

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE****FEBRUARY 15, 2022**

Location: 0 Secondina Road; on the west side of Main Street
North (US 17), just north of Yellow Bluff Road

Real Estate Number(s): 1061122-1040

Waiver Sought: Reduce Minimum Required Road Frontage from 35
Feet to 0 Feet

Present Zoning: Agriculture (AGR)

Current Land Use Category: Agriculture-iv (AGR-iv)

Planning District: North

Applicant/Agent: Joseph E. Acosta
187 Secondina road
Jacksonville Florida 32218

Owner: Joseph E. Acosta
187 Secondina road
Jacksonville Florida 32218

Staff Recommendation: **DENY**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance-2022-22 (WRF-21-26)** seeks to reduce the minimum required road frontage from 35 feet to 0 feet to accommodate a single-family home to be placed on a 3.4± acre lot in the Agriculture (AGR) Zoning District.

The property is accessed via a 60 foot wide easement that connects to "Secondina Road" which is an unimproved dirt road which runs about 600 feet where it connects to the paved portion. Secondina Road is an old private road that was in existence prior to consolidation. City records indicate it is still an "unapproved private" road. This lot split has created another landlocked parcel with access via an easement over the adjacent portion of property. Contiguous uses include a few single-family dwellings, farms and pasture land.

This is the seventh Variance/Waiver sought since 1990 (V-90-138; V-90-159; V-93-52; V-95-28; WRF-06-37; WRF-11-11) seeking relief from road frontage requirements for properties located in this Secondina Road/N. Main Street area.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are authorized to be granted by the City Council pursuant to the criteria set forth in Section 656.133(b) of the Zoning Code.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application meets all of the following criteria:

- (i) *Are there practical or economic difficulties in carrying out the strict letter of the regulation?*

No. There is no evidence of any practical or economic difficulties in carrying out the strict letter of the regulation. The applicant has not justified nor stated practical or economic difficulties in carrying out the strict letter of the regulation in his application for Waiver of Road Frontage. The applicant/owner has created a self-imposed hardship by acquiring property that is a subordinate parcel to the original without the minimum required road frontage. The strict letter of the regulation is appropriate in this case as construction of a home on this lot will increase the density of development without access to a roadway meeting City standards. If approved, this may in turn trigger similar requests from other property owners, and the result would be a neighborhood developed in a manner inconsistent with the AGR Zoning District.

The Department is opposed to the continued subdividing of lots on unimproved roadways. Secondina Road is an old private road that was in existence prior to consolidation. City records indicate it is still an "unapproved private" road. Approval of this request will set a negative precedent and promote similar requests in the future that will have a cumulative detrimental effect on the area.

- (ii) *Is the request based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations)?*

Yes. This is not considered to be a subdivision per Chapter 654. However, the cumulative effect of granting waivers of road frontages is the same over time as allowing for a substandard subdivision. The cost of developing properties in accordance with current development standards is ultimately borne by the individual property owners. This request is based upon the desire to gain further intensification from a property without shouldering the cost of developing the site in accordance with the current minimum land development regulations. The cumulative effect of granting these types of requests is a de facto, substandard subdivision.

- (iii) *Will the proposed waiver substantially diminish property values in, or alter the essential character of the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?*

Yes. While the proposed variance would not substantially diminish surrounding property values, it would alter the intent of the zoning district and the general character of the area. The location of this lot, without any frontage, creates an enormous problem for emergency, service and utility vehicles trying to locate and access the site.

Therefore, the potential cumulative effect of granting such request will be a substantial alteration to the essential character of the area, the established lot configurations, as well as conflict with the City's Subdivision Regulations for required improvements that promote the public health and safety.

- (iv) *Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?*

Yes. There exists a valid and effective easement that allows the property owner legal access from Secondina Road, but this is an old private road that was in existence prior to consolidation. City records indicate it is still an "unapproved private" road. This is the property owner's true access to Main Street North (US 17).

- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, and result in additional expense, the creation of nuisances or conflict with any other applicable law?*

Yes. There is an inherent detriment to the public safety and welfare caused by the development of properties that do not have frontage along a public or private road. Specifically, easements are often not developed with proper drainage facilities, grading or an impervious surface, creating access problems by large emergency and utility vehicles. It is also difficult for emergency personnel to locate properties that are not visible from or located on a public or approved private road. The property is located approximately 1,000 feet from the pavement on Secondina Road. This dirt roadway is unpaved and unlit. If residential density is to be increased in this area it is essential to the public health, safety and welfare that the roadway be improved to City standards.

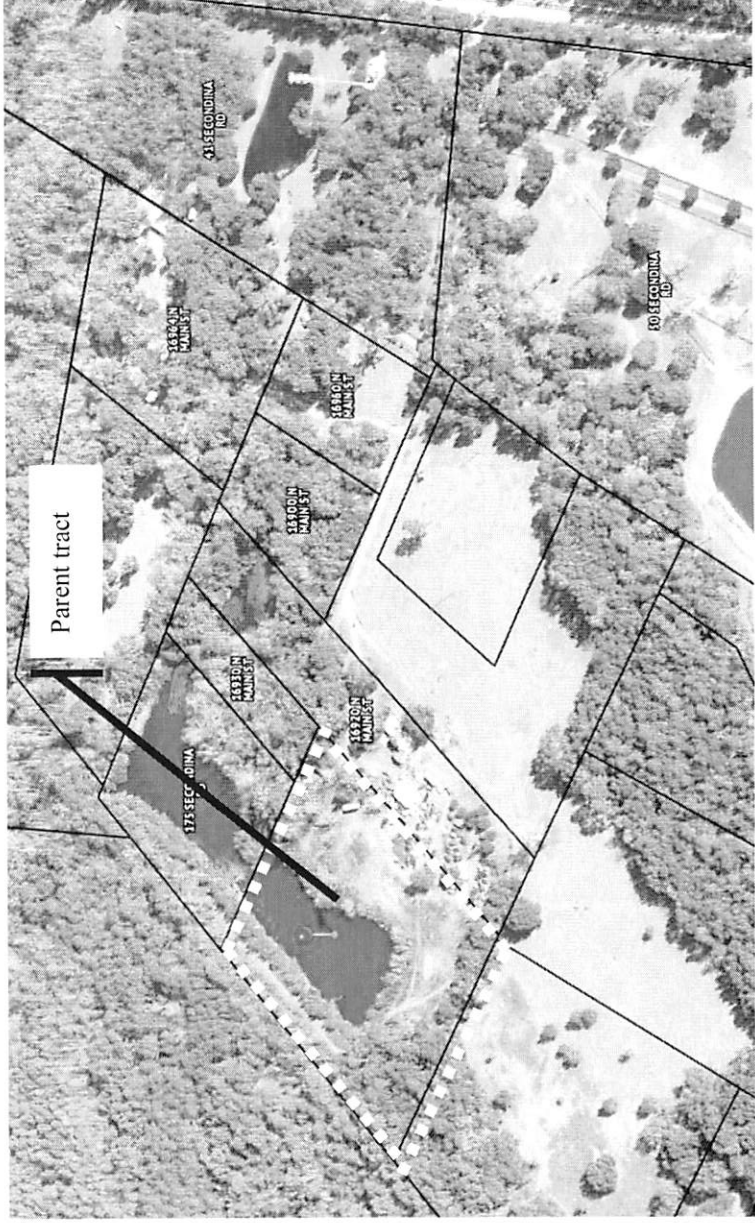
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 4, 2022 by the Planning and Development Department, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage Ordinance 2022-22 (WRF-21-26) be **DENIED**.



