

Application / o / A d h i s t a t i v e D e v i a t i o n /

Pla / i g a / Developme t Depa tme t I fo /

Application / # AD-24-24 Staff Sig / Off Date / JW / 04/04/2024 /
ili g Date / 07/03/2023 Numbe / of Sig / s to Post 1 /
Cu / e t La / Use Catego y LDR /
Deviation / Sought REDUCE THE REQUIRED WIDTH FROM 60 FEET TO 40 FEET. /
Applicable Sectio / of Or y a tce Co e SEC. 656.305(II)(D)(1) /
Notice of Violatio / (s) NA /
Hea i g Date N/A /
Neighbo hoo / Associatio / ROYAL TERRACE COMMUNITY, INC. /
Ove Jay NONE /

Application / I fo /

T acki g # / 5071 / Application / Status / FILED COMPLETE /
Date Sta te / 0 7/03/2023 / Date Submitte / 0 7/28/2023 /

Ge / e al I fo matio / On Applica t /

Last Name / i st Name / Mi / le Name /
DITTMER / SCOTT /
Compa y Name /
HABITAT FOR HUMANITY OF JACKSONVILLE, INC. /
Maili g Ad / ess /
2404 HUBBARD STREET /
City / State / Zip Co e /
JACKSONVILLE / FL / 32206 /
Pho e / ax / Email /
9042086631 / 904 / SDITTMER@HABIJAX.ORG /

Ge / e al I fo matio / On Ow / e (s) /

Last Name / i st Name / Mi / le Name /
OF JACKSONVILLE, INC / HABITAT FOR HUMANITY /
Compa y / T rust Name /
HABITAT FOR HUMANITY OF JACKSONVILLE, INC. /
Maili g Ad / ess /
2404 HUBBARD STREET /
City / State / Zip Co e /
JACKSONVILLE / FL / 32206 /
Pho e / ax / Email /
9042086631 / 904 / SDITTMER@HABIJAX.ORG /

P p e ty I fo matio /

P evious Zo i g Applicatio / ile ? ☐

If Yes, State Applicatio / No(s) /

Map RE# /	Cou cil Dist ict	Pla / i g Dist ict	Cu / e t Zo i g Dist ict(s) /
Map / 086181 0005 /	10 /	5 /	RLD-60 /

Ensure that RE# is a 10 digit number with a space (##### #) /

Total La / Area (Nea est 1 /100th of a /Ac e) 0.26 /

In Whose Name Will The Deviation Be Granted?
HABITAT FOR HUMANITY OF JACKSONVILLE, INC.

Is transfer of title requested? ☒ Yes ☐ No

If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location

ROYAL TERRACE I W JACKSONVILLE

House # **Street Name, Type and Direction**

0 N

BENEDICT RD N

Zip Code

32209 N

Between Streets

PARIS AVE NE N

and SPELLMAN ROAD N

Utility Services Provider

☒ City Water/City Sewer ☐ Well/Septic ☐ City Water/Septic ☐ City Sewer/Well N

Deviation sought

Click on check box to provide details pertinent to the deviation sought.

☐ Reduce required minimum lot area from _____ to _____ square feet.

☐ Increase maximum lot coverage from _____ % to _____ %.

☐ Increase maximum height of structure from _____ to _____ feet.

☒ Reduce required yard(s)

REDUCED REQUIRED WIDTH FROM 60 TO 40. NO OTHER DEVIATION IS REQUESTED.

☐ 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 _____ feet.

☐ 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 _____ feet.

☐ Decrease minimum number of loading spaces from _____ required to _____ loading spaces.

Reduce the dumpster setback from the required **5** feet along:

☐ North to _____ feet;

☐ East to _____ feet;

☐ South to _____ feet;

☐ West 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 _____ square feet to _____ square feet.

☐ Increase the distance from the vehicle use area to the nearest tree from **55** feet maximum to _____ feet.

☐ Reduce the number of terminal island trees from _____ terminal islands required to _____ terminal islands.

