

Date Submitted: 7/22/24
 Date Filed: 8/16/24

Application Number: WRF-24-18
 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: 1L	Current Land Use Category: L1	
Council District: 11	Planning District: 3	
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): none found		
Neighborhood Associations: Better Baymeadows, Inc., Baymeadows Comm. Council		
Overlay: none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1250.	Zoning Asst. Initials: CJR

PROPERTY INFORMATION	
1. Complete Property Address: 8617 WESTERN WAY, JACKSONVILLE, FL, 32256	2. Real Estate Number: 148632 0510
3. Land Area (Acres): 4.29	4. Date Lot was Recorded: 12/27/2001
5. Property Located Between Streets: Western Way and Southside Blvd	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 35 ³⁵ currently required feet to 0 feet.	
8. In whose name will the Waiver be granted? JEA	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: JEA	10. E-mail: holmjp@jea.com
11. Address (including city, state, zip): 225 N Pearl St, Jacksonville, FL 32202	12. Preferred Telephone: 904.798.0541

APPLICANT'S INFORMATION (if different from owner)	
13. Name:	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

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> <i>ii. 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> <i>iii. The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i> <i>iv. 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> <i>v. The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</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.

i. Access to this water treatment plant has been via easements (O.R.B. 3311 622, 3660 1170, attached) since the 1970's. Changing the nature of the access would be a practical and economic difficulty.

ii. The request is mainly based on the difficulty of / inability to change the current access vs. the lack of need for the change. The existing easement provides functional access to the facility.

iii. The proposed waiver will not substantially diminish property values, alter the essential character of the area surrounding the site, or injure others. The access to the plant will not change in a material way.

iv. Easements (O.R.B. 3311 622, 3660 1170) provide adequate vehicular access connected to a public street (Western Way)

v. The access to the plant has functioned since the 1970's and will be materially unchanged by this waiver request to leave the facility access as-is.

Overall, this project is to upgrade and replace older components of the existing water treatment facility. When complete, operation of, and access to the upgraded facility is expected to be essentially the same as it is now. This parcel of land has likely been unchanged since the 1960s and may be considered a "lot of record". At that time, the right of way frontage may not have been a requirement.

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

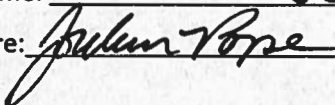
Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be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

Signature: 

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

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

Owner(s)

Print name: _____

Signature: _____

SUBMITTAL

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

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 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

JEA
Owner Name

8617 WESTERN WAY, JACKSONVILLE, FL, 32256
Address(es) for Subject Property

148632 0510
Real Estate Parcel Number(s) for Subject Property

Jordan Pope
Appointed or Authorized Agent(s)

Waiver of Minimum Required Road Frontage
Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF Duval

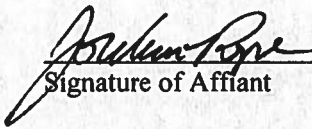
BEFORE ME, the undersigned authority, this day personally appeared Jordan Pope, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

- 1. Affiant is the Director of Administrative Services of JEA, a body politic and corporate (the "Entity") that is the owner and record title holder of the property described above...
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...

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

Jordan Pope

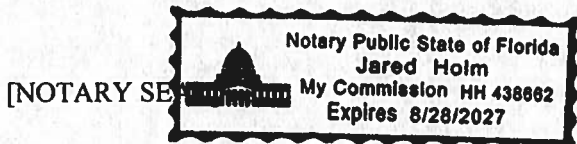
 Printed/Typed Name of Affiant

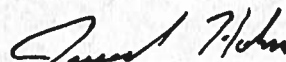
* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 19, day of July, 20 24, by Jordan Pope, as Director of Administrative Services for JEA, a body politic and corporate, who is personally known to me or has produced identification and who took an oath.

Type of identification produced _____.





 Notary Public Signature

Jared Holm

 Printed/Typed Name – Notary Public

My commission expires: 8/28/2027

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

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.

