

Date Submitted:	28
Date Filed:	69

Application Number:	AD-23-43
Public Hearing:	

## Zoning Application for an Administrative Deviation

City of Jacksonville, Florida  
 Planning and Development Department

COMP WRF-2309

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	
Deviation Sought: REDUCE LOT ARE 2 ACRES to 1.13 AC	Applicable Section of Ordinance Code: 656.304 AI (d)(2)	
Council District: 2	Planning District: 6	
Previous Zoning Applications Filed (provide application numbers): NONE		
Notice of Violation(s): N/A		
Number of Signs to Post:	Amount of Fee:	Zoning Asst. Initials:
Neighborhood Associations: MCM DAIRY INC / THE EDEN GROUP		
Overlay:		

PROPERTY INFORMATION	
1. Complete Property Address: 2790 Gannis Ln	2. Real Estate Number: 106169-0030
3. Land Area (Acres):	4. Date Lot was Recorded: 6-19-1972
5. Property Located Between Streets: STANLEY + Gannis Yellow Bluff Lane	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. In whose name will the Deviation be granted: Mary Lee Anderson	
8. Is transferability requested? <i>If approved, the administrative deviation is transferred with the property.</i>	
Yes <input checked="" type="checkbox"/>	
No <input type="checkbox"/>	

9. Deviation Sought:

- Reduce Required Minimum Lot Area from 2.00 to 1.13 AC feet.
- Increase Maximum Lot Coverage from \_\_\_\_\_ % to \_\_\_\_\_ %.
- Increase Maximum Height of Structure from \_\_\_\_\_ to \_\_\_\_\_ feet.
- Reduce Required Yard(s) \_\_\_\_\_
- Reduce Minimum Number of Off-street Parking Spaces from \_\_\_\_\_ to \_\_\_\_\_.
- Increase the Maximum Number of Off-street Parking Spaces from \_\_\_\_\_ to \_\_\_\_\_.
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of 15 feet to \_\_\_\_\_.
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of 25 feet to \_\_\_\_\_.
- Decrease minimum number of loading spaces from \_\_\_\_\_ required to \_\_\_\_\_ loading spaces.
- Reduce the dumpster setback along \_\_\_\_\_ from the required 5 feet to \_\_\_\_\_ feet.
- Decrease the minimum number of bicycle parking spaces from \_\_\_\_\_ required to \_\_\_\_\_ spaces.
- Reduce the minimum width of drive from \_\_\_\_\_ feet required to \_\_\_\_\_ feet.
- Reduce vehicle use area interior landscape from \_\_\_\_\_ sq. ft. required to \_\_\_\_\_ sq. ft.
- Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to \_\_\_\_\_ provided as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the number of terminal island trees from \_\_\_\_\_ terminal islands required to \_\_\_\_\_ terminal islands as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the landscape buffer between vehicle use area along \_\_\_\_\_ from 10 feet per linear feet of frontage and 5 feet minimum width required to \_\_\_\_\_ feet per linear feet of frontage and \_\_\_\_\_ feet minimum width.
- Reduce the number of shrubs along \_\_\_\_\_ from \_\_\_\_\_ required to \_\_\_\_\_ shrubs and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the number of trees along \_\_\_\_\_ from \_\_\_\_\_ required to \_\_\_\_\_ trees and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the perimeter landscape buffer area between vehicle use area and abutting property along the north / east / south / west property boundary from 5 feet minimum width required to \_\_\_\_\_ feet.
- Reduce the number of trees along the north / east / south / west property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access from \_\_\_\_\_ from 24 / 36 / 48 feet required to \_\_\_\_\_ feet.

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access to adjoining property along the north / east / south / west property boundary from 24 feet required to \_\_\_\_\_ feet.

(Circle)

Reduce the uncomplimentary land use buffer width along the north / east / south / west property boundary from 10 feet wide required to \_\_\_\_\_ feet wide.

(Circle)

Reduce the uncomplimentary land use buffer trees along the north / east / south / west property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees.

(Circle)

Reduce the uncomplimentary land use buffer visual screen along the north / east / south / west property boundary from 6 feet tall and 85 % opaque required to \_\_\_\_\_ feet tall and \_\_\_\_\_ %.

**OWNER'S INFORMATION (please attach separate sheet if more than one owner)**

10. Name: <i>Mary Lee Anderson</i>	11. E-mail: <i>Nesmithconstructionllc@gmail.com</i>
12. Address (including city, state, zip): <i>2970 GANNIS LANE JAX, FLA. 32226</i>	13. Preferred Telephone: <i>904-627-0076</i>

**APPLICANT'S INFORMATION (if different from owner)**

14. Name: <i>ANTHONY NESMITH</i>	15. E-mail: <i>NESMITHCONSTRUCTIONLLC @ GMAIL.COM</i>
16. Address (including city, state, zip): <i>324 WEST 17th STREET JACKSONVILLE FL 32206</i>	17. Preferred Telephone: <i>904 509 5899</i>

## CRITERIA

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

- 1. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.***
  - 1. There are practical or economic difficulties in carrying out the strict letter of the regulation;*
  - 2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.*
  - 3. The proposed deviation 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 deviation;*
  - 4. The proposed deviation 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;*
  - 5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and*
  - 6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.*

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

- (i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;*
- (ii) The length of time the violation has existed without receiving a citation; and*
- (iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.*

18. Given the above definition of an "administrative deviation" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the deviation 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 deviation and to meet the criteria set forth above may result in a denial.