Aerial view of subject property



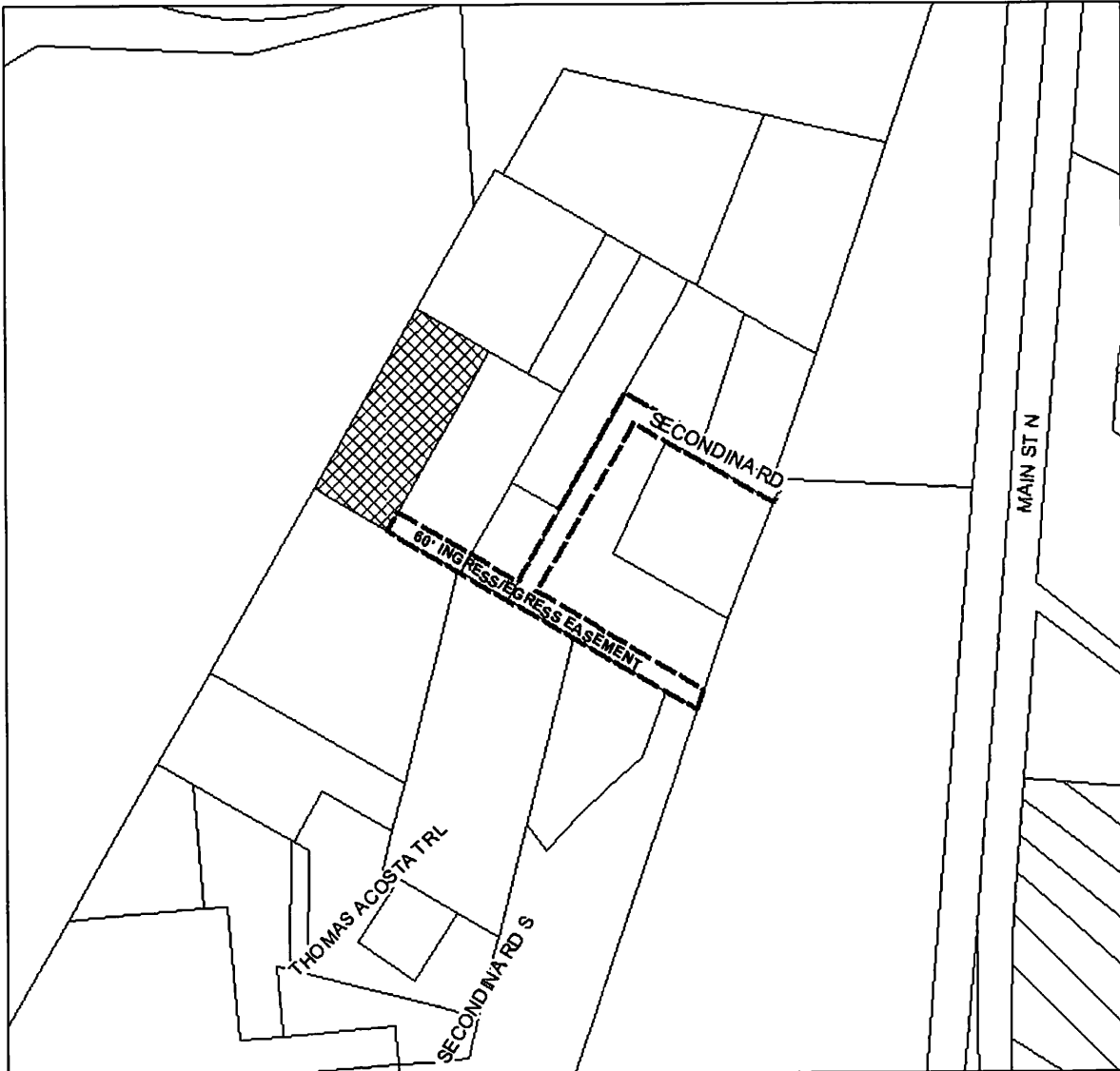
Aerial showing parent tract and proposed lot split



Secondina Road (paved portion)



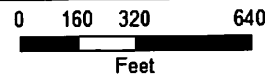
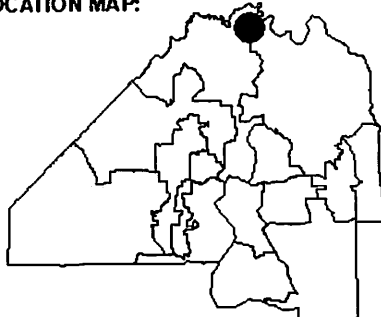
Secondnia Road (dirt portion)



REQUEST SOUGHT:

**REDUCE REQUIRED
FRONTAGE FROM 35 FEET TO
0 FEET**

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

WRF-21-26

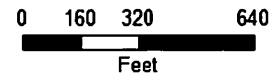
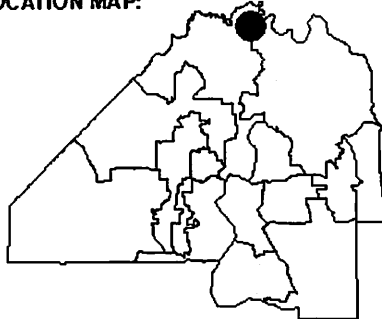
**EXHIBIT 3
PAGE 1 OF 1**



REQUEST SOUGHT:

**REDUCE REQUIRED
FRONTAGE FROM 35 FEET TO
0 FEET**

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

WRF-21-26

**EXHIBIT 2
PAGE 1 OF 1**

Date Submitted: 11/29/21
Date Filed: 12-7-21

Application Number: WEF-21-26
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: AGR	Current Land Use Category: AGR-IV	
Council District: 7	Planning District: 6	
Previous Zoning Applications Filed (provide application numbers): N/A		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s):		
Neighborhood Associations: THE EDEN GROUP, NORTH		
Overlay: N/A		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1231.00	Zoning Asst. Initials: JN