JACKSONVILLE ELECTRIC AUTHORITY
 225 N PEARL ST
 JACKSONVILLE, FL 32202

Primary Site Address
 8617 WESTERN WAY
 Jacksonville FL 32256-

Official Record Book/Page
 03165-01062

Title #
 7526

8617 WESTERN WAY
 Property Detail

RE #	148632-0510
Tax District	GS
Property Use	8600 County
# of Buildings	4
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	186891

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	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$146,595.00	\$139,877.00
Extra Feature Value	\$74,468.00	\$67,185.00
Land Value (Market)	\$528,915.00	\$528,915.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$749,978.00	\$735,977.00
Assessed Value	\$573,076.00	\$630,383.00
Cap Diff/Portability Amt	\$176,902.00 / \$0.00	\$105,594.00 / \$0.00
Exemptions	\$573,076.00	See below
Taxable Value	\$0.00	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

Assessed Value	\$630,383.00
Jacksonville Elect Authority (904)	- \$630,383.00

Taxable Value \$0.00

SJRWMD/FIND Taxable Value

Assessed Value	\$630,383.00
Jacksonville Elect Authority (904)	- \$630,383.00

Taxable Value \$0.00

School Taxable Value

Assessed Value	\$735,977.00
Jacksonville Elect Authority (904)	- \$735,977.00

Taxable Value \$0.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
03165-01062	11/24/1970	\$35,000.00	MS - Miscellaneous	Unqualified	Improved
10279-01986	12/19/2001	\$2,501,700.00	WD - Warranty Deed	Unqualified	Vacant
10294-01311	12/27/2001	\$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	15,694.00	\$14,501.00
1	LPWC1	Light Pole Wood	3	0	0	1.00	\$220.00
2	LITC1	Lighting Fixtures	3	0	0	1.00	\$246.00
2	LPMC1	Light Pole Metal	1	0	0	2.00	\$813.00
3	LITC1	Lighting Fixtures	1	0	0	2.00	\$547.00
4	FCBC1	Fence Chain Barbed	1	0	0	1,700.00	\$19,346.00
5	LPCC1	Light Pole Concrct	1	0	0	1.00	\$505.00
6	LITC1	Lighting Fixtures	1	0	0	1.00	\$274.00
7	PVCC1	Paving Concrete	1	0	0	1,888.00	\$3,489.00
8	PVCC1	Paving Concrete	1	0	0	4,800.00	\$13,176.00
9	CPAC2	Carport Aluminum	1	30	10	300.00	\$831.00
10	PVAC1	Paving Asphalt	1	0	0	13,390.00	\$12,372.00
11	CVPC2	Covered Patio	1	16	14	224.00	\$865.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	9100	UTILITY	IL	0.00	0.00	Common	179,903.00	Square Footage	\$528,915.00

Legal

LN	Legal Description
1	26-3S-27E

2	PT GOVT LOT 3 RECD O/R 10294-1311
3	BEING PARCEL PG 1372

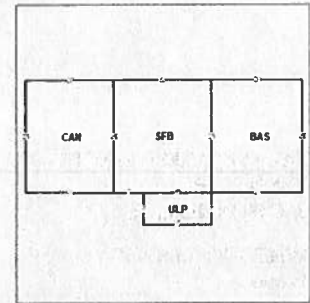
Buildings

Building 1
 Building 1 Site Address
 8617 WESTERN WAY Unit
 Jacksonville FL 32256-

Building Type	1701 - OFFICE 1-2 STY
Year Built	1972
Building Value	\$54,253.00

Type	Gross Area	Heated Area	Effective Area
Semi-Finished Base	550	550	440
Base Area	500	500	500
Canopy	500	0	125
Unfin Loading Platform	105	0	16
Total	1655	1050	1081

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	12	12 Reinfrcd Conc
Roofing Cover	4	4 Built Up/T&G
Interior Wall	4	4 Plywood panel
Int Flooring	5	5 Asphalt tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Cell Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	2	2 B-Reinfrcd Con



Element	Code	Detail
Stories	1.000	
Baths	4.000	
Rooms / Units	1.000	
Avg Story Height	13.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Property Record Card (PRC)

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

2023

2022

2021

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](#)