**SEE NEXT PAGE**

To Whom It may Concern,  
I am writing this to give my reasoning. I have many reasons but I'll only start with the most important. My mother's health is declining she is not able to do the things necessary in life on her own any more and things will only get worse as time goes on. My 2nd is her safety she's all alone on that property and we all know the world is not the safest place any more. Her and I have the worst anxiety worrying that something will happen and theirs no one there. My 3rd is finances I am not married so I only have one income and that's mine. This would be the best option for us both in many different ways. IF you need more from me please feel free to contact me anytime (27-0076) I could sit here all day and give you many more why's or reasoning...

## ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, [http://apps.coj.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coj.net/pao_propertySearch/Basic/Search.aspx), or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Letter from the Department of Children and Family Services (DCFS) – **day care uses only**
- Letter from the applicable Home Owner's Association stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association – **residential only**
- Elevations are required with **height increase requests** and must be drawn to scale

## FILING FEES

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

### Base Fee

Residential Districts: \$966.00

Non-residential Districts: \$952.00

### Public Notices

\$7.00 per Addressee

**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. 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 this 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:

*Mary Lee Anderson*

Signature:

*Mary Lee Anderson*

Applicant or Agent (if different than owner)

Print name:

*Anthony J. Desmet*

Signature:

*Anthony J. Desmet*

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

Owner(s)

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

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

**SUBMITTAL**

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

Submit applications to:

Planning and Development Department, Zoning Section

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

Jacksonville, Florida 32202

(904) 255-8300



**Property Ownership Affidavit - Individual**

Date: Aug 1, 23

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:  
Address: **2790 Garris Lane Jacksonville FL 32226**  
RE#(s): **106169-0000**

To Whom it May Concern:

I, Mary Anderson hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for **Waiver of Road Frontage and Administrative Deviation** submitted to the Jacksonville Planning and Development Department.

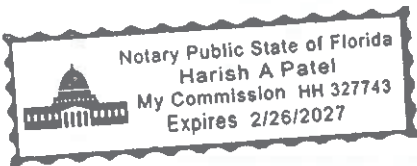
By Mary Anderson  
Print Name: Mary Anderson

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 1 day of AUGUST 2023, by MARY ANDERSON who is personally known to me or who has produced FLORIDA DRIVER LICENSE as identification and who took an oath.

HPD

(Signature of NOTARY PUBLIC)



HARISH A PATEL  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 26 FEB 2027

**Agent Authorization – Individual**

Date: Aug, 1, 23

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: **2790 Garris lane Jacksonville FL 32226**  
RE#(s): **106169-0030**

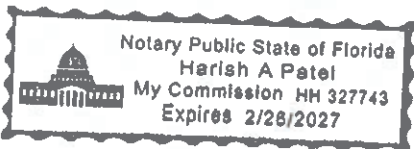
To Whom it May Concern:

You are hereby advised that **Mary Lee Anderson**, as **Owner of 2790 Garris Lane**, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers **Anthony Nesmith / Nesmith Construction, LLC** to act as agent to file application(s) for **Waiver of Road Frontage / Administrative Deviation** for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By: Mary Anderson  
Print Name: Mary Anderson

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 1 day of AUGUST 2023, by MARY ANDERSON, who is personally known to me or who has produced FLORIDA DRIVER LICENSE as identification and who took an oath.



[Signature]  
(Signature of NOTARY PUBLIC)  
HARISH A PATEL  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 26 FEB 2027

Address;

This Instrument Prepared by:

Name: Mary Lee Anderson

Address: 2790 Carris Lane

Property /Appraiser Parcel Identification

Folio Numbers:

Grantee(s)

SPACE ABOVE FOR PROCESSING DATA

THIS QUIT CLAIM DEED, Executed the 7 day of 5, 2018, by Roy Challberg, a single person  
718 ST MORITZ CT. ST. JOHNS FL. 32259

First party, to Mary Lee Anderson

Whose post office address is 2790 Carris Lane Jax FL 32226

Second party.

(whatever used herein the terms "first party" and "second party" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration, of the sum of \$ 10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Duval State of FL to wit:

See Attachment "A"

TO HAVE AND TO HOLD, The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the second party forever.

IN WITNESSES WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Alice Barnes

Witness Signature (as to first Grantor)

Alice L Barnes

Printed Name

Alice L Barnes

Printed Name

Witness Signature (as to first grantor)

Printed Name

Witness Name (as to Co-Grantor, if any)

Printed Name

STATE OF Florida

COUNTY OF Duval

Roy Challberg

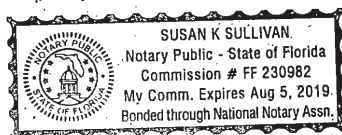
To me to be the person as described in and who executed the foregoing instrument, who acknowledged before me that

Roy Challberg executed the same, and an oath was not taken. (Check one) Said person(s) is/are personally known to me.

Said person(s) provided the following type of identification: FL D/R

Susan K Sullivan

NOTARY RUBBER STAMP (SEAL)



Roy Challberg

ROY CHALLBERG

Grantor Signature

ROY CHALLBERG

Printed Name

718 ST MORITZ CT ST. JOHNS FL

Post Office Address

32259

Co-Grantor Signature (if any)

Printed Name

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

\_\_\_\_\_ known

\_\_\_\_\_ executed the same, and an oath was not taken. (Check one) Said person(s) is/are personally known to me.