PROPERTY INFORMATION	
1. Complete Property Address: 107 Secondina Road	2. Real Estate Number: 106122-1040
3. Land Area (Acres): 3.389 ac.	4. Date Lot was Recorded: 11/17/2021
5. Property Located Between Streets: Secondina Rd Secondina Rd S.	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 50 35' feet to 0 feet.	
8. In whose name will the Waiver be granted? Joseph E. Acosta	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Joseph E Acosta	10. E-mail: Fyregym2@aol.com
11. Address (including city, state, zip): 175 Secondina Rd Jax FL 32218	12. Preferred Telephone: 904-626-2630

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> ii. <i>The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i> iii. <i>The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i> iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i> v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i>

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

I own several parcels of Land that are all connected to this piece. all are without Liens, Loans, & taxes paid current. This includes 2021 taxes. All property is zoned AGR. on Parent Parcel Re# 106122-1000 I had survey cutting out 3.389 ac to place a 2022 manufactured Home for my primary residence. ~~then~~ The new Re# 106122-0240 adjoins all of my other property. The survey indicates (2) easements for ingress/egress. one off Secondina Rd and another off Secondina Rd S. I applied and was assigned an address of 187 Secondina Rd 1/20/20.

I am asking for variance to get a move on permit for my new home? I am retired JFRD & currently work as Paramedic on oil rigs in Gulf of Mexico so I am gone a lot with work.

Please consider my request there are no obvious negative impacts I am aware of. All other families are relatives & support this approval Thanks



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.coi.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.

<p>Owner(s) Print name: <u>Josefa E. Acosta</u> Signature: <u>[Signature]</u></p>	<p>Applicant or Agent (if different than owner) Print name: _____ Signature: _____</p>
<p>Owner(s) Print name: _____ Signature: _____</p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>

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

Legal Description
Exhibit 1
November 24, 2021

THE WESTERLY ½ (ONE HALF) OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 0815, PAGE 106 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

PART OF THE LANDS IN OFFICIAL RECORDS VOLUME (ORV) 4032, PAGE 174 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE CHARLES SETON GRANT SECTION 48, TOWNSHIP 2 NORTH RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE LANDS DESCRIBED IN DEED BOOK 279, PAGE 113, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN N36°13'28", A DISTANCE OF 2312.20 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWESTERLY CORNER OF THOSE LANDS RECORDED IN SAID ORV9815 PAGE 0186, SAID PUBLIC RECORDS; THENCE CONTINUE N36°13'28"E, ALONG THE WESTERLY LINE OF SAID 9815 PAGE 0186 LANDS, A DISTANCE OF 598.80 FEET TO THE NORTHWESTERLY CORNER OF SAID ORV 9815 PAGE 0186; THENCE DEPARTING SAID WESTERLY LINE, RUN S53°46'32" E, ALONG THE NORTHERLY LINE OF SAID ORV 9815 PAGE 0186 LANDS, A DISTANCE OF 246.545 TO THE NORTHEASTERLY CORNER OF THE WEST 1/2 (ONE HALF) OF SAID ORV 9815 PAGE 0186 LANDS; THENCE DEPARTING SAID NORTHERLY LINE, RUN S36°13'28"W, ALONG THE EASTERLY LINE OF THE WEST ½ (ONE HALF) OF SAID ORV 9815 PAGE 0186 A DISTANCE OF 598.80 FEET TO THE SOUTHEASTERLY CORNER OF THE WEST ½ (ONE HALF) OF SAID 9815 PAGE 0186 LANDS AND A POINT ON THE NORTHERLY LINE OF THOSE LANDS RECORDED IN ORV 3274 PAGE 0007 OF SAID PUBLIC RECORDS; THENCE RUN N53°46'32"W ALONG THE SOUTHERLY LINE OF SAID ORV 9185 PAGE 0186 LANDS AND THE NORTHERLY LINE OF SAID ORV 3274, PAGE 0007 LANDS, A DISTANCE OF 246.545 FEET TO THE POINT OF BEGINNING CONTAINING 3.389 ACRES, MORE OR LESS

TOGETHER WITH AN INGRESS/EGRESS EASEMENT 60 FEET IN WIDTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTH EAST CORNER OF THOSE LANDS DESCRIBED IN ORV 7722, PAGE 1176 OF THE CURRENT PUBLIC RECORDS OF DUVAL, COUNTY, FLORIDA, SAID POINT LYING ON THE EAST LINE OF THE SAID SECTION 48 AND RUN S25°W ALONG THE SAID EAST LINE OF SAID SECTION 48, A DISTANCE OF 30.585 FEET TO THE BEGINNING OF THE CENTERLINE OF SAID 60 FOOT WIDE INGRESS/EGRESS EASEMENT, 30 FEET ON EACH SIDE OF THE CENTER LINE HEREIN DESCRIBED; THENCE RUN N53°46'20"W, PARALELL TO AND 30 FEET SOUTH OF THE SOUTH LINE OF SAID ORV 7722, PAGE 1176 LANDS BY PERPENDICULAR MEASUREMENT, A DISTANCE OF 474.5 FEET, MORE OR LESS, TO A POINT 30 FEET EAST OF THE EAST LINE OF THOSE DESCRIBED

Legal Description
Exhibit 1
November 24, 2021

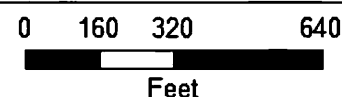
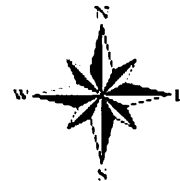
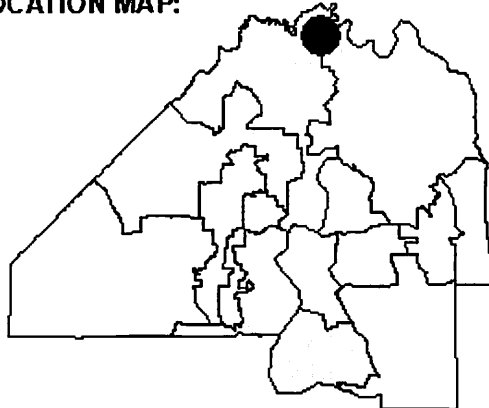
IN ORV 8253, PAGE 1578 SAID PUBLIC RECORDS BY PERPENDICULAR MEASUREMENT; THENCE S36°13'28"W, PARALELL TO AND 30 FEET EAST OF THE EAST LINE OF SAID ORV 8253,PAGE 1578 LANDS; A DISTANCE OF 637.5 FEET, MORE OR LESS TO A POINT 30 FETT NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815, PAGE 0186 EXTENDED SOUTHEASTERLY, SAID POINT ALSO BEING 30 FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THOSE LANDS RECORDED IN SAID ORV 8253, PAGE 1578 EXTENDED SOUTHEASTERLY, SAID POINT BEING REFERENCE POINT "A"; THENCE N53°46'32"W, PARALELL TO AND 30' NORTH OF (BY PERPENDICULAR MEASUREMENT) THE SAID SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815, PAGE 0186 EXTENDED SOUTHEASTERLY, AND OF THOSE LANDS RECORDED IN SAID ORV 8253, PAGE 1578 EXTENDED SOUTHEASTERLY, A DISTANCE OF 438.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST ½ (ONE HALF) OF SAID ORV 9815, PAGE 0186 LANDS AND IS TERMINUS #1 OF SAID INGRESS/EGRESS EASEMENT; RETURN TO REFERENCE POINT "A", THENCE RUN S53°46'32"E, PARALELL TO AND 30' NORTH OF (BY PERPENDICULAR MEASUREMENT)THE SAID SOUTH LINE OF THOSE LANDS IN ORV 9815, PAGE 0186 EXTENDED SOUTHEASTERLY, AND THE SOUTH LINE OF THOSE LANDS DESCRIBED IN ORV 1639, PAGE 1594, SAID PUBLIC RECORDS, A DISTANCE OF 601 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 48 AND TERMINUS #2 OF THE HERIN DESCRIBED 60 FOOT WIDE INGRESS/EGRESS EASEMENT