3314 - 622

OFFICIAL RECORDS
EASEMENT DEED

Ret to:
RECORDED
JAN 27 1972
BOOK 11 PAGE 10

THIS EASEMENT DEED, made and executed this 27th day of January, 1972, by and between PRESTON H. HASKELL, III, individually and d/b/a HASKELL REALTY ASSOCIATES NO. 10, joined by his wife, JOAN S. HASKELL, who executes this deed for the sole and only purpose of relinquishing and releasing any rights she may have, including dower, in the easement herein conveyed, having an address at 1061 Riverside Avenue, Jacksonville Florida 32204 (herein "Grantor"), and JACKSONVILLE SUBURBAN UTILITIES CORPORATION, a Florida corporation, having an address at P. O. Box 8004, Jacksonville, Florida 32211, (herein "Grantee"), for and in consideration of the sum of \$10.00 and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns, the exclusive, perpetual right, privilege and easement to construct, reconstruct, install, lay, operate, maintain, repair, replace, improve, alter, remove, relocate and inspect water transmission and distribution and sewer collection mains, pipe lines, lateral lines, valves, connections and appurtenant equipment over, across and upon the real property described on Schedules A-1 and A-2 attached hereto and made a part hereof, together with the full use, occupation and enjoyment thereof for the above-described purposes, and all rights and privileges incident thereto, including the right to ingress and egress to such property; further together with the right of ingress and egress to and from the water and sewer plant site owned by Grantee, over the land described in Schedule A-2 attached hereto.

This easement is given pursuant to an agreement relating to sewer and water service dated December 22, 1971, by and between Preston H. Haskell, III, individually and d/b/a Haskell Realty Associates No. 10 and the Grantee herein, which agreement has been

12/21

3311 - 623
OFFICIAL RECORDS

recorded in the public records of Duval County, Florida, and the terms, conditions and agreements therein contained shall control and govern the easements granted herein, provided, however, it is expressly understood that in the event Grantee has to alter the surface of the ground, that it shall at its sole expense, cost and liability restore the surface of the ground to its state immediately prior to such alteration; provided further that with respect to the use of the land described in Schedule A-2 for the purpose of ingress and egress to the plant site of Grantee, Grantee shall maintain said land in a clean, orderly and neat appearance, and shall maintain any roadways thereon in a character and appearance consistent with the surrounding lands and improvements.

The American National Bank of Jacksonville does hereby join in the execution of this deed for the purpose of consenting to the granting of such easements, and agrees that the lien of its mortgage of even date herewith (including any extension or modification thereof) encumbering the property herein described (as well as the property) shall be junior and subordinate to the easements herein conveyed just as if this easement deed had been executed, delivered and recorded prior to the execution, delivery and recording of the Grantor's mortgage to The American National Bank of Jacksonville.

IN WITNESS WHEREOF, the Grantor and The American National Bank of Jacksonville have hereunto set their respective hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

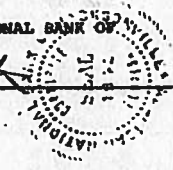
[Signature]
[Signature]

[Signature] (SEAL)
Freston H. Haskell, III, individually
and d/b/a Haskell Realty Associates
No. 10.

[Signature] (SEAL)
Joan S. Haskell

[Signature]
[Signature]

THE AMERICAN NATIONAL BANK OF JACKSONVILLE
By [Signature]
S. V. President
Attest



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State of FLORIDA)
County of DUVAL) ss.

Before me, the undersigned, a notary public in and for the State and County aforesaid, an officer duly authorized to take acknowledgements of deeds and other instruments, personally appeared Preston H. Haskell, III, and Joan S. Haskell, his wife,
to me well known and known by me to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same freely and voluntarily and for the uses and purposes in said instrument set forth.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 27th day of January, A. D. 1972, at Jacksonville in the State and County aforesaid.
Virginia Thomas Notary Public
My commission expires May 10, 1974

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, the undersigned, a notary public in and for the State and County aforesaid, an officer duly authorized to take acknowledgements of deeds and other instruments, personally appeared R. C. MARTIN, Senior Vice President of American National Bank of Jacksonville, a corporation, he being known to me to be the person who executed the above instrument on behalf of the said corporation, and he acknowledged that as Senior Vice President he subscribed the name and affixed the seal of said corporation to said instrument, and that he signed, sealed and delivered said instrument by authority and on behalf of said corporation and that such acts were done freely and voluntarily and for the uses and purposes in said instrument set forth and that such instrument is the free act and deed of said corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal this 27th day of January, A. D. 1972, at Jacksonville in the State and County aforesaid.
Virginia Thomas
Notary Public, State of Florida at Large

My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
BY COMMISSION EXPIRES 05-10-74
My commission expires
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE



VR 3311 625

OFFICIAL RECORDS

CHARLES BASSETT & Associates, Inc

SURVEYORS, ENGINEERS, & LAND PLANNERS

1038 MARY STREET - JACKSONVILLE, FLORIDA 32207 - PHONE (904) 388-7768

January 12, 1972

Legal Description For: Preston H. Haskell Company
Work Order Number: 1-72-41

Ten-Foot Easement for Utilities

A part of Government Lot 3, Section 26, Township 3 South, Range 27 East, Duval County, Florida, and being described as follows:

Commencing at the intersection of the Northerly line of said Government Lot 3, and the Easterly right of way line of Interstate Highway Number 95 (a 300 foot right of way as now established); thence South 88°17'12" East along said Northerly line of Government Lot 3, a distance of 329.98 feet to the point of beginning; thence continue South 88°17'12" East along said Northerly line of Government Lot 3, a distance of 11.28 feet; thence South 29°15'50" East parallel to the aforementioned Easterly right of way line of Interstate Highway Number 95 a distance of 329.66 feet; thence South 60°44'10" West, a distance of 385.0 feet to a point in the Easterly right of way line of Western Way (an 80 foot right of way as now established); thence North 29°15'50" West along said Easterly right of way line of Western Way a distance of 10.0 feet; thence North 60°44'10" East a distance of 375.0 feet; thence North 29°15'50" West parallel to the aforementioned Easterly right of way line of Interstate Highway Number 95 a distance of 324.88 feet to the point of beginning.

SCHEDULE A-1



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OFFICIAL RECORDS

SURVEYORS & LAND PLANNERS

CHARLES BASSETT & Associates, Inc

1008 MARY STREET - JACKSONVILLE FLORIDA 32207 - PHONE (904) 386-7700

January 12, 1972

Legal Description For: Preston H. Haskell Company

Work Order Number: 1-72-41

20 - Foot Easement for Utilities - Ingress and Egress

A part of Government Lot 3, Section 26, Township 3 South, Range 27 East, Duval County, Florida, and being described as follows:

Beginning at the intersection of the Northerly line of said Government Lot 3 and the Easterly right of way line of Interstate Highway Number 95 (a 300 foot right of way as now established); thence South $88^{\circ}17'12''$ East along said Northerly line of Government Lot 3 a distance of 92.60 feet to a point in the Easterly right of way line of Western Way (an 80 foot right of way as now established); thence South $29^{\circ}15'50''$ East along said Easterly right of line of Western Way a distance of 810.0 feet to the point of beginning; thence North $60^{\circ}44'10''$ East a distance of 513.68 feet; thence South $1^{\circ}42'48''$ West a distance of 19.92 feet; thence South $88^{\circ}17'12''$ East a distance of 5.62 feet; thence South $60^{\circ}44'10''$ West a distance of 508.30 feet to a point in the aforementioned Easterly right of way; line of Western Way; thence North $29^{\circ}15'50''$ East along said Easterly right of way line of Western Way a distance of 20 feet to the point of beginning.

72- 5636
Jan 31 2 34 PM '72

SCHEDULE A-3

RECORDED BY
C. M. HAYES
1/12/72

VOL 3660 PC 1170

OFFICIAL RECORDS
ELECTRIC LINE EASEMENT
(JACKSONVILLE SUBURBAN LAND)

Ref to
THIS INSTRUMENT WAS PREPARED BY:
KENNETH L. KUFFE, JR., ATTORNEY
800 E. FIRST BANK BUILDING
JACKSONVILLE, FLORIDA 32202

WHEREAS, the undersigned, as owners of the land hereinafter described, are willing for the Jacksonville Electric Authority to construct and maintain an electric power line to furnish electrical service on or across said land, which the Jacksonville Electric Authority is willing to do provided it be granted this easement for such purposes.

NOW, THEREFORE, in consideration of the premises and the construction and maintenance of said electric power lines at the expense of the Jacksonville Electric Authority, the undersigned, as owners, do hereby grant unto the Jacksonville Electric Authority, Jacksonville, Florida, the unobstructed easement to construct, operate and maintain an electric power line upon, over, under and across the lands described on Schedule A attached hereto and made a part hereof, together with the right to place such down-guys and other construction features as are necessary to the erection of such lines and the further right to trim and cut trees and undergrowth, and to have ingress and egress for the purpose of constructing, maintaining and operating said electric power line. All power poles and items of equipment or support which are attached to the ground shall be located within five feet of South line of the lands herein described. The undersigned further expressly grant this easement and use upon the condition that communication wires and telephone transmission lines may be attached to the electrical power line poles which may be placed in the easement areas granted hereby.