- ☐ Reduce the : d : e buffer between : vehicle u : re : : :
 Enter Street Name : from **10** feet or i e r feet of :
 from ge : d **5** feet minimum width required to : feet or i e r feet of from ge : d :
 : feet minimum width. :
- ☐ Reduce the number of hrub : : : Enter Street Name : from :
 required to : hrub : :
- ☐ Reduce the number of tree : : : Enter Street Name : from :
 required to : tree . :

Reduce the perimeter : d : e buffer re : between : vehicle u : re : : d buttig ro erty from:
5 feet minimum width required : :

- ☐ North bou : d ry to : feet; :
- ☐ E : t bou : d ry to : feet; :
- ☐ South bou : d ry to : feet; :
- ☐ We t bou : d ry to : feet. :

Reduce the number of tree : : :

- ☐ North ro erty bou : d ry from : required to : tree ; :
- ☐ E : t ro erty bou : d ry from : required to : tree ; :
- ☐ South ro erty bou : d ry from : required to : tree ; :
- ☐ We t ro erty bou : d ry from : required to : tree . :
- ☐ I cre : e the maximum width of the driveway : cce : from Enter Street Name
 from ☒ 24 ☐ 36 ☐ 48 feet required to : feet. :
- ☐ Decre : e the minimum width of the driveway : cce : from Enter Street Name
 from ☒ 24 ☐ 36 ☐ 48 feet required to : feet. :

I cre : e the maximum width of the driveway : cce : to djo i g ro erty from **24** feet required :
 o g :

- ☐ North to : feet; :
- ☐ E : t to : feet; :
- ☐ South to : feet; :
- ☐ We t to : feet. :

Decre : e the minimum width of the driveway : cce : to djo i g ro erty from **24** feet required :
 o g :

- ☐ North to : feet; :
- ☐ E : t to : feet; :
- ☐ South to : feet; :
- ☐ We t to : feet. :

Reduce the u : comp ime t ry : d u e buffer width from **10** feet wide required : : :

- ☐ North ro erty bou : d ry to : feet wide; :
- ☐ E : t ro erty bou : d ry to : feet wide; :
- ☐ South ro erty bou : d ry to : feet wide; :
- ☐ We t ro erty bou : d ry to : feet wide. :

Reduce the u : comp ime t ry : d u e buffer tree : o g :

- ☐ North ro erty bou : d ry from : required to : tree ; :
- ☐ E : t ro erty bou : d ry from : required to : tree ; :
- ☐ South ro erty bou : d ry from : required to : tree ; :
- ☐ We t ro erty bou : d ry from : required to : tree . :

Reduce the u c S ime tary a d use buffer visua scree fr S 6 feet ta a d 85 % Saque S required a S g: S

- ☐ N Sth r Serty b S Sary t feet ta Sa S %; S
- ☐ East r Serty b S Sary t feet ta Sa S %; S
- ☐ uth r Serty b S Sary t feet ta Sa S %; S
- ☐ West r Serty b S Sary t feet ta Sa S %. S

Required Attachments S

The f S wi g ite S S st be attached t the a S icati S. S

- ☒ urvey S
- ☒ ite Pa S
- ☒ Pr Serty OwSershi Affidavit (Exhibit A) S
- ☒ Age S Auth Sizat S if a S icati S is ad de by a S ers S ther tha Sthe r Serty wne S (Exhibit B) S
- ☒ Lega Descri ti S- ad y be writte Sas either S a S b Sck, r tes a S b S Ss (Exhibit S 1) S
- ☒ Pr Sf Of Pr Serty OwSershi - ad y be ri t- ut f r Serty a Sraiser rec rd card if S i dividua wne S <http://aSrSertysearch.cj.et/Basic/earch.aspx>, r ri t- ut fe try S fr S the F Srida DeSart SSt f tate Divisi S f C S Srat S S if a c r Srate wne S <http://search.suiz.rg/Iquiry/C S Srat S earch/ByNa S S>

Supplemental Information S

- ☐ Letter Fr S DCF S DeSart SSt f Chi dre Sa S Fa S y ervices - day care uses S y S
- ☐ Letter fr S the a S icab e Ho S OwSer's Ass ciati S, stati g that the request ets S their architectura a S aesthetic require S Ss; r etter stati g that the subject arce is St S withi the jurisdicti S f a Ho S OwSer's Ass ciati S- reside Sia S y S
- ☐ E evati Ss, u S st be draw n S sca e - height i crease requests S y S