REQUEST SOUGHT:

REDUCE REQUIRED FRONTAGE FROM 35 FEET TO 0 FEET

LOCATION MAP:



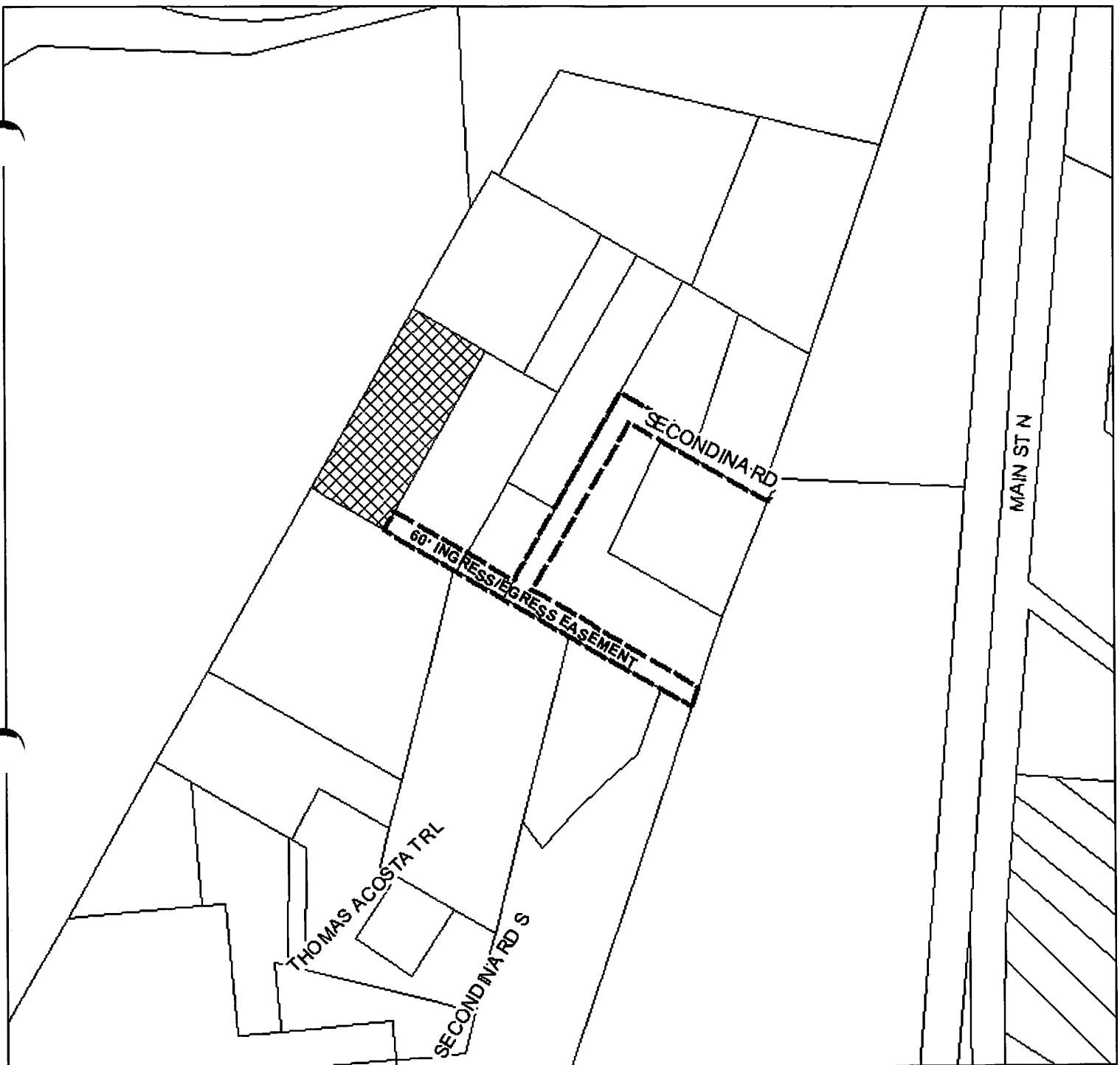
COUNCIL DISTRICT:

7

TRACKING NUMBER

WRF-21-26

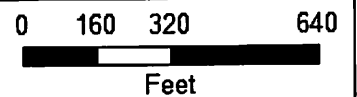
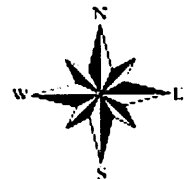
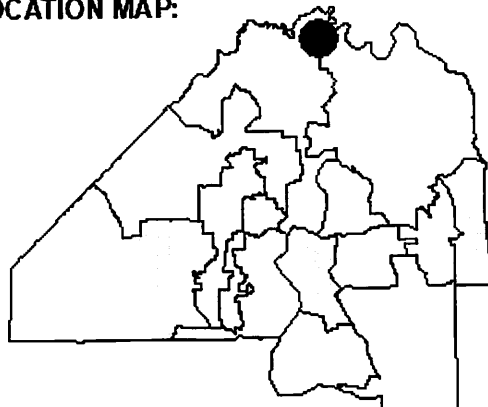
**EXHIBIT 2
PAGE 1 OF 1**



REQUEST SOUGHT:

REDUCE REQUIRED FRONTAGE FROM 35 FEET TO 0 FEET

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

WRF-21-26

**EXHIBIT 3
PAGE 1 OF 1**

Property Ownership Affidavit - Individual

Date: 1-3-2022

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: 187 Secondina Road
RE#(s): 106122-1020, 106122-1040

To Whom it May Concern:

I hereby certify that Joseph E. Acosta is the Owner of the property described in Exhibit 1 in connection with filing application(s) for

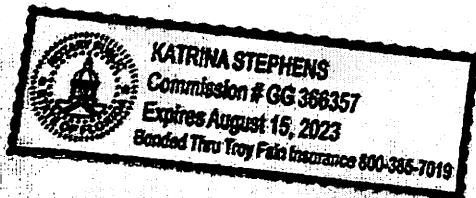
Waiver of Road Frontage Application submitted to the Jacksonville Planning and Development Department.