In consideration of the execution of this easement and the construction of said lines, the undersigned further agree that in no event will it call on the Jacksonville Electric Authority to move such facilities unless it is determined jointly by the undersigned and Jacksonville Electric Authority that such moving is necessary on account of future buildings,

DUVAL COUNTY

3248



DUVAL COUNTY

085364



10

roadways, or safety requirements requested by the then owners of the property described on Schedule A. In such cases, the Jacksonville Electric Authority reserves the right to determine, from the standpoint of conditions disclosed at that time, whether the expense involved in moving or re-locating such existing facilities shall be at the Jacksonville Electric Authority's expense or at the expense of the then owners of the property.

Said electric power line may be tapped or extended to serve adjacent properties when it is in the best interest of the Jacksonville Electric Authority so to do. Care shall be used to insure that any connections to this line shall not interfere with the building or driveways of the then owners of the property. Such taps or extensions will carry the same rights and privileges as the original easement contained herein.

The undersigned have previously granted to Jacksonville Suburban Utilities Corporation a non-exclusive easement over the lands described herein, and such easement is recorded in Official Records Volume 3311, page 622, public records, Duval County, Florida, and the easement granted herein is subject to the provisions and terms thereof, to which reference is hereby made.

IN WITNESS WHEREOF, the undersigned, Preston H. Haskell, III, individually and doing business as Haskell Realty Associates No. 10, joined by his wife, Joan S. Haskell, who executes this easement solely for the purpose of relinquishing and conveying any right, title or interest she may have in this property (including dower) has executed this agreement under seal as of this ____ day of January, 1974. The address of the undersigned is 1061 Riverside Avenue, Jacksonville, Florida 32204, and the telephone number of the undersigned is

358-1601. This agreement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto.

Signed, sealed and delivered in the presence of:

Kenneth K. Blake

Barbara B. Blake

Preston H. Haskell, III (SEAL)
Preston H. Haskell, III

Joan S. Haskell (SEAL)
Joan S. Haskell

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 30 day of January, 1974, by Preston H. Haskell, III and Joan S. Haskell, his wife.

Kenneth K. Blake
Notary Public, State of Florida
at Large. My Commission Expires:

Official Notary Public Seal
KENNETH K. BLAKE, JR.
Notary Public, State of Florida at Large
My Commission Expires Mar. 8, 1974

SCHEDULE A

(JEA EASEMENT OVER JACKSONVILLE SUBURBAN EASEMENT)

20 - Foot Easement for Utilities - Ingress and Egress

A part of Government Lot 3, Section 26, Township 3 South, Range 27 East, Duval County, Florida, and being described as follows:

Commencing at the intersection of the Northerly line of said Government Lot 3 and the Easterly right of way line of Interstate Highway Number 95 (a 300 foot right of way as now established); thence South 88°17'12" East along said Northerly line of Government Lot 3 a distance of 92.60 feet to a point in the easterly right of way line of Western Way (an 80 foot right of way as now established); thence South 29°15'50" East along said Easterly right of way line of Western Way a distance of 810.0 feet to the point of beginning; thence North 60°44'10" East a distance of 513.68 feet; thence South 1°42'48" West a distance of 19.92 feet; thence South 88°17'12" East a distance of 5.62 feet; thence South 60°44'10" West a distance of 508.30 feet to a point in the aforementioned Easterly right of way line of Western Way; thence North 29°15'50" East along said Easterly right of way line of Western Way a distance of 20 feet to the point of beginning.

74- 8329

FEB 1 2 49 PM '74

FILED AND RECORDED IN PUBLIC
RECORDS OF DUVAL COUNTY, FLA.
Dejeu
CLERK OF DUVAL COUNTY



Know what's below.
Call before you dig.



