

Date Submitted:	2/20/2024
Date Filed:	2/29/2024

Application Number:	WRF-24-03
Public Hearing:	

**Application for Waiver of Minimum Required Road Frontage**  
 City of Jacksonville, Florida  
 Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District:	RR-ACRE	Current Land Use Category: RR
Council District:	12	Planning District: 4
Previous Zoning Applications Filed (provide application numbers):		
Applicable Section of Ordinance Code:		
Notice of Violation(s): n/a		
Neighborhood Associations: Southwest		
Overlay:		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	1	Amount of Fee: \$1,189.00 Zoning Asst. Initials: P.T.

PROPERTY INFORMATION	
1. Complete Property Address: 0 Dawsons Creek Dr. Jacksonville, FL 32222	2. Real Estate Number: 0023310000
3. Land Area (Acres): 9.4 Ac	4. Date Lot was Recorded: 9/19/1977
5. Property Located Between Streets: Brannan Field Rd. & Forest Trail	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <del>100</del> 80 feet to <del>100</del> 0 feet.	
8. In whose name will the Waiver be granted? Ryan Christopher Powell	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Amal Real Estate Investment LLC	10. E-mail: alhamawi@aim.com
11. Address (including city, state, zip): <del>4916</del> 4946 23 <sup>rd</sup> Ave. N Saint Petersburg, FL 33710	12. Preferred Telephone: 904-440-5832

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Ryan C. Powell	14. E-mail: Ryan@BuildWithPowell.com
15. Address (including city, state, zip): 1086 Rigdon Rd. Jacksonville, FL 32220	16. Preferred Telephone: 904-521-1377

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> <li>i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li>ii. <i>The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i></li> <li>iii. <i>The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i></li> <li>iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i></li> <li>v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i></li> </ul>

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

I, Ryan C. Powell, am under a real estate contract with Amal Real Estate to purchase this property. I am try to move my family of 4 to a more rural lot so my children can have room to have horses and space to play. I really love the private escape this lot offers and pray that we can have this waiver request approved. As shown on the attached recorded easement agreement, there will be adequate accessibility to the property. The access road will be done in accordance with guidelines to support emergency vehicles.

I currently have 30 days to perform my due dilligence to decide if I can build a home on this property. Please help me and my family make this dream come true.

Ryan

ATTACHMENTS	
The following attachments must accompany each copy of the application.	
<input type="checkbox"/>	Survey
<input type="checkbox"/>	Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
<input type="checkbox"/>	Property Ownership Affidavit (Exhibit A)
<input type="checkbox"/>	Agent Authorization if application is made by any person other than the property owner (Exhibit B)
<input type="checkbox"/>	Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
<input type="checkbox"/>	Proof of property ownership – may be print-out of property appraiser record card if individual owner, <a href="http://apps.coj.net/pao_propertySearch/Basic/Search.aspx">http://apps.coj.net/pao_propertySearch/Basic/Search.aspx</a> , or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <a href="http://search.sunbiz.org/Inquiry/CorporationSearch/ByName">http://search.sunbiz.org/Inquiry/CorporationSearch/ByName</a> .
<input type="checkbox"/>	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: AMNEH H. GHUNEIM

Signature: *Amneh H. Ghuneim*

Applicant or Agent (if different than owner)

Print name: Ryan Powell

Signature: *Ryan Powell*

*\*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 – Limited Liability Company (LLC)**

Date: 8 February 2024

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: 0 Dawsons Creek DR RE#(s): 002331-0000

To Whom it May Concern:

I, Amneh Ghuneim, as Owner of AMAL REAL ESTATE INVESTMENT LLC

a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Wavier of road frontage submitted to the Jacksonville Planning and Development Department.

(signature) Amneh H. Ghuneim

(print name) Amneh H. Ghuneim

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 8th day of February 2024, by Amneh H. Ghuneim, as Owner of Amal Real Estate Investment LLC, a limited liability corporation, who is personally known to me or who has produced FL DL as identification and who took an oath.



Andrea Satka

(Signature of NOTARY PUBLIC)

Andrea Satka  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: March 4, 2025

**Agent Authorization - Limited Liability Company (LLC)**

Date: 5 Feb 2024

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: 0 Dawson's Creek DR RE#(s): 002331-0000

To Whom It May Concern:

You are hereby advised that J. Amneh A. Churnim as owner of Amneh Real Estate Inv. LLC hereby certify that the Amneh Real Estate Inv. LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Ryan Powell to act as agent to file application(s) for Waiver of Road Frontage 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.