By

Print Name: Joseph E. Acosta

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 03 day of January 2022 by Joseph Earl Acosta, as Individual, of _____, a _____ corporation, who is personally known to me or who has produced Driver License as identification and who took an oath.



Katrina Stephens
(Signature of NOTARY PUBLIC)

KATRINA STEPHENS
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 8-15-2023



**2021 REAL ESTATE
NOTICE OF AD VALOREM & NON-AD VALOREM ASSESSMENTS
JIM OVERTON, TAX COLLECTOR**

231 E. Forsyth Street, Suite 130, Jacksonville, FL 32202-3370 (904) 255-5700, option 4 www.duvaltaxcollect.net

ACCOUNT NUMBER: 106122-1000

ESCROW CODE/COMPANY :

LOCATION ADDRESS: N MAIN ST,
JACKSONVILLE,
32218
LEGAL DESCRIPTION: 48-2N-27E 6.791
CHARLES SETON GRANT
PT RECD O/R 13401-1560
BEING PARCEL A(EX PTS
RECD O/R 10002 207

ACOSTA JOSEPH E
16920 N MAIN ST
JACKSONVILLE, FL 32218-1424

AD VALOREM TAXES FOR REAL ESTATE						
TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	MILLAGE RATE	TAX AMOUNT \$	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE	24,659	0	24,659	11.4419	282.15	
ST JOHNS RIVER WTR MGM	24,659	0	24,659	0.2189	5.40	
FL INLAND NAVIGATION SCHOOLS	24,659	0	24,659	0.0320	0.79	
SCH DISCRETIONARY	27,480	0	27,480	0.7480	20.56	
SCH CAPITAL OUTLAY	27,480	0	27,480	1.5000	41.22	
SCHOOLS-LOCAL	27,480	0	27,480	3.5600	97.83	
AD VALOREM TOTALS				MILL CODE: GS	17.5008	\$447.95

NON-AD VALOREM ASSESSMENTS FOR SERVICES		REMARKS:
LEVYING AUTHORITY	AMOUNT \$	
		PAYMENTS MUST BE MADE IN US FUNDS.
NON-AD VALOREM TOTALS	\$0.00	

IF PAID BY:	Nov 30, 2021	Dec 31, 2021	Jan 31, 2022	Feb 28, 2022	Mar 31, 2022
PLEASE PAY ONE AMOUNT:	\$430.03	\$434.51	\$438.99	\$443.47	\$447.95

DUVAL COUNTY 2021 REAL ESTATE

ACCOUNT NUMBER: 106122-1000

ESCROW CODE/COMPANY:

LOCATION ADDRESS: N MAIN ST,
JACKSONVILLE,
32218

ALTERNATE KEY: 1164381

**MAKE CHECKS PAYABLE TO:
DUVAL COUNTY TAX COLLECTOR**

IF PAID BY:	PLEASE PAY ONE AMOUNT:
Nov 30, 2021	\$430.03
Dec 31, 2021	\$434.51
Jan 31, 2022	\$438.99
Feb 28, 2022	\$443.47
Mar 31, 2022	\$447.95
TO ENSURE PROPER CREDIT FOR ONLINE BILL PAYMENT, INCLUDE ACCOUNT NUMBER 106122-1000	

**JIM OVERTON, TAX COLLECTOR
PO BOX 44009
JACKSONVILLE, FL 32231-4009**

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS. RECEIPTS AVAILABLE ONLINE.