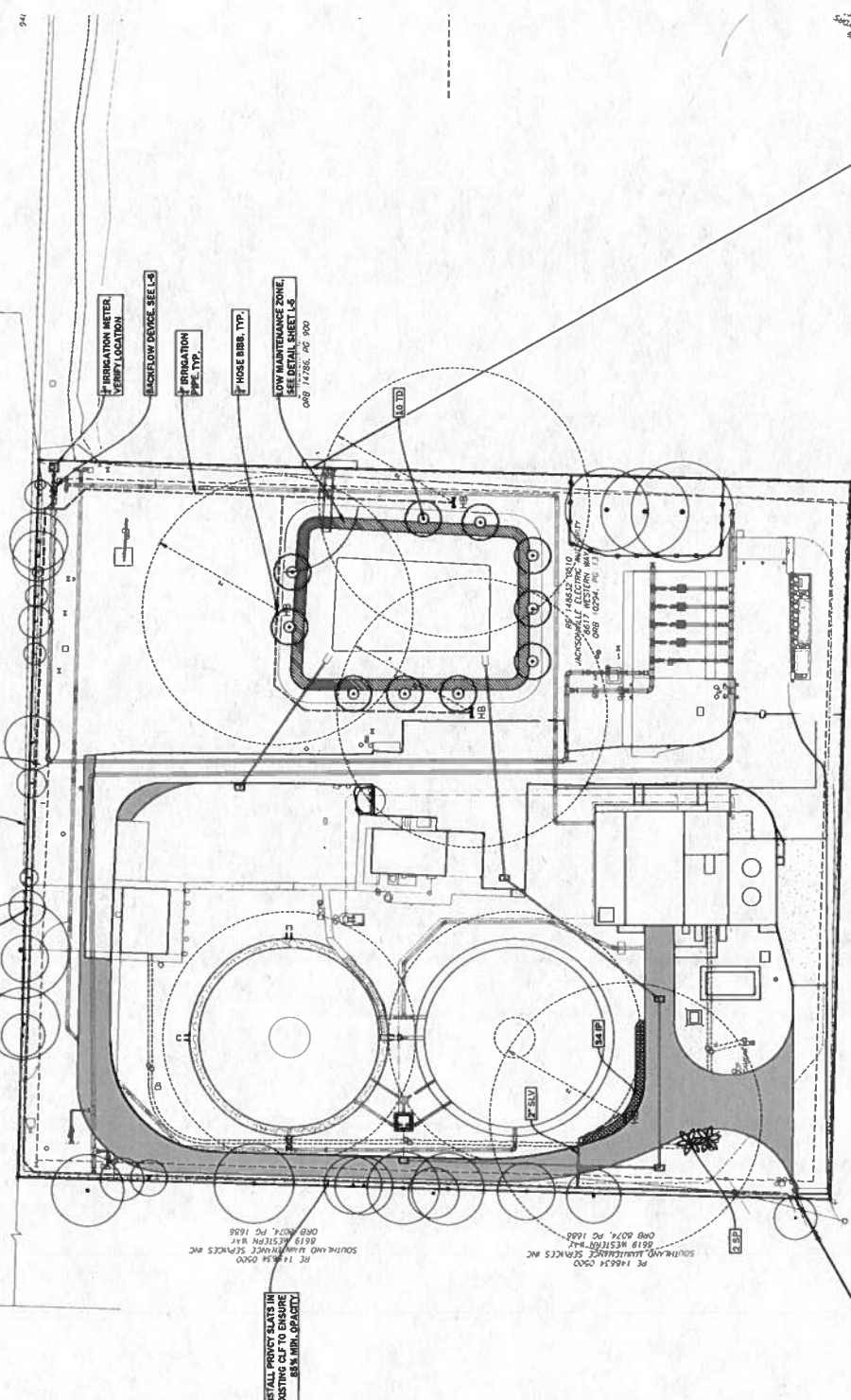
PROPERTY LINE
EXISTING WOOD POST/RAIL FENCE
WOODEN SIGN UPGRADE
INCOMPLEMENTARY USE BUFFER
RELEASABLE
RE 158363, 2000
EAS 158363, 2000, LP
84775 WESTERN HWY
089 12.091, PG 17.58
089 17.171, PG 17.57
089 17.171, PG 17.57

RE 146534, 2000
RE 146534, 2000
SOUTH AND MAINTENANCE SERVICES INC
089 17.171, PG 17.57
089 17.171, PG 17.57

RE 146534, 2000
RE 146534, 2000
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RE 146534, 2000
SOUTH AND MAINTENANCE SERVICES INC
089 17.171, PG 17.57
089 17.171, PG 17.57



NOTE:
ALL DISTURBED AREAS TO BE SODDED ACCORDING TO THE SPECIFICATIONS UNLESS OTHERWISE SHOWN TO BE LANDSCAPED ON THESE PLANS.