(signature) Amneh H. Churnim

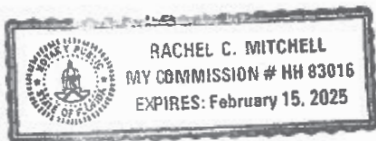
(print name) Amneh H. Churnim

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 5 day of February, 2024, by Amneh Churnim as owner of Amneh Real Estate Inv. LLC a LLC corporation, who is personally known to me or who has produced FLD as identification and who took an oath:

Rachel Mitchell  
(Signature of NOTARY PUBLIC)

Rachel Mitchell  
(Printed name of NOTARY PUBLIC)



State of Florida at Large. Feb 15, 2025  
My commission expires:

THIS INSTRUMENT PREPARED BY:  
THOMAS D. JENKS, ESQ.  
GUNSTER, YOAKLEY & STEWART, P.A.  
1 INDEPENDENT DRIVE, SUITE 2300  
JACKSONVILLE, FLORIDA 32202

### **EASEMENT AGREEMENT**

**THIS EASEMENT AGREEMENT** (this "**Agreement**") is made effective this 12th day of May, 2023 (the "**Effective Date**"), by **AMAL REAL ESTATE INVESTMENT, LLC**, a Florida limited liability company ("**Amal**"), whose address is 4946 23rd Avenue North, Saint Petersburg, Florida, 33710, **PRIME EQUITY, LLC**, a Florida limited liability company ("**Prime Equity**"), whose address is 5821 Old Kings Road, Jacksonville, Florida, 32254, and **KAY C HUGHES**, an individual ("**Hughes**"), whose address is 11203 Branan Field Road, Jacksonville, Florida, 32222.

#### **RECITALS:**

**A.** Hughes is the owner of the real property located in Duval County, Florida, more particularly described on **Exhibit "A-1"** attached hereto (the "**Hughes Property**"), which includes the lands depicted on **Exhibit "A-2"** attached hereto (the "**Access Road Parcel**") and **Exhibit "A-3"** (the "**Temporary Easement Area**").

**B.** Prime Equity is the owner of the real property located in Duval County, Florida, more particularly described on **Exhibit "B"** attached hereto and made a part hereof (the "**Prime Equity Property**")

**C.** Amal is the owner of the real property located in Duval County, Florida, more particularly described on **Exhibit "C"** attached hereto and made a part hereof (the "**Amal Property**").

**D.** Subject to the terms and conditions contained herein, the parties hereto desire to enter into this Agreement to establish certain easements and maintenance and construction obligations with respect to the real property described in Recitals A, B and C above.

**NOW THEREFORE**, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The parties agree and confirm that the above stated recitals are true and correct and are incorporated herein by reference.

2. **Easements.**

(a) **Permanent Easement.** Hughes hereby grants and establishes, for the benefit of the Prime Equity Property, the Amal Property, Prime Equity, Amal, and their respective



successors and assigns, and any owners, occupants, visitors, guests, invitees, mail carriers, or other persons entering and exiting the Prime Equity Property or the Amal Property from time-time an unobstructed, perpetual, and non-exclusive easement over and across the Access Road Parcel located on the Hughes Property for purposes of vehicular and pedestrian ingress and egress to and from the Prime Equity Property and the Amal Property and for the maintenance and repair of the Access Road Parcel, as set forth in Section 4 below. The easement granted hereunder shall not permit parking on the Hughes Property. The scope of the easement granted under this Section 2(a) shall be a thirty (30) foot wide area with fifteen (15) feet on either side of the centerline of the path depicted on Exhibit A-2, and provided the exact location of the same may be reasonably adjusted by any party hereto for the limited purpose of ensuring: (i) the Access Road Parcel remains located on usable uplands; (ii) compliance with applicable laws, rules, regulations, and ordinances concerning the Access Road Parcel; or (iii) legal and insurable access to and from the Prime Equity Property and the Amal Property. Prime Equity, Amal and Hughes shall cooperate with each other in determining the precise location of the Access Road Improvements described in Section 3(b) below and the location proposed by Prime Equity and Amal shall be subject to Hughes's approval, which shall not be unreasonably withheld, conditioned, or delayed. Hughes, Amal and Prime Equity shall cooperate with each other in good faith in resolving any differences regarding the location of the Access Road Improvements. Upon approval of the location of the Access Road Improvements, Amal and Prime Equity, at their sole cost and expense, shall obtain a survey including the legal description of the Access Road Parcel and any party shall be entitled to record a notice in the public records of Duval County, Florida establishing the survey legal description as the property subject to the easement granted under this Section 2(a) in replacement of the depiction of the Access Road Parcel attached to this Agreement.