Witness my hand and official seal in the County and State last aforesaid this 7th day of

May A.D. 2018

Susan K Sullivan

Notary Signature

Printed Name

Attachment "A"

Prepared by and Return to:  
Jessica Smith  
MTI Title Insurance Agency, Inc.  
1914 Southside Boulevard, Suite 2  
Jacksonville, FL 32216

This Document Has Been E-Recorded  
by Mason Title & Escrow Company

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #106169-0030  
File- MFL-2208454  
Consideration Amount \$44,000.00

WARRANTY DEED

This Indenture, Made this February 10, 2016, between Dewey M. Hiers, a single person whose post office address is: 3490 Cornell Terrace Deltona, Florida 32738, hereinafter called the "Grantor"; and, Roy Challberg, a single person whose post office address is: 2790 Garris Lane, Jacksonville, Florida 32226, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Duval County, FL, and being further described as follows:

Part of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as follows: Commence at the Southeast corner of said South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14; thence South 89° 52' 50" West, along the South line of said Section 14, 551.63 feet to the Point of Beginning; thence continue along the South line of Section 14 South 89° 52' 50" West, 768.37 feet; thence North 00° 12' 10" West, along the West line of said Section 14, 138.32 feet; thence North 89° 52' 50" East 529.75 feet; thence South 03° 04' 37" East, 15.02 feet; thence North 89° 52' 50" East, 226.95 feet; thence South 05° 15' 50" East, 123.8 feet to the Point of Beginning. Reserving the North 15 feet of the West 529.75 feet of the above described land for road purposes, together with an easement for right of way purposes for ingress and egress over and across the North 30 feet of the South 153.32 feet of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 1 North, Range 27 East, Duval County, Florida, lying West of Yellow Bluff Road

LESS and EXCEPT:

Part of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as follows: Begin at the Southwest corner of said Section 14, thence North 00° 12' 10" West, 138.32 feet along the West line of said Section 14; thence North 89° 52' 50" East, 378.32 feet; thence South 00° 12' 10" East, 138.32 feet to the South line of said Section 14; thence South 89° 52' 50" West, 378.72 feet along the South line of said Section 14 to the Point of Beginning.

Together with that certain 2004 SKYO double wide mobile home bearing ID #G2620283SA and G2620283SB.

Property Address: 2790 Garris Lane, Jacksonville, FL 32226

Property is the homestead of the grantor(s)

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

**ANDERSON MARY LEE**  
 2790 GARRIS LN  
 JACKSONVILLE, FL 32226-1777

**Primary Site Address**  
 2790 GARRIS LN  
 Jacksonville FL 32226

**Official Record Book/Page**  
 18378-00071

**File #**  
 7214

**2790 GARRIS LN**

**Property Detail**

RE #	106169-0030
Tax District	GS
Property Use	0200 Mobile Home
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	49190

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	2022 Certified	2023 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$43,452.00	\$41,642.00
<b>Extra Feature Value</b>	\$4,333.00	\$4,304.00
<b>Land Value (Market)</b>	\$91,014.00	\$91,014.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$138,799.00	\$136,960.00
<b>Assessed Value</b>	\$93,277.00	\$96,075.00
<b>Cap Diff/Portability Amt</b>	\$45,522.00 / \$0.00	\$40,885.00 / \$0.00
<b>Exemptions</b>	\$50,000.00	See below
<b>Taxable Value</b>	\$43,277.00	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	\$96,075.00
Homestead (HX)	-\$25,000.00
Homestead Banding 196.031(1)(b) (HB)	-\$25,000.00
<b>Taxable Value</b>	<b>\$46,075.00</b>

**SJRWMD/FIND Taxable Value**

Assessed Value	\$96,075.00
Homestead (HX)	-\$25,000.00
Homestead Banding 196.031(1)(b) (HB)	-\$25,000.00
<b>Taxable Value</b>	<b>\$46,075.00</b>

**School Taxable Value**

Assessed Value	\$96,075.00
Homestead (HX)	-\$25,000.00
<b>Taxable Value</b>	<b>\$71,075.00</b>

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18378-00071	5/7/2018	\$100.00	QC - Quit Claim	Unqualified	Improved
17458-02152	2/10/2016	\$44,000.00	WD - Warranty Deed	Unqualified	Improved
13746-00862	12/28/2006	\$146,000.00	WD - Warranty Deed	Qualified	Improved
10792-01398	11/15/2002	\$29,000.00	WD - Warranty Deed	Qualified	Vacant
06553-01623	7/29/1988	\$100.00	WD - Warranty Deed	Unqualified	Vacant
03366-00168	6/19/1972	\$1,000.00	WD - Warranty Deed	Unqualified	Vacant

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GRWR2	Garage/Util Bdg Wood	1	16	24	384.00	\$2,627.00
2	DKWR2	Deck Wooden	1	12	16	192.00	\$1,060.00
3	CVPR2	Covered Patio	1	24	8	192.00	\$617.00

**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	1.10	Acreage	\$91,014.00

**Legal**

LN	Legal Description
1	14-1N-27E 1.10
2	PT S1/2 OF SW1/4 OF SW1/4
3	RECD O/R 18378-71

**Buildings**

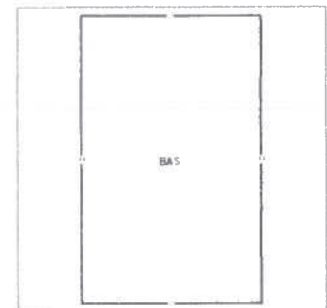
**Building 1**

Building 1 Site Address  
 2790 GARRIS LN Unit  
 Jacksonville FL 32226

Building Type	0201 - MH ASSESSED
Year Built	2003
Building Value	\$41,642.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1188	1188	1188
Total	1188	1188	1188

Element	Code	Detail
Exterior Wall	26	26 Alum/Vinyl
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Element	Code	Detail
Stories	1.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	

**2022 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	\$93,277.00	\$50,000.00	\$43,277.00	\$464.09	\$489.76	\$449.05
Public Schools: By State Law	\$93,277.00	\$25,000.00	\$68,277.00	\$233.40	\$220.94	\$213.75
By Local Board	\$93,277.00	\$25,000.00	\$68,277.00	\$147.38	\$153.49	\$134.98
FL Inland Navigation Dist.	\$93,277.00	\$50,000.00	\$43,277.00	\$1.30	\$1.38	\$1.24
Water Mgmt Dist. SJRWMD	\$93,277.00	\$50,000.00	\$43,277.00	\$8.88	\$8.54	\$8.54
			Totals	\$855.05	\$874.11	\$807.56

