114 0238	BASS ALLYSON L		14328 COURTNEY WOODS LN		JACKSONVILLE	FL	32224-3558	
167114 0136	BELL DONNA JEANNE LIFE ESTATE		3120 COURTNEY WOODS LN W		JACKSONVILLE	FL	32224-2816	
167114 0230	BENO SHERRI		3127 COURTNEY WOODS LN W		JACKSONVILLE	FL	32224	
167115 0610	BENSON GAIL A		14269 PORTULACA AVE S		JACKSONVILLE	FL	32224	
167115 0130	BIER JEFFREY LIFE ESTATE		3049 FARRINGTON ST		JACKSONVILLE	FL	32224	
167115 1030	BLACKMAN JOYCE A		3027 PORTULACA AVE		JACKSONVILLE	FL	32224-3823	
167085 0000	BOBBIN MICHAEL J LIFE ESTATE		7244 CRESCENT OAKS CT		JACKSONVILLE	FL	32277	
177006 0000	BOSWELL JUDITH H		14396 AQUA VISTA RD N		JACKSONVILLE	FL	32224-1802	
167115 0160	BOX ROBIN KING		3034 FARRINGTON ST		JACKSONVILLE	FL	32224-1856	
167114 0200	BOXENBAUM ANNA M		3110 CORAL REEF DR		JACKSONVILLE	FL	32224-1891	
177277 1135	BRACEWELL CHARLES L		14399 PABLO BAY DR		JACKSONVILLE	FL	32224	
167114 0248	BRENNAN JOAN C		3134 COURTNEY WOODS CT		JACKSONVILLE	FL	32224-1892	
167115 0120	BUNTING SEAN MICHAEL		3041 FARRINGTON ST		JACKSONVILLE	FL	32224-1821	
167115 0680	BURNS SEAN M		14276 PORTULACA AVE S		JACKSONVILLE	FL	32224-3824	
167114 0112	CARR JOANN M		14339 COURTNEY WOODS LN		JACKSONVILLE	FL	32224-2864	
177277 1290	CHAPMAN CYNTHIA ANN		14384 PABLO BAY DR		JACKSONVILLE	FL	32224	
177277 1615	CHRISTIAN JOSEPH KRUPP REVOCABLE LIVING TRUST		14370 PELICAN BAY CT		JACKSONVILLE	FL	32224	
177256 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202	
167114 0134	CLARK DONALD ROBERT ET AL		3116 COURTNEY WOODS LN W		JACKSONVILLE	FL	32224	
167114 0108	CLAYVILLE KALEB		14349 COURTNEY WOODS LN		JACKSONVILLE	FL	32224	
177277 1620	CLINE JUDY KAY ET AL		14372 PELICAN BAY CT		JACKSONVILLE	FL	32224	
167114 0240	COLBY DWAYNE W		14332 COURTNEY WOODS LN		JACKSONVILLE	FL	32224	
177277 1125	COOK DENNIS		1600 PENMAN RD		NEPTUNE BEACH	FL	32224-2816	
167115 0540	CRUSING MARK GREGORY		3044 PORTULACA AVE		JACKSONVILLE	FL	32266-3172	
167114 0260	DEEB MARY PATRICIA LIFEE STATE		14344 COURTNEY WOODS LN		JACKSONVILLE	FL	32224-3821	
177277 1280	DILLON HUNTER ET AL		3068 PABLO BAY CT		JACKSONVILLE	FL	32224	
167114 0140	ECT HOLDINGS LLC		1200 SALT MARSH LN		FLEMING ISLAND	FL	32003	
177277 1130	FALEIRO LISA		400 E CHURCH ST		KERSHAW	SC	29067	
177261 0000	FITE FRAN S		PO BOX 291993		PORT ORANGE	FL	32129-1993	
177277 1115	FOSTER JOSEPH A		14383 PABLO BAY DR		JACKSONVILLE	FL	32224-3836	
167114 0102	FREDERIKSEN DAVID ET AL		14361 COURTNEY WOODS LN		JACKSONVILLE	FL	32224	
167114 0118	FROST CATHERINE ANN ET AL		14329 COURTNEY WOODS LN		JACKSONVILLE	FL	32224	
167115 0990	GINZIG BRADLEY J		3059 PORTULACA AVE		JACKSONVILLE	FL	32224	
167115 0590	GONZALES DAWN		14283 PORTULACA AVE S		JACKSONVILLE	FL	32224-3833	
167115 0570	GRAY GERALD W LIFE ESTATE		3068 PORTULACA AVE		JACKSONVILLE	FL	32224	
167115 0560	HANSEN TAMMY JAYE		3060 PORTULACA AVE		JACKSONVILLE	FL	32224	
167115 0150	HERGESELL LINDA KAREN		3042 FARRINGTON ST		JACKSONVILLE	FL	32224-1856	
177277 1105	HOWE WILLIAM L TRUST		PO BOX 49232		JACKSONVILLE BEACH	FL	32240	
167115 0690	HUDDLESTON JOSHUA JOEL		14283 PABLO WOODS LN		JACKSONVILLE	FL	32224	
167115 1020	HURSE EVELYN T		3035 PORTULACA AV		JACKSONVILLE	FL	32224	
167114 0234	HUSTON BRENDA R		14320 COURTNEY WOODS LN		JACKSONVILLE	FL	32224-1882	
167077 0305	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST		JACKSONVILLE	FL	32202	