Criteria S

ecti S656.101(a), Ordi a S e C S e, defi es a Sad S istrative deviati Sas "a re axati S f S the ter S f the Z Si g C S e require S S ts f r i S i u S S t area, yards, u S er f S- S street arki g s aces, a dsca i g, maximu S t c verage a d ad ximu S height f S structures, i cudi g fe S es, which the Z Si g Ad S istrat r is auth S ized t gra S ursua S S t the r cedures set f rth i ecti S656.109(e) thr ugh (j)." S

ecti S656.109(e) thr ugh (j), Ordi a S e C S e, r vides that, with res S ct t acti Su S A S icati Ss f r Ad S istrative Deviati Ss, the Z Si g Ad S istrat r sha gra S a deviati S y if substa Sia c S ete S e vide S e exists t su S rt a Ssitive fi di g based S each f S the f S wi g criteria: S

I. The need for the proposed deviation arises out of the physical surroundings, S shape, topographic condition or other physical or environmental conditions that are S limited to the subject property alone; or this issue is common to numerous sites. S

THI APPLICATION I LIMITED TO THE REDUCTION OF MINIMUM ROAD FRONTAGE. S HABITAT FOR HUMANITY I A NON-PROFIT ORGANIZATION THAT BUILD SAFFORDABLE S HOUSING IN THE AREA AND I EEKING THE DEVIATIONS IN ORDER TO BUILD A HOUSE S ON THE UBJECT PROPERTY. THE RLD-60 ZONING DI TRICT REQUIRE SAT LEA S A LOT S WIDTH OF 60 FEET AND 6,000 QUARE FEET TO DEVELOP A INGLE-FAMILY HOUSE. S

1. There are ractica r ec S i c difficuties i carryi g ut the strict etter f the S reguati S; S

THERE ARE PRACTICAL AND ECONOMIC DIFFICULTIE SA S OCIATED IN THAT THE TRICT S LETTER OF THE REGULATION WOULD REQUIRE THE APPLICANT TO OBTAIN MORE LAND TO S MEET CODE AND WOULD BE AN ECONOMIC AND PRACTICAL DIFFICULTY. S

2. The request is St based excusive y u S a desire t reduce the c st f deve S i g the S site, but wou S acc S ish S e resu t that is i the ub ic i terest, such as, f r exa S e, S furtheri g the reservati S f atura res urces by savi g a tree r trees. S

THERE IS N~~T~~ N~~E~~S N~~S~~ I N~~S~~ENTI E~~T~~ S~~B~~E H~~A~~D~~S~~ BUT THE B~~I~~LITY T~~S~~ P~~R~~S I~~D~~E L~~W~~S
T~~S~~ S~~D~~E R~~S~~T~~E~~ I N~~S~~ E H~~O~~U~~S~~ING T~~S~~ H~~O~~U~~S~~E H~~O~~L~~D~~ ND L~~S~~ LITY TH~~A~~T S~~W~~OULD BENEFIT S~~S~~
IN H~~A~~ S~~N~~G NEWLY N~~O~~ STRU~~S~~TED H~~O~~S~~E~~ ERE S~~T~~ED ND THE P~~R~~S I~~S~~I~~N~~G F~~S~~ DDITIN~~S~~ L~~S~~
T~~S~~ X~~R~~E S~~E~~NUE. S

3. The propo ed deviation will not ub s~~a~~ntially dimini h property value in, nor alter the s~~e~~ s~~ential character of, the area urrounding the ite and will not ub s~~a~~ntially interfere with s~~s~~ or injure the right of other who e property would be affected by the deviation; s~~

IT IS N~~T~~ U~~S~~R BELIEF TH~~A~~T S~~U~~RRU~~N~~DING P~~R~~B~~ERTY S~~LUES WILL N~~T~~ BE DI~~I~~S NISHED, s~~s~~ BUT ENH~~A~~N~~S~~ED R~~S~~THER, WITH THE DDITIN~~S~~ F~~S~~ NEWLY N~~O~~ STRU~~S~~TED, DET~~S~~ HED, s~~s~~ SINGLE F~~S~~ I~~L~~Y H~~O~~S~~E~~. S~~~~

4. The propo ed deviation will not be detrimental to the public health, afety or welfare, s~~s~~ re ult in additional public expen s~~s~~, the creation of nui~~S~~ance , or conflict with any other s~~s~~ applicable law; s