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$101,705.00	\$90,561.00	\$50,000.00	\$40,561.00
Current Year	\$138,799.00	\$93,277.00	\$50,000.00	\$43,277.00

**2022 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.

<b>2022</b>
<b>2021</b>
<b>2020</b>
<b>2019</b>
<b>2018</b>
<b>2017</b>
<b>2016</b>
<b>2015</b>
<b>2014</b>

- 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](#)

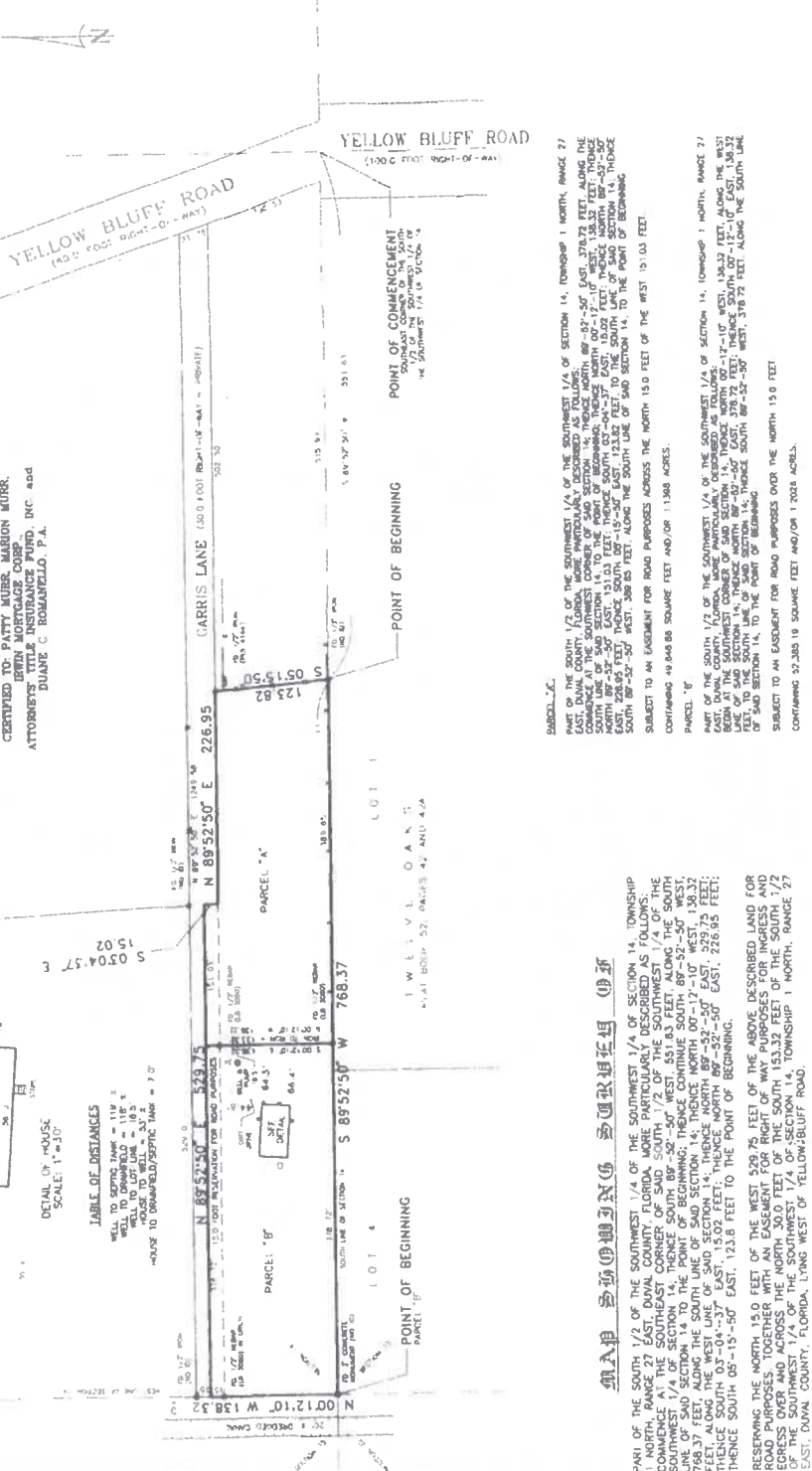
FINAL SURVEY: JULY 20, 2004  
 AS TO PARCEL "F" ONLY  
 CERTIFIED TO: PATTY MURR, MARGON MURR,  
 ERWIN MORTGAGE CORP.  
 ATTORNEYS IN TITLE INSURANCE FUND, INC and  
 DUNNE C. ROMBERGLO, P.A.



DETAIL OF HOUSE  
 SCALE: 1" = 10'-0"

TABLE OF DISTANCES

WELL TO SEPTIC TANK = 119.2  
 WELL TO LOT LINE = 105.5  
 HOUSE TO GARAGE/SEPTIC TANK = 7.0'



PARCEL "A"  
 PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: 89'-52'-50" EAST, 374.72 FEET ALONG THE COMMENCEMENT LINE OF SAID SECTION 14, THENCE SOUTH 07°-17'-10" WEST, 134.32 FEET THENCE NORTH 89°-52'-50" EAST, 131.03 FEET THENCE SOUTH 07°-04'-37" WEST, 308.85 FEET ALONG THE SOUTH LINE OF SAID SECTION 14, THENCE SOUTH 05°-15'-50" WEST, 308.85 FEET ALONG THE SOUTH LINE OF SAID SECTION 14, TO THE POINT OF BEGINNING.