(b) Temporary Easement. The parties acknowledge and agree that, as of the date of this Agreement, a portion of the Access Road Parcel is not suitable for vehicular ingress and egress to and from the Prime Equity Property and the Amal Property. Accordingly, Hughes hereby grants and establishes, for the benefit of the Amal Property, the Prime Equity Property, Prime Equity, Amal, and their respective successors and assigns, and any owners, occupants, visitors, guests, invitees, mail carriers, or other persons entering and exiting the Prime Equity Property or the Amal Property, a temporary, non-exclusive easement on, over and across the Temporary Easement Area located on the Hughes Property for the purposes of vehicular and pedestrian ingress and egress to and from the Prime Equity Property and the Amal Property. Upon Hughes's completion of the Access Preparation Work in accordance with Section 3(a) below, the temporary easement granted under this Section 2(b) shall automatically terminate and become of no further force or effect whatsoever. Without limiting the automatic termination of such temporary easement, upon any request delivered by or on behalf of Hughes, Amal and Prime Equity shall promptly execute and return to Hughes a recordable termination of temporary easement confirming the termination of the temporary easement granted under this Section 2(b).

3. Relocation Rights. Hughes, or any of Hughes's heirs, successors or assigns, shall at any time and from time to time have the unilateral right to relocate and/or reconfigure the easement granted under Section 2(a) above to another location within the Hughes Property which

has sufficient capacity to accommodate the easement granted under Section 2(a) (such location the "Relocation Easement Area"), provided only that: (i) Hughes provides Amal and Prime Equity with written notice of the intent to relocate and/or reconfigure the easements granted hereby at least thirty (30) days prior to the date on which Hughes will cease to permit Amal and Prime Equity to use the Access Road Parcel; (ii) such relocation or reconfiguration shall not materially and adversely interfere with or reduce Amal's or Prime Equity's easement rights granted hereunder; and (iii) as of the date on which Hughes and Prime Equity are no longer permitted to use the Access Road Parcel, the Relocation Easement Area will have been improved, at the sole cost and expense of the then-current owner of the Hughes Property, with a dirt road of similar or greater width and quality as that which currently exists on the portion of the Access Road Parcel going over the Forest Trail private right-of-way.

4. **Improvements.**

(a) Within 10 days after the Effective Date, Hughes shall cause, at Hughes's sole cost and expense, the following work to be commenced within the portion of the Access Road Parcel depicted on Exhibit "A-4" attached hereto (the "Incomplete Easement Area"): (i) remove any trees and stumps blocking vehicular access within the Incomplete Easement Area; (ii) relocate or install (as applicable) fencing along the western boundary of the Incomplete Easement Area; (iii) install a culvert allowing for vehicular access over the drainage ditch located in the Incomplete Easement Area; and (iv) perform such other work as may be reasonably necessary to permit vehicular ingress and egress over and across the Incomplete Easement Area (the "Access Preparation Work"). Notwithstanding anything to the contrary contained in the immediately preceding sentence, in no event shall Hughes be obligated to construct a dirt, gravel or paved roadway within the Incomplete Easement Area. Upon commencement of the Access Preparation Work, Hughes shall diligently pursue such work to completion. Once the Access Preparation Work is complete, Hughes shall promptly notify Prime Equity and Amal of such completion and the temporary easement set forth in Section 2(b) above shall automatically terminate; provided, however, in no event shall the Access Preparation Work be deemed complete and such temporary easement shall not terminate until the Incomplete Easement Area is sufficiently improved to permit vehicular ingress and egress over and across the Incomplete Easement Area.

(b) In connection with Amal and Prime Equity's respective use of the Access Road Parcel, Amal and Prime Equity shall construct and install gating and/or livestock guards and related improvements (the "Access Road Improvements") within the Access Road Parcel to prevent and minimize the risk of harm to Hughes's livestock. Prior to commencing construction and installation of the Access Road Improvements, Amal and Prime Equity shall obtain Hughes's prior written approval, which such approval shall not be unreasonably conditioned, withheld or delayed, of the scope of work for such construction and installation. The Access Road Improvements shall be performed in a good, workmanlike and lien free manner and in accordance with the scope of work approved by Hughes and all applicable laws, ordinances, regulations, permits, and approvals. The construction of the Access Road Improvements shall be at Amal and Prime Equity's sole cost and expense. Upon commencement of the construction and installation

of the Access Road Improvements by Amal and Prime Equity, Amal and Prime Equity will diligently pursue such construction to completion.