IT IS N~~T~~ U~~S~~R BELIEF TH~~A~~T IT WILL D~~O~~S~~S~~, BUT THE P~~S~~P~~S~~ ITE S~~S~~ P~~R~~B~~ERTY W~~S~~NER S~~S~~ WILL E~~S~~NTU~~S~~LLY N~~O~~ TR~~I~~S ND s~~S~~ INT~~S~~ N WH~~S~~T IS N~~O~~W s~~S~~ NT LT~~S~~. P~~P~~LI S~~S~~NT S~~S~~ BELIE ES TH~~A~~T THE DE I~~T~~IN~~S~~ WILL N~~O~~T H~~A~~ S~~S~~ DETRI~~E~~S NT L~~E~~FFE T~~N~~S THE PUBLI S~~S~~ HE LTH, S~~S~~FETY R~~S~~ WELF RE, N~~O~~ RE TE PUBLI EXPENSE R~~S~~ P~~O~~TENTI L NUIS N~~S~~E. S~~

5. The propo ed deviation ha been recommended by a ity land s~~a~~p~~e architect, if the s~~s~~ deviation i to reduce required land s~~a~~p~~eing; and s~~~~

N/ s

6. The effect of the propo ed deviation i in harmony with the pirit and intent of the Zoning s~~s~~ ode. s

THE P~~R~~B~~ES ED DE~~S~~I TIN~~S~~ IS IN H~~A~~R~~S~~S NY WITH THE SPIRIT ND INTENT F~~S~~ THE Z~~N~~ING S~~S~~ D~~E~~, WHI H SEEKS T~~S~~ EN~~S~~U R~~S~~GE N~~O~~ SISTEN~~S~~Y IN LT~~S~~ DE~~S~~ELP~~S~~S~~E NT, LL~~W~~ F~~R~~S~~S RESIDENTI L INFILL, ND P~~R~~S TE THE H~~E~~S~~L~~TH, S~~S~~FETY ND GENER~~S~~L WELF RE F~~S~~ THE S~~S PUBLI S~~S~~ U~~S~~TLINED IN THE 2030 S~~S PREHENS~~I~~E PL~~S~~ N. S~~~~~~~~~~

If the deviation i propo ed to correct an exi ting violation, the Zoning dmini trator hall s~~s~~ al o con s~~d~~er the following: s

(i) Whether the violation wa created by the applicant with the intent to violate the s~~s~~ provi ion sof thi Zoning ode; s

S THE P~~R~~B~~ERTY IS URRENTLY s~~S~~ NT, THERE IS N~~T~~ URRENT IL~~S~~S TIN~~S~~. S~~

(ii) The length of time the violation ha exi ted without receiving a citation; and s

N/ s

(iii) Whether the violation occurred a a re ult of con s~~t~~ru~~c~~tion which occurred prior to the s~~s~~ acqui ition of the property by the owner. s

N/ s

Public Hearings s

Plea e review your application. No application will be accepted until all of the reque ted s~~s~~ information ha been upplied and the required fee ha been paid. The acceptance of an s~~s~~ application a being complete doe not guarantee it approval by the Planning ommi sion. s~~s~~ The owner and/or authorized agent mu s~~s~~ be pre ent at the public hearing. s

The required public notice ign smu s~~s~~ be po ted on the property within five (5) working day s~~s~~ after the filing of thi application. Sign() mu s~~s~~ remain po ted and maintained until a final s~~s~~ determination ha been made on the application. s

Application Certification s

I HEREBY ERTIFY TH~~A~~T I H~~A~~ S~~S RE~~S~~ ND UNDERST ND the information contained in thi s~~s~~ application, that I am the owner or authorized agent for the owner with authority to make s~~s~~ thi application, and that all of the information contained in thi application, including the s~~s~~ attachment , i true and correct to the be t of my knowledge. s~~



greed to and ubmitted s

Filing Fee Information s

1) Residential District Base Fee s	\$966.00 s
2) Plus Notification Costs Per Addressee s	
58 Notifications @ \$7.00/each:	\$406.00 s
3) Total Application Cost: s	\$2,533.00 s

s

* Applica i iled c rrec exi i g z i g vi la i are ubjec a d uble ee.
** The ee r he adver i eme i i addi i he ab ve ee . The ewspaper will
e d he i v ice direc ly he applica .

EXHIBIT A - Property Ownership Affidavit

Date: 07/03/2023

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:
0 Benedict Road Jacksonville, FL 32209 RE# 086181-0005

To Whom it May Concern:

I Monte Walker, acting as President and CEO of HabiJax hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Administrative Deviation submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

By _____

Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:

Habitat for Humanity of Jacksonville, Inc.