RE 146534, 2000
RE 146534, 2000
SOUTH AND MAINTENANCE SERVICES INC
089 17.171, PG 17.57
089 17.171, PG 17.57

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089 17.171, PG 17.57
089 17.171, PG 17.57

THIS PLAN HAS BEEN DIGITALLY
RENDERED FROM THE ORIGINAL
DRAWING ON THE DATE
ADJACENT TO THE SEAL.
PROVIDED FOR THE USE OF THE
OWNER AND NOT FOR REPRODUCTION
OR FOR ANY OTHER PURPOSE.
NO LIABILITY IS ASSUMED FOR
ANY ERRORS OR OMISSIONS
ON ANY ELECTRONIC COPY.



06/7/2024
A. B. JETTMAN
LA - 10254

PROJECT NO. 6103-100841
SHEET NO. L-3

LANDSCAPE PLAN

JEA
ROYAL LAKES WATER TREATMENT PLANT
UPGRADES

REVISIONS

REV.	DATE	BY	CHKD	APP

100% SUBMITTAL - NOT FOR CONSTRUCTION

Jim Overton
Duval County

WRF-24-18

Date/Time: 08/16/2024 11:39AM
Drawer: P01
Clerk: ME
Transaction: 6509367

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Date: 7/25/2024
Email: CRule@coj.net

Item
CR Processing: \$1,250.00
CR741630
JEA
8617 WESTERN WAY
JACKSONVILLE, FL
32256
Total: \$1,250.00

Receipt: 395-25-00657233

	Amount	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
Total Tendedred	\$1,250.00		00000000	00000	0000000	1250.00	0.00
Check:	\$1,250.00		00000000	00000	0000000	0.00	1250.00
Balance:	\$0.00						