PARCEL "B"  
 PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: 89'-52'-50" EAST, 374.72 FEET ALONG THE COMMENCEMENT LINE OF SAID SECTION 14, THENCE SOUTH 07°-17'-10" WEST, 134.32 FEET ALONG THE WEST LINE OF SAID SECTION 14, THENCE NORTH 89°-52'-50" EAST, 374.72 FEET THENCE SOUTH OF THE POINT OF BEGINNING OF SAID SECTION 14, TO THE POINT OF BEGINNING.

PARCEL "C"  
 PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: 89'-52'-50" EAST, 374.72 FEET ALONG THE COMMENCEMENT LINE OF SAID SECTION 14, THENCE SOUTH 07°-17'-10" WEST, 134.32 FEET ALONG THE WEST LINE OF SAID SECTION 14, THENCE NORTH 89°-52'-50" EAST, 374.72 FEET THENCE SOUTH OF THE POINT OF BEGINNING OF SAID SECTION 14, TO THE POINT OF BEGINNING.

PARCEL "D"  
 PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: 89'-52'-50" EAST, 374.72 FEET ALONG THE COMMENCEMENT LINE OF SAID SECTION 14, THENCE SOUTH 07°-17'-10" WEST, 134.32 FEET ALONG THE WEST LINE OF SAID SECTION 14, THENCE NORTH 89°-52'-50" EAST, 374.72 FEET THENCE SOUTH OF THE POINT OF BEGINNING OF SAID SECTION 14, TO THE POINT OF BEGINNING.

PARCEL "E"  
 PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: 89'-52'-50" EAST, 374.72 FEET ALONG THE COMMENCEMENT LINE OF SAID SECTION 14, THENCE SOUTH 07°-17'-10" WEST, 134.32 FEET ALONG THE WEST LINE OF SAID SECTION 14, THENCE NORTH 89°-52'-50" EAST, 374.72 FEET THENCE SOUTH OF THE POINT OF BEGINNING OF SAID SECTION 14, TO THE POINT OF BEGINNING.

PARCEL "F"  
 PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: 89'-52'-50" EAST, 374.72 FEET ALONG THE COMMENCEMENT LINE OF SAID SECTION 14, THENCE SOUTH 07°-17'-10" WEST, 134.32 FEET ALONG THE WEST LINE OF SAID SECTION 14, THENCE NORTH 89°-52'-50" EAST, 374.72 FEET THENCE SOUTH OF THE POINT OF BEGINNING OF SAID SECTION 14, TO THE POINT OF BEGINNING.

ELIUS, CURTIS & KOOKER, INC.  
 LAND SURVEYORS AND PLANNERS  
 (L.S. # 3080)

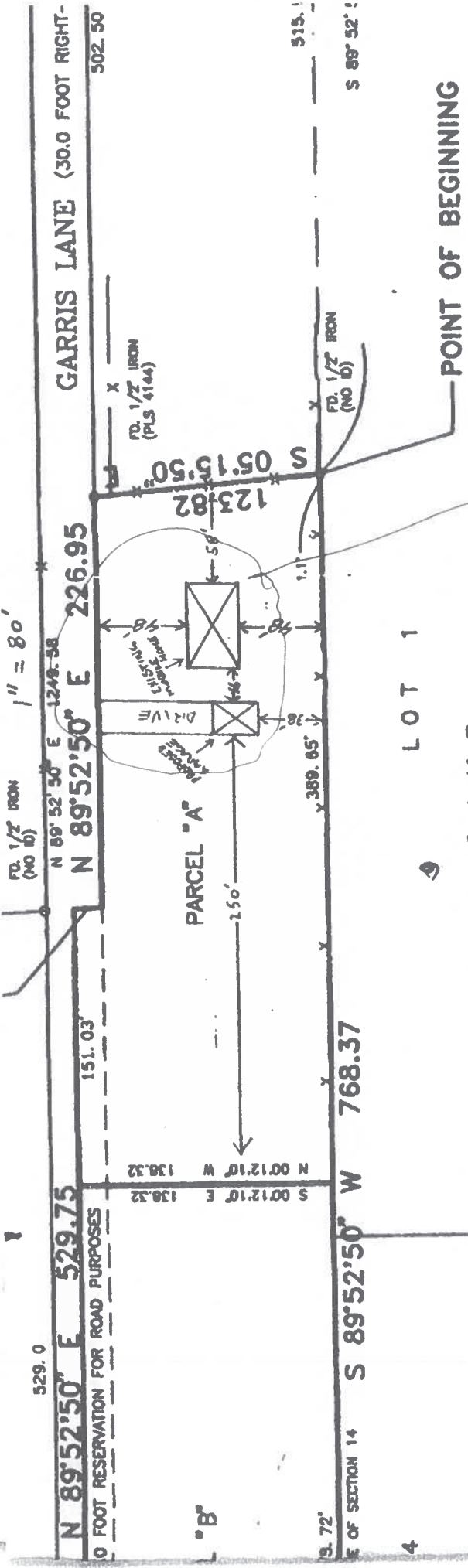
GENERAL NOTES:  
 1. This is a preliminary plat.  
 2. The plat is subject to the provisions of the Florida Statutes, Chapter 217, Sections 217.01 through 217.04.  
 3. The plat is subject to the provisions of the Florida Statutes, Chapter 218, Sections 218.01 through 218.04.  
 4. The plat is subject to the provisions of the Florida Statutes, Chapter 219, Sections 219.01 through 219.04.  
 5. The plat is subject to the provisions of the Florida Statutes, Chapter 220, Sections 220.01 through 220.04.  
 6. The plat is subject to the provisions of the Florida Statutes, Chapter 221, Sections 221.01 through 221.04.  
 7. The plat is subject to the provisions of the Florida Statutes, Chapter 222, Sections 222.01 through 222.04.  
 8. The plat is subject to the provisions of the Florida Statutes, Chapter 223, Sections 223.01 through 223.04.  
 9. The plat is subject to the provisions of the Florida Statutes, Chapter 224, Sections 224.01 through 224.04.  
 10. The plat is subject to the provisions of the Florida Statutes, Chapter 225, Sections 225.01 through 225.04.