RETURN WITH PAYMENT

PROPERTIES
DUVAL MAPS

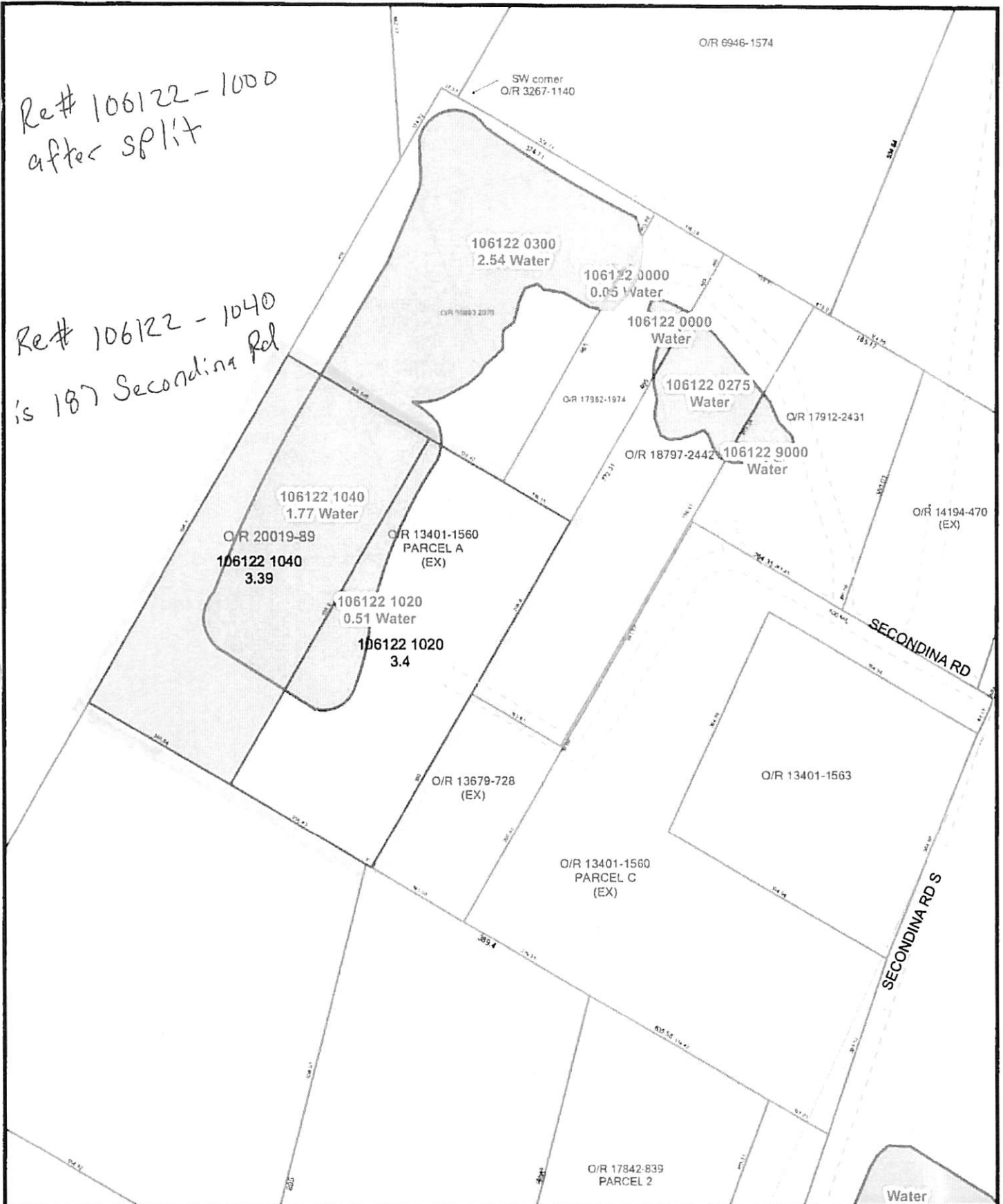


Original Re #
106122 - 1000
before split



Ret# 106122-1000
after split

Ret# 106122-1040
is 187 Secondina Rd



Property Appraiser's Office
Duval County, Florida
Land Records Department

RBurton 11/19/2021 11:56:10 AM

LEGEND

- Conservation
- Marsh
- Water
- Residue
- Cut-Out

AFTER OR 20019-89

TILE: 7132
YEAR: 2022
1 inch = 200 feet

0 30 60 120 180 240 Feet



Quitclaim Deed

RECORDING REQUESTED BY Joseph E Acosta

AND WHEN RECORDED MAIL TO:

Joseph E Acosta, Grantee(s)

175 Secordina Rd

Jax FL 32218

Consideration: \$ 0

Property Transfer Tax: \$ 0

Assessor's Parcel No.: 106122-1090

PREPARED BY: Joseph E Acosta certifies herein that he or she has prepared this Deed.

Signature of Preparer

Date of Preparation

Joseph E Acosta
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 17 day of November the County of 2021, State of Florida

by Grantor(s), Joseph E Acosta,

whose post office address is 175 Secordina Rd Jax FL 32218,

to Grantee(s), Joseph E Acosta,

whose post office address is _____,

WITNESSETH, that the said Grantor(s), _____,

for good consideration and for the sum of 0

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Duval, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

[Signature]
Signature of Grantor

Joseph E Acosta
Print Name of Grantor

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

[Signature]
Signature of First Witness to Grantor(s)

Sheria Robertson
Print Name of First Witness to Grantor(s)

[Signature]
Signature of Second Witness to Grantor(s)

Josie Austin
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Florida

County of Duval

On November 17th 2021, before me, Latoya Hosang, a notary public in and for said state, personally appeared, Joseph Earl Acosta

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Latoya Hosang
Signature of Notary

Affiant Known _____ Produced ID

Type of ID Florida Drivers License



Exhibit "A"

Legal Description:

THE WESTERLY 1/2 (ONE-HALF) OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9815, PAGE 0186 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE LANDS IN OFFICIAL RECORDS VOLUME (ORV) 4032, PAGE 175 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE CHARLES SETON GRANT SECTION 48, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE LANDS DESCRIBED IN DEED BOOK 279, PAGE 113, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN N36°13'28"E, A DISTANCE OF 2312.20 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWESTERLY CORNER OF THOSE LANDS RECORDED IN SAID ORV 9815 PAGE 0186, SAID PUBLIC RECORDS; THENCE CONTINUE N36°13'28"E, ALONG THE WESTERLY LINE OF SAID ORV 9815 PAGE 0186 LANDS, A DISTANCE OF 598.80 FEET TO THE NORTHWESTERLY CORNER OF SAID ORV 9815 PAGE 0186 LANDS; THENCE DEPARTING SAID WESTERLY LINE, RUN S53°46'32"E, ALONG THE NORTHERLY LINE OF SAID ORV 9815 PAGE 0186 LANDS, A DISTANCE OF 246.545' TO THE NORTHEASTERLY CORNER OF THE WEST 1/2 (ONE-HALF) OF SAID ORV 9815 PAGE 0186 LANDS; THENCE DEPARTING SAID NORTHERLY LINE, RUN S36°13'28"W, ALONG THE EASTERLY LINE OF THE WEST 1/2 (ONE-HALF) OF SAID ORV 9815 PAGE 0186 LANDS A DISTANCE OF 598.80 FEET TO THE SOUTHEASTERLY CORNER OF THE WEST 1/2 (ONE-HALF) OF SAID ORV 9815 PAGE 0186 LANDS AND A POINT ON THE NORTHERLY LINE OF THOSE LANDS RECORDED IN ORV 3274, PAGE 0007 OF SAID PUBLIC RECORDS; THENCE RUN N53°46'32"W ALONG THE SOUTHERLY LINE OF SAID ORV 9815 PAGE 0186 LANDS AND THE NORTHERLY LINE OF SAID ORV 3274, PAGE 0007 LANDS, A DISTANCE OF 246.545 FEET TO THE POINT OF BEGINNING, CONTAINING 3.389 ACRES, MORE OR LESS.

TOGETHER WITH AN INGRESS/EGRESS EASEMENT 60 FEET IN WIDTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN ORV 7722, PAGE 1176 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT LYING ON THE EAST LINE OF SAID SECTION 48 AND RUN S25°W ALONG THE SAID EAST LINE OF SAID SECTION 48, A DISTANCE OF 30.585 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 60 FOOT WIDE INGRESS/EGRESS EASEMENT, 30 FEET ON EACH SIDE OF CENTERLINE HEREIN DESCRIBED; THENCE RUN N53°46'20"W, PARALLEL TO AND 30 FEET SOUTH OF THE SOUTH LINE OF SAID ORV 7722, PAGE 1176 LANDS BY PERPENDICULAR MEASUREMENT, A DISTANCE OF 474.5 FEET, MORE OR LESS, TO A POINT 30 FEET EAST OF THE EAST LINE OF THOSE LANDS DESCRIBED IN ORV 8253, PAGE 1578 SAID PUBLIC RECORDS BY PERPENDICULAR MEASUREMENT; THENCE S36°13'28"W, PARALLEL TO AND 30 FEET EAST OF THE EAST LINE OF SAID ORV 8253, PAGE 1578 LANDS, A DISTANCE OF 637.5 FEET, MORE OR LESS, TO A POINT 30 FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815 PAGE 0186 EXTENDED SOUTHEASTERLY, SAID POINT ALSO BEING 30 FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THOSE LANDS RECORDED IN SAID ORV 8253 PAGE 1578 EXTENDED SOUTHEASTERLY, SAID POINT BEING REFERENCE POINT "A"; THENCE N53°46'32"W, PARALLEL TO AND 30' NORTH OF (BY PERPENDICULAR MEASUREMENT) THE SAID SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815 PAGE 0186 EXTENDED SOUTHEASTERLY, AND OF THOSE LANDS RECORDED IN SAID ORV 8253 PAGE 1578 EXTENDED SOUTHEASTERLY, A DISTANCE OF 438.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 1/2 (ONE-HALF) OF SAID ORV 9815 PAGE 0186 LANDS AND IS TERMINUS #1 OF SAID INGRESS/EGRESS EASEMENT; RETURN TO REFERENCE POINT "A", THENCE RUN S53°46'32"E, PARALLEL TO AND 30' NORTH OF (BY PERPENDICULAR MEASUREMENT) THE SAID SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815 PAGE 0186 EXTENDED SOUTHEASTERLY, AND THE SOUTH LINE OF THOSE LANDS DESCRIBED IN ORV 16339 PAGE 1594, SAID PUBLIC RECORDS, A DISTANCE OF 601 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 48 AND TERMINUS #2 OF THE HEREIN DESCRIBED 60 FOOT WIDE INGRESS/EGRESS EASEMENT.