(c) Notwithstanding anything in this Section to the contrary, if either Amal, Prime Equity, or both have not commenced construction by the date that is ninety (90) days after the completion of the Access Preparation Work, then at any time prior to the date that the Amal, Prime Equity or both commence construction of the Access Road Improvements, Hughes may (but shall not be obligated to), at Amal and Prime Equity's expense, commence construction of the Access Road Improvements or any portion thereof by delivering written notice to Amal and Prime Equity of her election to commence construction on a date which is no less than thirty (30) days from the date of such notice to Amal and Prime Equity. Notwithstanding the foregoing, should Hughes deliver such notice to the Amal and Prime Equity, Amal and Prime Equity may nullify such notice by commencing construction within thirty (30) days of the date of such notice to Amal and Prime Equity. Prime Equity hereby grants to Hughes and Hughes's successors, assigns and designees a construction easement over the Prime Equity Property to construct the Access Road Improvements as set forth in this Section 3(b). In the event Hughes or her successors or assigns constructs the Access Road Improvements, then Amal and Prime Equity shall have the right to reasonably review and approve the scope of work for such Access Road Improvements for purposes of ensuring that Amal and Prime Equity are able to tie any roadway improvements on the Prime Equity Property or Amal Property to such Access Road Improvements. Amal and Prime Equity shall reimburse Hughes for all costs and expenses related to Hughes's construction of the Access Road Improvements as described in Section 3(b) within thirty (30) days after receipt of an invoice therefor, which invoice shall be supported by construction bids or estimates and any other information and documentation reasonably required by the Amal and Prime Equity.

5. **Maintenance**

(a) Amal and Prime Equity shall, at their sole cost and expense, maintain the Access Road Improvements and any other improvements or equipment located within the Access Road Parcel in good order and repair. Notwithstanding the foregoing, each party to this Agreement shall repair and restore, at such party's sole cost and expense, any damage to the other party's property and any improvements constructed thereon caused by the negligence or intentional acts of the responsible party, its successors and assigns, or their tenants, subtenants, licensees, employees, agents, contractors, invitees, or visitors.

(b) In the event that any party is at any time failing to comply with their respective obligations pursuant to this Section 5, any time upon thirty (30) days written notice to the non-complying party, the other party or parties may elect to fulfill the non-complying party's maintenance obligations under this Section at the non-complying party's expense. In the event either party excavates, disrupts or otherwise damages any portion of the other party's property in connection with exercising its easement rights hereunder, such party shall repair and restore any damage to a condition at least as equal or better than the prior condition.

6. **Indemnity.** Hughes, Prime Equity, and Amal shall each hold harmless and indemnify the other parties and its affiliates, partners, members, directors, officers, employees, representatives, agents, partners, shareholders, attorneys and the heirs, successors and assigns (as applicable) from and against any claim, action, damage, injury, liability, cost and expense of whatsoever kind or nature (including but not by way of limitation, attorneys' fees and court costs) arising out of injury to persons, including death, or damage to property to the extent arising out of or incidental to the use of the easements created hereunder by the indemnifying party, its successors, assigns, and any of its tenants, subtenants, agents, contractors, and licensees. The provisions of this paragraph shall survive termination of this Agreement.

7. **Running Benefits and Burdens.** All provisions of this Agreement, including the benefits and burdens, shall run with the title to the Hughes Property, the Prime Equity Property, and the Amal Property, and are binding upon and inure to the heirs, successors and assigns of Hughes, Amal, and Prime Equity.

8. **Notices.** All notices, requests, consents and other communications hereunder shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service (e.g., Federal Express or UPS), to the other party, at the address set forth in the first paragraph of this Agreement, or such other address as the parties may specify by notice to the other party from time-to-time.

9. **Controlling Law.** This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Duval County, Florida.

10. **Default; Attorneys' Fees and Costs.** In the event of any default under this Agreement, the party not in default shall be entitled to any and all remedies available at law or in equity. In the event that any party seeks to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

12. **Entire Agreement; Amendment.** Except as provided above, this Agreement may be amended only by an instrument in writing and signed by Amal, Prime Equity, and Hughes and/or all of the then-current owners of the Hughes Property, the Prime Equity Property, and the Amal Property existing at the time any such amendment is executed.

13. **Waiver.** No waiver of any of the provisions hereof shall be effective unless it is in writing and signed by the party against whom the waiver is asserted. Any such written waiver shall be applicable only to the specific instance to which it relates and shall not be deemed to be a continuing waiver or waiver of any future matter.







**EXHIBIT "A-1"**

**HUGHES PROPERTY**

Tracts 15 & 16, Block 1, Section 25, Township 3 South, Range 24 East, JACKSONVILLE HEIGHTS, a Subdivision as recorded in Plat Book 5, page 93, current public records of Duval County, Florida.

Tract. 2, South 1/2 of Tract 3, and South 1/2 of Tract 4, Block 1, Township 3 South, Range 24 East, JACKSONVILLE HEIGHTS, a Subdivision as recorded in Plat Book r, page 93, current public records of Duval County, Florida.