ADDITIONAL GENERAL NOTES:  
 1. THIS IS A PRELIMINARY PLAT.  
 2. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE FLORIDA STATUTES, CHAPTER 217, SECTIONS 217.01 THROUGH 217.04.  
 3. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE FLORIDA STATUTES, CHAPTER 218, SECTIONS 218.01 THROUGH 218.04.  
 4. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE FLORIDA STATUTES, CHAPTER 219, SECTIONS 219.01 THROUGH 219.04.  
 5. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE FLORIDA STATUTES, CHAPTER 220, SECTIONS 220.01 THROUGH 220.04.  
 6. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE FLORIDA STATUTES, CHAPTER 221, SECTIONS 221.01 THROUGH 221.04.  
 7. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE FLORIDA STATUTES, CHAPTER 222, SECTIONS 222.01 THROUGH 222.04.  
 8. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE FLORIDA STATUTES, CHAPTER 223, SECTIONS 223.01 THROUGH 223.04.  
 9. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE FLORIDA STATUTES, CHAPTER 224, SECTIONS 224.01 THROUGH 224.04.  
 10. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE FLORIDA STATUTES, CHAPTER 225, SECTIONS 225.01 THROUGH 225.04.

CERTIFIED TO: LONN W. BIASTRE, REBECCA L. BIASTRE,  
 AMESOUTH BANK,  
 FIRST AMERICAN TITLE INSURANCE COMPANY and  
 ASSOCIATED LAND TITLE GROUP, INC.

SCALE: 1" = 80'-0" DATE: 11-8-02 FIELD BOOK: L.P. 02893 - C. 04568 - C.