167114 0110	JENSEN MARK C	14345 COURTNEY WOODS LN	JACKSONVILLE	FL	32224-2864
177277 0588	JOHN K LLC	4358 CURRY DR	STERLING HEIGHTS	MI	48314
167114 0258	JONES MARY	121 CRANES LAKE DR	PONTE VEDRA BEACH	FL	32082
167114 0194	KEANE CARRIEANNE	14348 COURTNEY WOODS LN	JACKSONVILLE	FL	32224
167115 0170	LAMB NANCY LIFE ESTATE	3026 FARRINGTON ST	JACKSONVILLE	FL	32224
167114 0138	LAZOORE CHRISTIAN	128 REMUDA	LIBERTY HILL	TX	78642
177277 0594	LEAHY ALICE ET AL	14376 PABLO BAY DR	JACKSONVILLE	FL	32224
177012 0000	LOMBARDO CARLY	14386 N AQUA VISTA RD	JACKSONVILLE	FL	32224
167114 0198	LORDI ROBERT O	65034 MOSSY CREEK LN	YULEE	FL	32097
167114 0250	MANN ELIZABETH DAWN	3147 COURTNEY WOODS CT	JACKSONVILLE	FL	32224
167115 0920	MARTINEZ YANIA ET AL	3154 BLUE HERON DR N	JACKSONVILLE	FL	32223
167114 0252	MAWHAROLD ENTERPRISES LLC	1340 TRAILWOOD DR	NEPTUNE BEACH	FL	32266
167114 0104	MELLY DIANA A	14357 COURTNEY WOODS LN	JACKSONVILLE	FL	32224-2820
167114 0256	MILLER ELIZABETH L	3125 COURTNEY WOODS CT	JACKSONVILLE	FL	32224
167115 0930	MILLINGTON GREGORY J	14305 PABLO WOODS LN	JACKSONVILLE	FL	32224
167115 0530	MOON LEE ANTHONY	3036 PORTULACA AVE	JACKSONVILLE	FL	32224-3821
167115 0980	MOORE KYLE SR	3067 PORTULACA AVE	JACKSONVILLE	FL	32224
177277 1630	MURRAY JANIS	14378 PELICAN BAY CT	JACKSONVILLE	FL	32224
167115 0550	NDOKAI ERNEST	3052 PORTULACA AVE	JACKSONVILLE	FL	32224-3821
167114 0186	NICHOLS TRAVIS LESLIE	3113 CORAL REEF DR	JACKSONVILLE	FL	32224
167114 0232	OGBURN JANET	3123 COURTNEY WOODS LN W	JACKSONVILLE	FL	32224
167114 0244	PAUL CLAIRE ET AL	2130 N WALNUT CREEK CT N	JACKSONVILLE	FL	32224
167115 0900	PAUL JILL M	3137 PABLO WOODS DR	JACKSONVILLE	FL	32224-3896
177277 1605	PELICAN BAY HOMEOWNERS ASSOCIATION INC	C/O ELIM SERVICES	ATLANTIC BEACH	FL	32233
167114 0236	PELOSO COBURN ANGELENE M ET AL	14324 COURTNEY WOODS LN	JACKSONVILLE	FL	32224
177277 1295	PHARO JENNIFER	14380 PABLO BAY DR	JACKSONVILLE	FL	32224-3835
167115 1010	POPPEHAGER ALLEN RICHARD	3043 PORTULACA AVE	JACKSONVILLE	FL	32224
177277 1120	PROGRESS JACKSONVILLE LLC	P O BOX 4090	SCOTTSDALE	AZ	85261
167115 0600	PROGRESS RESIDENTIAL BORROWER 7 LLC	P O BOX 4090	SCOTTSDALE	AZ	85261
167115 0110	PUCCIO CHRISTINE E	3033 FARRINGTON ST	JACKSONVILLE	FL	32224
167088 0000	QUINN LINDA A	115 ORANGE ST	NEPTUNE BEACH	FL	32266
177011 0000	REGINA MCDONOUGH TRUST	14376 AQUA VISTA RD N	JACKSONVILLE	FL	32224
167114 0122	REIMER GREGORY M	14321 COURTNEY WOODS LN	JACKSONVILLE	FL	32224-1883
167115 0910	RENZELLA LISA H	3129 PABLO WOODS DR	JACKSONVILLE	FL	32224-5869
177277 1270	RILEY ANNEKE	3085 PABLO BAY CT	JACKSONVILLE	FL	32224
167080 0000	RIVERTOWN CHURCH INCORPORATED	3044 SAN PABLO RD S	JACKSONVILLE	FL	32224
167114 0188	RODRIGUEZ MIKHAEL	3109 CORAL REEF DR	JACKSONVILLE	FL	32224
167114 0124	RUBLE FAMILY REVOCABLE TRUST	14636 CRYSTAL VIEW LN	JACKSONVILLE	FL	32224
167115 0770	SAPP RONALD	14280 PABLO WOODS LN	JACKSONVILLE BEACH	FL	32250
167114 0246	SCHWINGEL ALEX B	3130 COURTNEY WOODS CT	JACKSONVILLE	FL	32224-5870
167085 0020	SEASE BENJAMIN A ET AL	13801 ZION GATE CT	JACKSONVILLE	FL	32224
167085 0030	SEASE MICHAEL ANDERSON	3008 SAN PABLO RD S	JACKSONVILLE	FL	32224-1830
167114 0254	SFR II BORROWER 2021 3 LLC	120 S RIVERSIDE PLZ STE 2000	CHICAGO	IL	60606
167114 0228	STANFORD LELAND JOHN	3131 COURTNEY WOODS LN W	JACKSONVILLE	FL	32224-1887
177277 1110	SULLIVAN JAMES DAVID	14379 PABLO BAY DR	JACKSONVILLE	FL	32224
177277 1625	TACKETT KRISTEN L ET AL	PO BOX 49194	JACKSONVILLE BEACH	FL	32240
167114 0116	THOMPSON JAMES MICHAEL	14331 COURTNEY WOODS LN	JACKSONVILLE	FL	32224-2864
167115 0140	TIRAYOH NICOLAS ADRIAN	3052 FARRINGTON ST	JACKSONVILLE	FL	32224
167114 0190	TOGHYANI NIMMA	2214 2ND ST S	JACKSONVILLE BEACH	FL	32250
167115 0960	TRAVNER ASHLEY K	2347 WINDCHIME DR	JACKSONVILLE	FL	32224
167114 0196	VARGAS TRUST	14352 COURTNEY WOODS LN	JACKSONVILLE	FL	32224-1884
167115 0890	WATTERSON JACOB S	3145 PABLO WOODS DR	JACKSONVILLE	FL	32224
167115 1000	WEAVER JAMES C	3051 PORTULACA AVE	JACKSONVILLE	FL	32224-3823