Tracts 1, 2 & 15, Block 4, Township 3 South, Range 24 East, JACKSONVILLE HEIGHTS, a Subdivision as recorded in Plat Book 5, page 93, current public records of Duval County, Florida.

**Together with**

Tract 2, South 1/2 of Tract 3, and the South 1/2 of Tract 4, Block 1, Section 25, Township 3 South, Range 24 East, JACKSONVILLE HEIGHTS, a subdivision as recorded in Plat Book 5, page 93, current public records of Duval County, Florida.

Tracts 1, 2 & 15, Block 4, Section 25, Township 3 South, Range 24 East, JACKSONVILLE HEIGHTS, a subdivision as recorded in Plat Book 5, page 93, current public records of Duval County, Florida

**Together with**

The Southerly Sixty (60) feet of Tract 2, Block 4, Section 25, Township 3 South, Range 24 East, JACKSONVILLE HEIGHTS, according to plat thereof recorded in Plat Book 5, page 93, of the current public records of Duval County, Florida, except any part lying in Chaffee Road.



EXHIBIT A-2  
Access Road Parcel

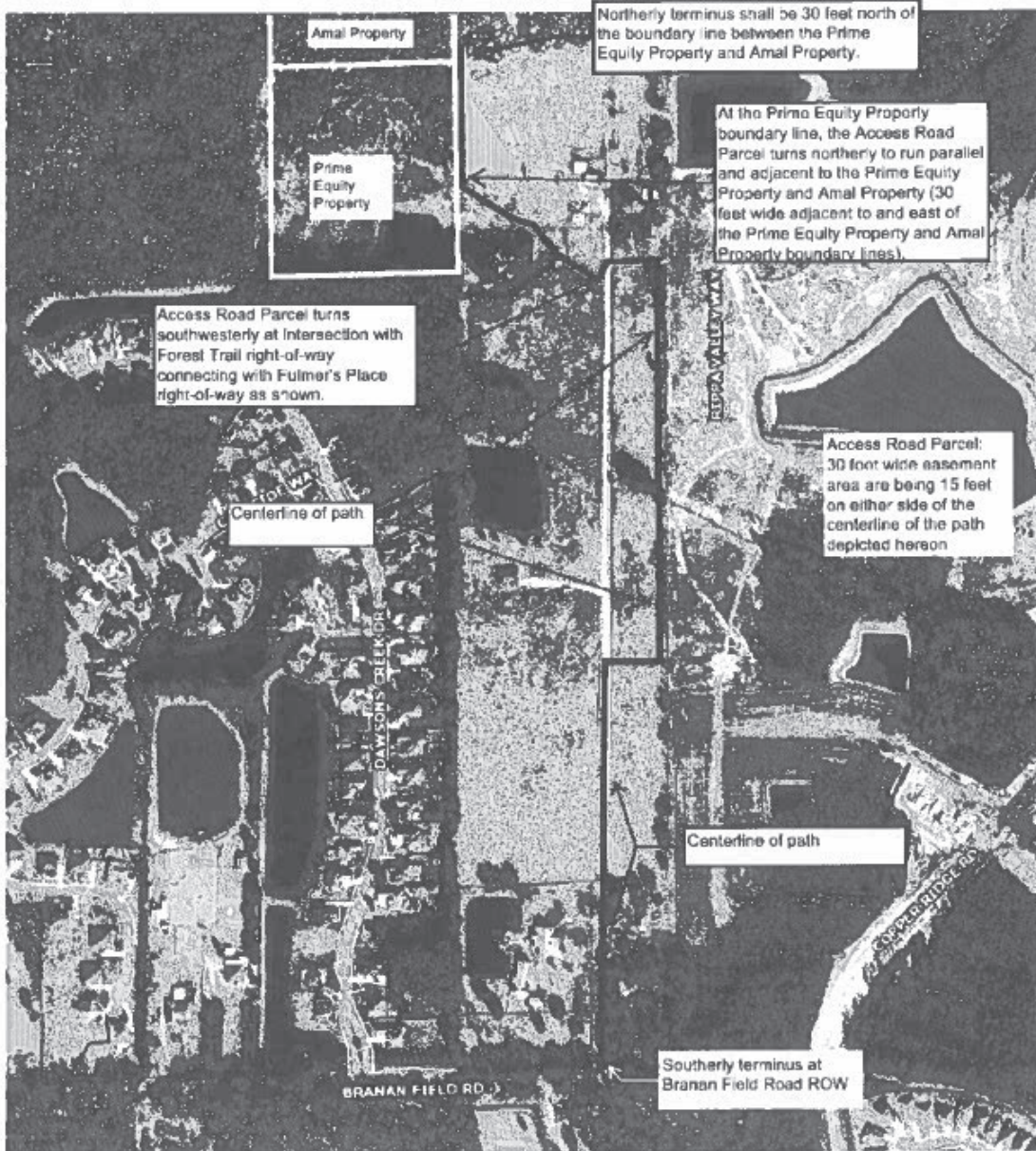


EXHIBIT A-3  
Temporary Easement Area

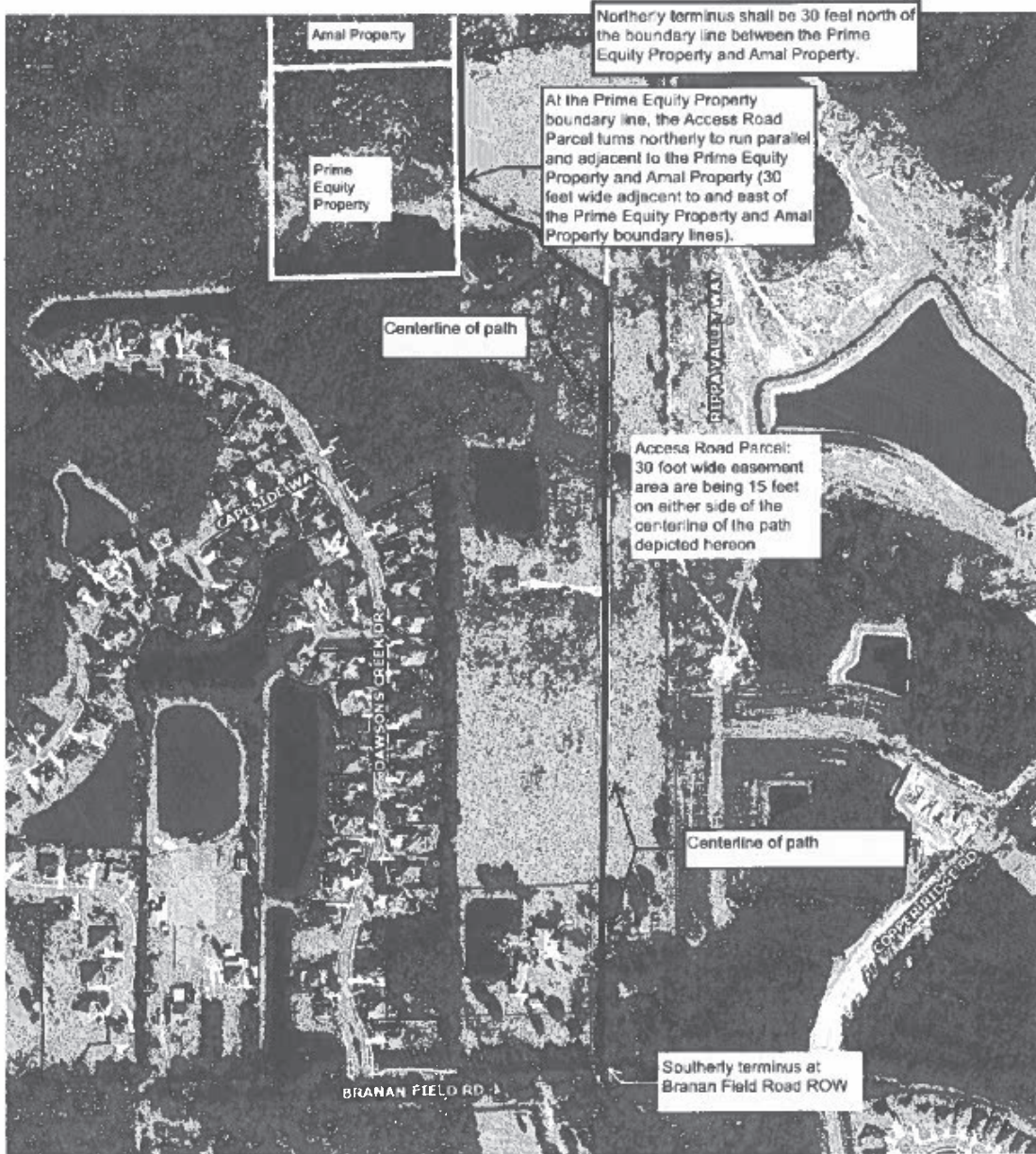


EXHIBIT A-4  
INCOMPLETE EASEMENT AREA



**EXHIBIT "B"**

**PRIME EQUITY PROPERTY**

The South One-half (S 1/2) of Tracts Thirteen (13) and Fourteen (14), Block One (1), Section Twenty-five (25), Township 3 South, Range 24 East, JACKSONVILLE HEIGHTS according to the plat thereof as recorded in Plat Book 5, page 93 of the public records of Duval County, Florida.