Drawing/Job # 052721.1.cvr.dwg

Drawn by TB

Sheet 1 of 2

Surveyor's Standard Notes

- 1) Legal Description has been furnished or confirmed by Client or by His/Her Agents.
- 2) Land shown hereon were not independently checked for Post-Plot Right-of-Way, Easements, etc.
- 3) Measurements shown hereon are in accordance with US Standard Feet.
- 4) Bearings shown hereon based on Reference Bearing Line as indicated on Sheet 2 of 2.
- 5) Contiguous lots lie in same block, unit, phase, section, etc unless noted.
- 6) Type of Survey: BOUNDARY with Improvements.
- 7) Stated Legal Purpose of Survey: Mortgage (Sale/Acquisition/Permits/Planning).
- 8) This Survey is not intended to Locate any subsurface improvements, foundations etc.
- 9) This Survey is Not intended to Reflect or Determine Ownership.
- 10) This Survey is NOT insured for Multiple uses. Fiduciary and all other obligations are limited to the Certificates listed above/right utilizing survey for purposes in item 7 above.
- 11) Construct Improvements to Iron Markers as Described Only.
- 12) All Above-ground Evidences of Utilities lie within their respective easements unless noted. Any conflicting uses onto or from easements are listed as PO's on Sheet 2.
- 13) Fences and Driveways though property permitted, are common PO's.
- 14) All boundary dimensions shown hereon are field measured and are in agreement with the plot and/or legal description unless noted.
- 15) Streets shown hereon are centered +/- in their respective right-of-way unless noted.
- 16) Elevations, if shown, are based on North American Vertical Datum of 1988.
- 17) State Plane Coordinates, if shown, based on the North American Datum of 1983, Florida East Zone. (1990)
- 18) Some features (especially fences) relationship to adjacent property line (s) may be graphically exaggerated as property line would obscure otherwise. Dimension listed always overrides graphic depiction.
- 19) Water Lines Shown are to current water's edge at time of survey. This line is NOT a Mean High Water Line as per Chapter 177.39, F.A.C. or other applicable rules.
- 20) Fences Dimensions at Corners, particularly Wood or PVC construction are based to object side to or the subject line. Property as required by law, though at average 6" bias fence (locking posts, strapping etc) the PROPERTY LINE many times lies between the face and post side making the fence legally and physically on line.

Reproductions of this Sketch are not valid unless Sealed with Florida PSM embossed seal.

THE SKETCH OF SURVEY DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING IN ACCORDANCE WITH CHAPTER 34-17.059-FLS, PART I, ARTICLE 47, FLORIDA STATUTES, AND WAS DONE UNDER THE DIRECT SUPERVISION OF



This Survey is NOT insured for Multiple uses. Fiduciary obligations limited to Certificates above using Survey for purposes listed in item 7 Above.

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Date of Field Survey: 05/26/2021

Survey Certifications:

Joseph E. Acosta

0 Secondina Road
Jacksonville, Florida

FIRST FEDERAL BANK
CHICAGO TITLE INSURANCE COMPANY
OSCEOLA LAND TITLE, INC.

Timothy L. Blackmon, PSM

4314 Vicksburg Avenue
Jacksonville, Florida 32210
Phone (904) 487-9054
surveyor4889@gmail.com

- FIP = Found Iron Pipe (Size Indicated)
- FIR = Found Iron Rod (Size Indicated)
- LS = Licensed Surveyor
- not = new or formerly (owned by)
- OHW = Overhead Wire/Line
- ORB = Official Records Book
- ORV = Official Records Volume
- PC = Point Of Curvature
- PCP = Permanent Control Point
- Pg = Page
- PI = Point Of Intersection
- PK = Parker-Kolan or Mag Nail
- POB = Point Of Beginning
- POC = Point Of Commencement
- POI = Point Of Interest

- (P) = Plat Call
- (M) = Field Measured Value
- (C) = Calculated Value
- (D) = Deed Call
- IP = Iron Pipe
- IR = Iron Rod
- SIRC = SET IRON ROD & CAP #4889

WIRE 4' FENCE
WOOD/PVC 6' FENCE

- ⊙^{PR} = Power Pole
- ⊙ = Guy Anchor (If Unmentioned- Dimension to Ground Entry Point- Underground Extent not Determined)
- ⊙ = Water Meter
- X = X-Cut in Concrete Found
- ⊙ = Set PK/Disc #4889
- ⊙ = Found Nail/Disc as Described
- ⊙ = FOUND CONCRETE MONUMENT AS DESCRIBED
- ⊙ = SET CONCRETE MONUMENT # 4889
- ⊙ = PRM/BLOCK CORNER FOUND AS DESCRIBED
- ⊙ = FOUND UNNUMBERED 1/2" IRON PIPE (unless noted otherwise)
- ⊙ = SET 1/2" IRON ROD #4889 AT PROPERTY CORNER (unless noted otherwise)

Legal Description:

THE WESTERLY 1/4 (ONE-HALF) OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9815, PAGE 0186 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF THE LANDS IN OFFICIAL RECORDS VOLUME (ORV) 4032, PAGE 175 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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TOGETHER WITH AN INGRESS/EGRESS EASEMENT 60 FEET IN WIDTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN ORV 7722, PAGE 1176 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT LYING ON THE EAST LINE OF SAID SECTION 48 AND RUN S25°W ALONG THE SAID EAST LINE OF SAID SECTION 48, A DISTANCE OF 30.585 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 60 FOOT WIDE INGRESS/EGRESS EASEMENT, 30 FEET ON EACH SIDE OF CENTERLINE HEREIN DESCRIBED; THENCE RUN N53°46'20"W, PARALLEL TO AND 30 FEET SOUTH OF THE SOUTH LINE OF SAID ORV 7722, PAGE 1176 LANDS BY PERPENDICULAR MEASUREMENT, A DISTANCE OF 474.5 FEET, MORE OR LESS, TO A POINT 30 FEET EAST OF THE EAST LINE OF THOSE LANDS DESCRIBED IN ORV 8253, PAGE 1578 SAID PUBLIC RECORDS; BY PERPENDICULAR MEASUREMENT; THENCE S36°13'28"W, PARALLEL TO AND 30 FEET EAST OF THE EAST LINE OF SAID ORV 8253, PAGE 1578 LANDS, A DISTANCE OF 637.5 FEET, MORE OR LESS, TO A POINT 30 FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815, PAGE 0186 EXTENDED SOUTHEASTERLY, SAID POINT ALSO BEING 30 FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THOSE LANDS RECORDED IN SAID ORV 8253, PAGE 1578 EXTENDED SOUTHEASTERLY; SAID POINT BEING REFERENCE POINT "A"; THENCE N53°46'32"W, PARALLEL TO AND 30' NORTH OF (BY PERPENDICULAR MEASUREMENT) THE SAID SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815, PAGE 0186 EXTENDED SOUTHEASTERLY, AND OF THOSE LANDS RECORDED IN SAID ORV 8253, PAGE 1578 EXTENDED SOUTHEASTERLY, A DISTANCE OF 436.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 1/4 (ONE-HALF) OF SAID ORV 9815, PAGE 0186 LANDS AND IS TERMINUS #1 OF SAID INGRESS/EGRESS EASEMENT; RETURN TO REFERENCE POINT "A"; THENCE RUN S53°46'32"E, PARALLEL TO AND 30' NORTH OF (BY PERPENDICULAR MEASUREMENT) THE SAID SOUTH LINE OF THOSE LANDS RECORDED IN ORV 9815, PAGE 0186 EXTENDED SOUTHEASTERLY, AND THE SOUTH LINE OF THOSE LANDS DESCRIBED IN ORV 10339, PAGE 1594, SAID PUBLIC RECORDS, A DISTANCE OF 601 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 48 AND TERMINUS #2 OF THE HEREN DESCRIBED 60 FOOT WIDE INGRESS/EGRESS EASEMENT.

Drawing/Job # 052721.1.cvr.dwg Drawn by TB

BOUNDARY SURVEY
 WEST 1/2 9815/0186
 SHEET 2 OF 2
 FOR JOSEPH EARL ACOSTA
 L-1 = N36°13'28"E 2312.20' (D)
 1/E = INGRESS/EGRESS

SITE PLAN
 SCALE 1"=80'

106118-0115

 = 60' 1/E EASEMENT

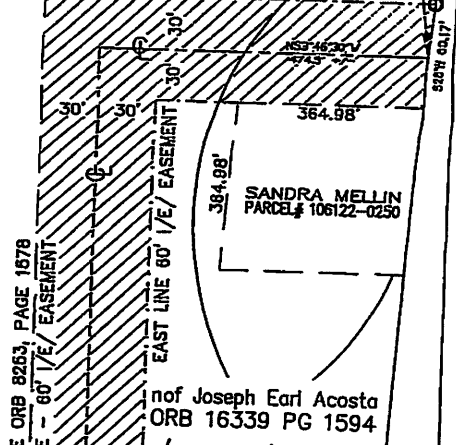
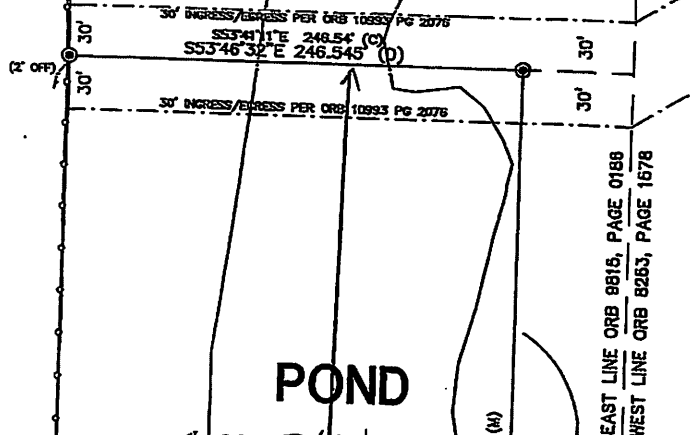
FOUND 1" IRON PIPE - NO NUMBER
 POC 60' INGRESS/EGRESS
 SE CORNER 7722, PAGE 1176

OLD 1/E EASEMENT NOT
 IN ACTIVE USE. ACCESS
 VIA INTERESTED PARTIES
 DOES NOT LIE WITHIN
 PRESCRIBED EASEMENT LIMITS
 (ALSO RUNS THROUGH NEWER POND)

CENTER/END OF DEDICATED
 SECONDINA ROAD (60' WIDE) - BEGIN CL
 60' INGRESS/EGRESS EASEMENT

7016/1258 PA# 106122 9000
 7722/1176 PA# 106122 0010

DRAWING HEREON NOT-TO-A-SCALE
 EXCEPT SUBJECT TRACT AND
 1/E WIDTHS



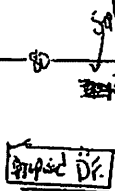
of Joseph Earl Acosta
 ORB 16339 PG 1594

POND
 SITE PLAN
 SCALE 1"=80'
 106118-0115
 187' Sec 2 on DNA Rd.
 304'

SITE PLAN
 SCALE 1"=80'
 106118-0115
 106122-0240
 106122-0240

FOUND 4" SQUARE CONCRETE MONUMENT-NO I.D.
 POB-SW CORNER
 ORB 8816 PAGE 0188

106122-0240

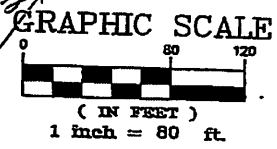


POC - SW CORNER OF
 DEED BOOK 279 PAGE 113

ACCESS TO PROPERTY PROVIDED BY INGRESS/EGRESS EASEMENT
 SHOWN HEREON. THE "DRIVEWAY" IS EITHER ASPHALT OR DIRT
 RANGING IN WIDTH FROM 18' TO 12', CENTERED +/- IN SAID
 EASEMENT

Well from DRAW Field 85'
 Well from SPOT TANK 100'
 Septic from Pond - 85'

John
 11-8-21



Sheet 2 of 2
 Boundary Survey # 052721.1 for Joseph Earl Acosta

Site Plan