Paid By: JEA

Total Due: \$1,250.00

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

Account No: CR741630
REZONING/VARIANCE/EXCEPTION

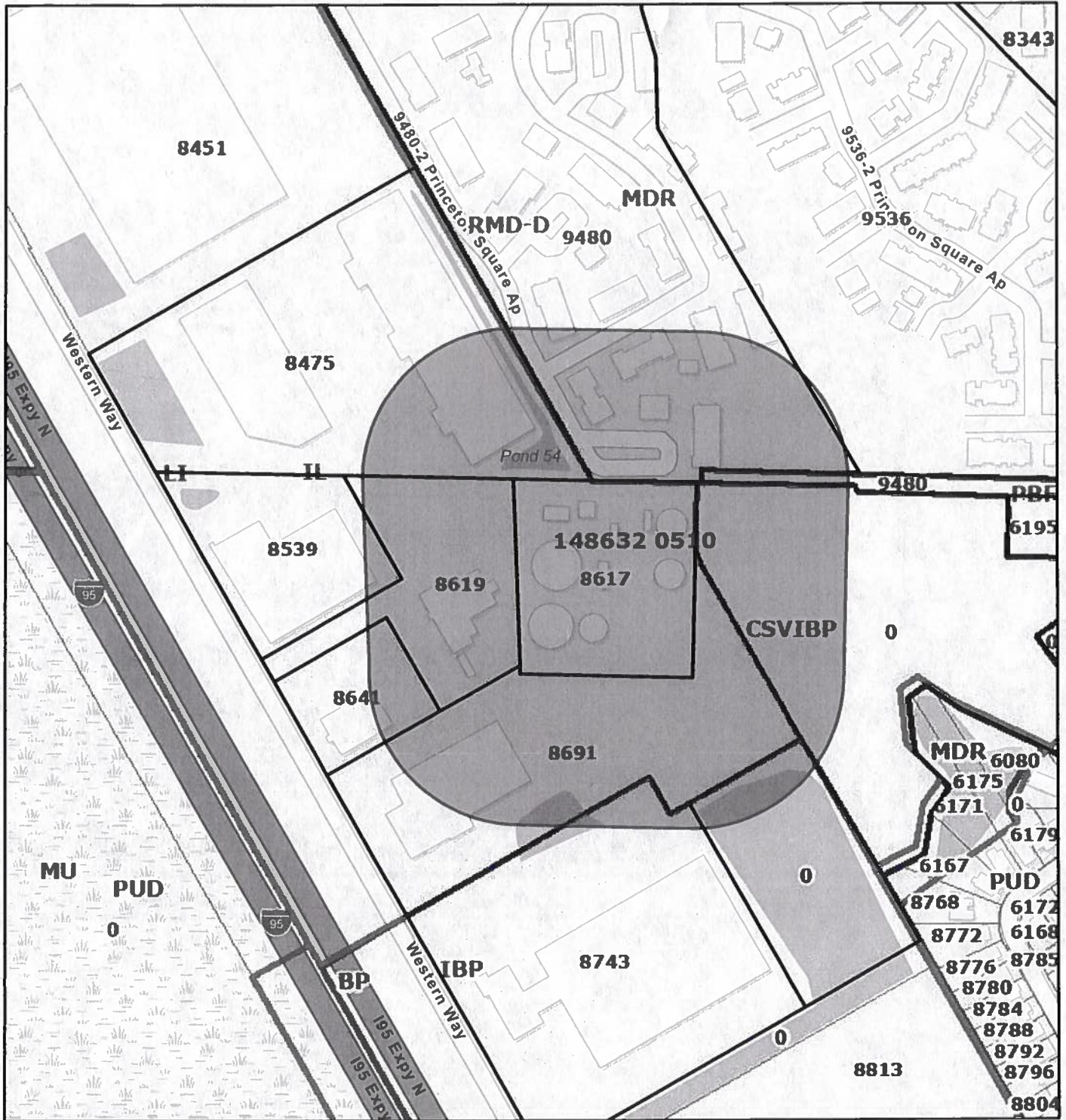
Date: 7/25/2024

Name: JEA
Address: 8617 WESTERN WAY JACKSONVILLE, FL 32256
Description: APPLICATION FOR WAIVER OF ROAD FRONTAGE





Total Due: \$1,250.00

8617 Western Way

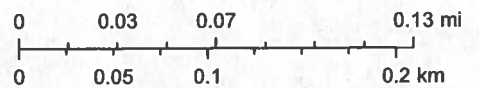
Land Development Review



July 24, 2024

-  Parcels
-  Land Use
-  Panel Index
-  Zoning

1:4,514



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	A	B	C	D	E	F	G	H
	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAI	MAIL_ZIP
1	148635 1010	MOON KATY		11221 REED ISLAND CT		JACKSONVILLE	FL	32225
2	148633 0040	ELITE STOR WESTERN WAY JAX LLC		2751 S DIXIE HWY SUITE 450		WEST PALM BEACH	FL	33405
3	148634 0500	SOUTHLAND MAINTENANCE SERVICES INC		C/O REPUBLIC SERVICES PROPERTY TAX	PO BOX 29246	PHOENIX	AZ	85038
4	152683 2000	EASTGROUP PROPERTIES LP		400 W PARKWAY PL SUITE 100		RIDGELAND	MS	39157
5	152683 0510	BENTLEY GREEN APARTMENTS INVESTORS LLC		C/O RYAN LLC	200 E BROWARD BLVD SUITE 1410	FORT LAUDERDALE	FL	33301
6	148633 0010	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202
7	148634 0310	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		1109 S MARION AVE		LAKE CITY	FL	32025-5874
8	148634 0300	SP WESTERN WAY LLC		815 S MAIN ST 6TH FL		JACKSONVILLE	FL	32207
9	148634 0400	WESTERN WAY JAX LLC		4613 N UNIVERSITY DR STE 411		CORAL SPRINGS	FL	33067
10	152683 0560	GREEN TREE BORROWER LLC		6191 ST HWY 161 SUITE 100		IRVING	TX	75038
11	148633 0050	DLK 8641 LLC		1011 COLLIER RD NW		ATLANTA	GA	30318
12		SOUTHEAST CPAC	JOANNE PARKER GRIFFIN	4222 LALOSA DR		JACKSONVILLE	FL	32217
13		BETTER BAYMEADOWS, INC.	VALERIE EVANS					
14		BAYMEADOWS COMMUNITY COUNCIL	CLIFF JOHNSON III	7621 PUTTERS COVE DR		JACKSONVILLE	FL	32256
15								

11
X7
77 Notice
Free
1173 Total
1250.
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