**EXHIBIT "C"**

**AMAL PROPERTY**

5-93 25-3S-24E JACKSONVILLE HEIGHTS N1/2 TRACTS 13,14 BLK 1;

Or alternatively described as

The North 1/2 of Tracts 13 and 14, Block 1, Section 25, Township 3 South, Range 24 East, Jacksonville Heights, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 93, of the Public Records of Duval County, Florida.





**AMAL REAL ESTATE INVESTMENT LLC**  
 4946 23RD AVE N  
 SAINT PETERBURG, FL 33710

**Primary Site Address**  
 0 DAWSONS CREEK DR  
 Jacksonville FL 32222-

**Official Record Book/Page**  
 20763-02090

**Title #**  
 4525

**0 DAWSONS CREEK DR**

Property Detail

RE #	002331-0000
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00019 JAX HEIGHTS SEC
Total Area	409253

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$138,270.00	\$138,270.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$138,270.00	\$138,270.00
Assessed Value	\$138,270.00	\$138,270.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$138,270.00	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  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20763-02090	7/26/2023	\$100.00	MS - Miscellaneous	Unqualified	Vacant
20440-00333	9/14/2022	\$44,500.00	TD - Tax Deed	Unqualified	Vacant
10843-01636	12/20/2002	\$100.00	MS - Miscellaneous	Unqualified	Improved
06423-00004	11/5/1987	\$100.00	WD - Warranty Deed	Unqualified	Vacant
04468-00558	9/19/1977	\$100.00	QC - Quit Claim	Unqualified	Vacant

**Extra Features**

No data found for this section

**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	4.89	Acreage	\$136,920.00
2	9602	SWAMP	RR-ACRE	0.00	0.00	Common	4.50	Acreage	\$1,350.00

Legal

LN	Legal Description
1	5-93 25-35-24E
2	JACKSONVILLE HEIGHTS
3	N1/2 TRACTS 13,14 BLK 1

**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	\$138,270.00	\$0.00	\$138,270.00	\$1,094.07	\$1,564.79	\$1,430.47
Public Schools: By State Law	\$138,270.00	\$0.00	\$138,270.00	\$384.15	\$440.11	\$405.71
By Local Board	\$138,270.00	\$0.00	\$138,270.00	\$266.86	\$310.83	\$281.85
FL Inland Navigation Dist.	\$138,270.00	\$0.00	\$138,270.00	\$3.09	\$3.98	\$3.98
Water Mgmt Dist. SJRWMD	\$138,270.00	\$0.00	\$138,270.00	\$19.08	\$24.79	\$24.79
School Board Voted	\$138,270.00	\$0.00	\$138,270.00	\$0.00	\$138.27	\$0.00
Totals				\$1,767.25	\$2,482.77	\$2,146.80

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$118,710.00	\$96,676.00	\$0.00	\$96,676.00
Current Year	\$138,270.00	\$138,270.00	\$0.00	\$138,270.00

**2023 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.

2023





Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Florida Limited Liability Company  
 AMAL REAL ESTATE INVESTMENT, LLC

### Filing Information

<b>Document Number</b>	L22000357320
<b>FEI/EIN Number</b>	88-3745881
<b>Date Filed</b>	08/15/2022
<b>Effective Date</b>	08/15/2022
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