SITE PLAN



EXISTING STRUCTURE

LOT 1

T W E L V E O A K S  
PLAT BOOK 52, PAGES 42 AND 42A

00460





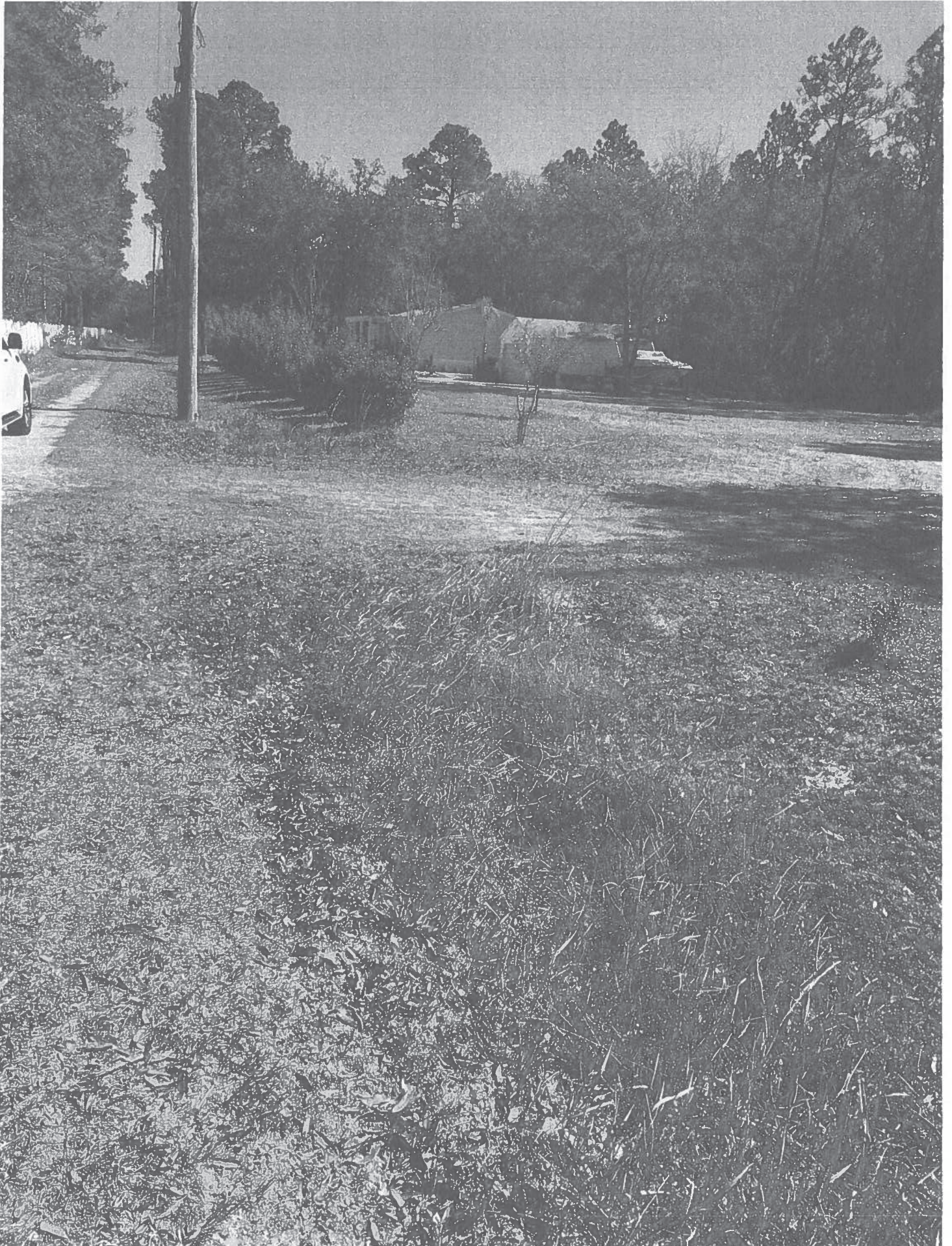
EXISTING HOME

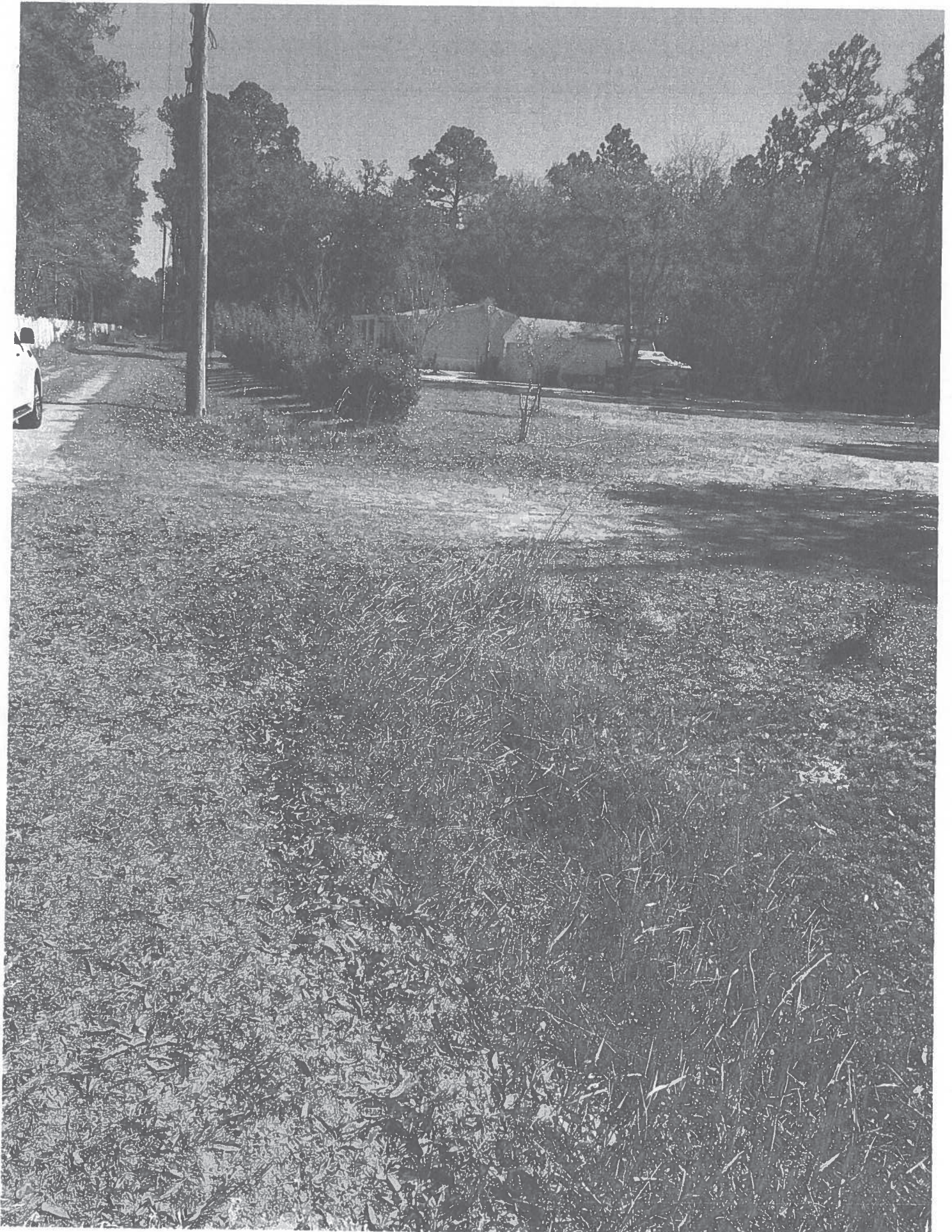


Access Road To  
Property From  
STANNATT Rd

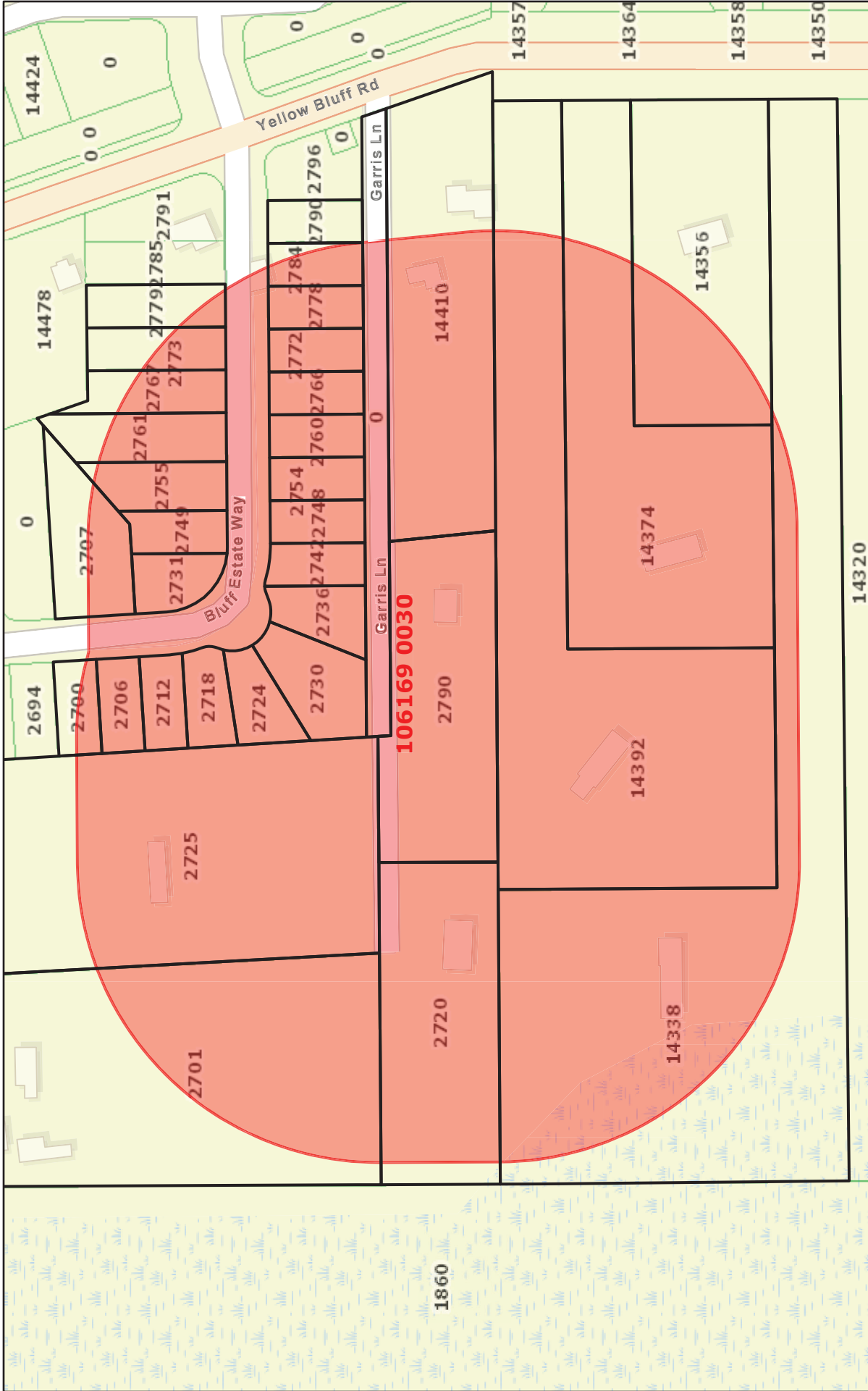


Placement of ADDITIONAL  
MOBILE HOME





# Land Development Review



June 7, 2023

1:2,257

Parcels

Esri Community Maps Contributors, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

RE	LNNAME	LNNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP
106169 0030	ANDERSON MARY LEE		2790 GARRIS LN		JACKSONVILLE	FL	32226-1777
106374 1140	BELLAMY ANTONIO CORDELL		2784 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 1035	EVANS CANDY L		2755 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 1015	FERNANDEZ PENA YAQUELINE E ETAL		2779 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226-5051
106374 1075	FERNON KIMBERLY K		2706 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 0250	GEOHAGAN GARY L		14356 YELLOW BLUFF RD		JACKSONVILLE	FL	32226-4854
106374 1085	GIBSON SHAMARA D		2718 BLUFF ESTATES WAY		JACKSONVILLE	FL	32226
106374 0200	HALL WILLIAM L		14374 YELLOW BLUFF RD		JACKSONVILLE	FL	32226
106374 1095	HARRIS CHAD R ET AL		2730 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 1045	HARRIS EDNA C		2731 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 1115	HILL DANIEL DAVID ET AL		2754 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 0150	JACOB LAVERNE		14392 YELLOW BLUFF RD		JACKSONVILLE	FL	32226-4854
106374 1030	JONES STEPHANIE A		2761 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 1052	LEE JIMMIE C		2707 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 1020	MILLER EDWARD CARLOS		2773 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 1080	NELSON JOHN A		2712 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106169 0100	NICHOLS VERNON J JR		2701 GARRIS LN		JACKSONVILLE	FL	32226-1778