167114 0202 WEISS DEVIN A		13287 PACEMAKER DR	JACKSONVILLE	FL	32225
167114 0114 WIDDOWS LYNDIA D LIFE ESTATE		14335 COURTNEY WOODS LN W	JACKSONVILLE	FL	32224-2864
167115 0970 WYATT JOHN		3103 PABLO WOODS DR	JACKSONVILLE	FL	32224
167114 0242 YAW CHESTER R		3122 COURTNEY WOODS CT	JACKSONVILLE	FL	32224
177277 1275 YOUNG AMY		3074 PABLO BAY CT	JACKSONVILLE	FL	32224
177260 0000 ZBOROWSKY MICHAEL P		14385 AQUA VISTA RD N	JACKSONVILLE	FL	32224-1802
	GREATER ARLINGTON/B	TIM KELLEY	JACKSONVILLE	FL	32246
	PABLO WOODS HOA	EDITH SUE WOODS	JACKSONVILLE	FL	32224
	PELLICAN BAY HOA	JOYCE GRAY	JACKSONVILLE	FL	32224
	WEST BEACHES COMMUNITY ASSOCIATION				

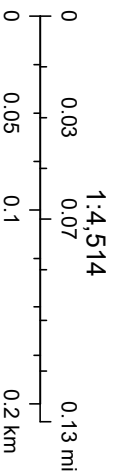
Land Development Review



July 19, 2024

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Parcels



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Jim Overton
Duval County

County, City Of Jacksonville
Jim Overton, Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

Date/Time: 07/18/2024 01:17PM
Drawer: P01
Clerk: ME
Transaction: 6417312

General Collection Receipt

Date: 7/18/2024
Email: JamarT@coj.net

Item Paid
CR Processing: \$1,740.00
CR740918
Rivertown Church & #47;
Ryan Richardson
3044 San Pablo Rd S.,
Jacksonville, FL 32224
Total: \$1,740.00

Rivertown Church / Ryan Richardson
3044 San Pablo Rd S., Jacksonville, FL 32224
Sign Waiver

Receipt: 395-25-00571819

Activity	Interfund	Future	Debit Amount	Credit Amount
00000	00000	0000000	1740.00	0.00
00000	00000	0000000	0.00	1740.00

Total Tended: \$1,740.00
Check: \$1,740.00
Chk#4425
Balance: \$0.00

Paid By: Rivertown Church / Ryan Richardson

Total Due: \$1,740.00

Jim Overton, Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR740918
REZONING/VARIANCE/EXCEPTION

Date: 7/18/2024

Name: Rivertown Church / Ryan Richardson
Address: 3044 San Pablo Rd S., Jacksonville, FL 32224
Description: Sign Waiver

Total Due: \$1,740.00