4946 23RD AVENUE NORTH  
 SAINT PETERSBURG 33710 FL

### Mailing Address

4946 23RD AVENUE NORTH  
 SAINT PETERSBURG 33710 FL

### Registered Agent Name & Address

GHUNEIM, AMNEH H  
 4946 23RD AVENUE NORTH  
 SAINT PETERSBURG, FL 33710

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

GHUNEIM, AMNEH H  
 4946 23RD AVENUE NORTH  
 SAINT PETERSBURG, FL 33710

### Annual Reports

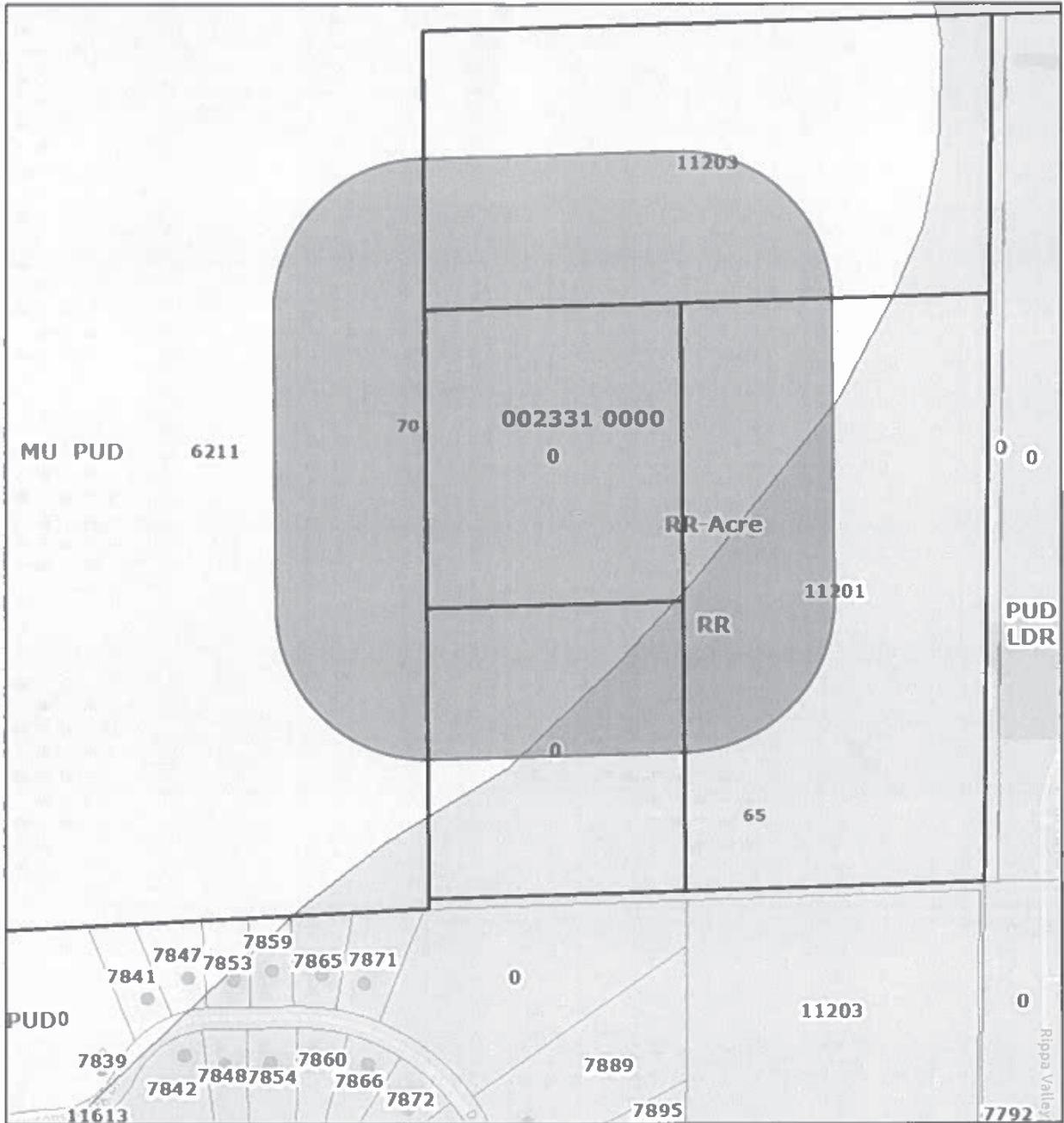
<b>Report Year</b>	<b>Filed Date</b>
2023	01/09/2023
2023	11/28/2023
2024	01/13/2024

### Document Images

<a href="#">01/13/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/28/2023 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/15/2022 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

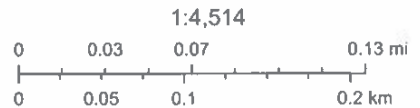
Florida Department of State, Division of Corporations

# Land Development Review



February 20, 2024

- |                    |             |
|--------------------|-------------|
| Parcels            | 70          |
| Parcels For Notice | Land Use    |
| Address Points     | Panel Index |
| Noise Contours     | Zoning      |
| 65                 |             |



Esri Community Maps Contributors, City of Jacksonville, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

RE	LNAME	MAIL_ADDR1	MAIL_CITY	MAIL_MAIL_ZIP
002332 0000	HUGHES GROVER N ESTATE ET AL	C/O KAY C HUGHES	JACKSONVILLE	FL 32222-1841
002327 0000	HUGHES KAY C	11203 BRANAN FIELD RD	JACKSONVILLE	FL 32222-1841
002249 0005	JACKSONVILLE AVIATION AUTHORITY	14201 PECAN PARK RD	JACKSONVILLE	FL 32218
002330 0000	PRIME EQUITY LLC	5821 OLD KINGS RD	JACKSONVILLE	FL 32254
	SOUTHWEST	6008 LAKE COVE AV	JACKSONVILLE	FL 32222