106374 1145	NISHIMURA ANTHONY M ET AL		2790 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 1025	ORTIZ CARMELO		2767 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 1135	PAINTER FRANK MARVIN		2778 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106169 0150	PARKER ERIC ANTHONY ET AL		2720 GARRIS LN		JACKSONVILLE	FL	32226
106374 1100	PARSONS GARY A		2736 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 1090	PROGRESS JACKSONVILLE LLC		P O BOX 4090		SCOTTSDALE	AZ	85261
106374 1105	RANGE KEVIN J		2742 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 1125	RODRIGUEZ CRISTIAN DAVID ET AL		2766 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 0300	RUSSELL THOMAS D		3740 CORTINA DR		COLORADO SPRINGS	CO	80918
106169 0010	SANGALANG LORENZO		1050 WILDERLAND DR		JACKSONVILLE	FL	32225
106374 1120	SIMMONS WILLIAM L		2760 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 1130	SUKHRAM ALEX P		2123 GREENWAY PRESERVE	APT 101	TAMPA	FL	33619
106374 1070	TUANDA SEBASTIAN III		2700 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106374 1040	TURNER JAMES E II		2749 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106169 0000	WALKER BRIAN D		1059 KRAFT RD		JACKSONVILLE	FL	32218
106374 1110	WILLIAMS JASON		2748 BLUFF ESTATE WAY		JACKSONVILLE	FL	32226
106171 0015	YELLOW BLUFF ESTATE HOMEOWNERS ASSOCIATION INC		C/O KINGDOM MANAGEMENT	12620-3 BEACH BLVD UNIT 301	JACKSONVILLE	FL	32246
	M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR		JACKSONVILLE	FL	32226
	NORTH	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S		JACKSONVILLE	FL	32226