By Monte Walker

Print Name: Monte Walker

Its: President and CEO

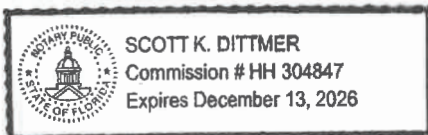
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 3rd day of July 2023, by Monte Walker, acting as President and CEO of HabiJax, who is personally known to me or who has produced _____ as identification and who took an oath.

Scott Dittmer
(Signature of NOTARY PUBLIC)

Scott Dittmer
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: _____

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 07/03/2023

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

Re: Agent Authorization for the following site location: O Benedict Road, RE# 086181-0005

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Scott Dittmer,
Real Estate Manager of Habitat to act as agent to file application(s) for
Habitat for Humanity of Tax, Inc. 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.

If Owner is Individual:

By _____

Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:

Habitat for Humanity of Jacksonville, Inc

By Monte Walker

Print Name: Monte Walker

Its: President and CEO

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 3rd day of July
2023, by Monte Walker, acting as President and CEO, who is personally known to me or who
has produced _____ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Scott Dittmer

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____



IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA

CASE NO.: 16-2003-CA-5348-X
DIVISION: CJ

CITY OF JACKSONVILLE, a political
subdivision of the State of Florida,

Plaintiff,

vs.

CERTAIN LANDS IN JACKSONVILLE, DUVAL
COUNTY, FLORIDA, AGAINST WHICH
SPECIAL ASSESSMENT LIENS ARE
DELINQUENT,

Defendant(s).

Doc# 2003377215
Book: 11480
Page: 653
Filed & Recorded
11/18/2003 10:08:13 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
DEED DOC STAMP \$ 0.70

FILED

NOV 17 2003

Jim Fuller
CLERK CIRCUIT COURT

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he/she executed and filed a Certificate of Sale in this action on October 30, 2003 for the specific property Real Estate No. 086181-0000-4 described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Duval County, Florida:

Lot 2, Except the East 69.9 feet thereof, Block 22, Royal Terrace Addition No. 1, according to the plat thereof as recorded in Plat Book 18, page 17 of the current public records of Duval County, Florida.

as sold to CITY OF JACKSONVILLE, City Hall, 117 W. Duval Street, Suite 480, Jacksonville, FL 32202, which assigned its bid to Habitat for Humanity of Jacksonville, Inc., a Florida corporation, 2404 Hubbard Street, Jacksonville, FL 32206 his successor and assigns.

WITNESS my hand and seal of the Court on November 17, 2003.

JIM FULLER
Clerk, Circuit Court

(Court seal)

by Mary Mack
Deputy Clerk

cc: Donald L. Smith, Esquire
500 North Ocean Street
Jacksonville, FL 32202

This instrument was prepared by
and when recorded return to:
A. Hamilton Cooke, Attorney at Law
501 Riverside Avenue, Suite 903
Jacksonville, Florida 32202
RE#: 086181-0000

08120862

WARRANTY DEED

THIS INDENTURE made this 23rd day of June, 2009, between **HABITAT FOR HUMANITY OF JACKSONVILLE, INC.**, a Florida non-profit corporation ("Grantor"), and **Felicia R. Samuel**, a single woman ("Grantee"), whose post office address is 2152 Benedict Road, Jacksonville, Florida 32209.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee(s) the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee(s), their heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

LOT 2, BLOCK 22, ROYAL TERRACE ADDITION NO. 1 EXCEPT THE EAST 69.9 FEET AND THE WEST 40 FEET THEREOF, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 17 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SUBJECT to all covenants, restrictions, easements and zoning ordinances of record, if any, and ad valorem taxes accruing subsequent to December 31, 2008.

THIS CONVEYANCE IS FURTHER SUBJECT TO the covenant as more particularly described in an agreement of even date between Grantor and Grantee that if Grantee should desire to sell the above described property within thirty (30) years of the date hereof, Grantor shall have the first right to repurchase the property at a specified price.

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

During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another purpose involving the provision of similar services or benefits, then no person having an interest in this property shall refuse service for or accommodation or other benefits to any person with respect to the property on account of the person's race, color or national origin or otherwise engage in discrimination conduct of any kind on account of a person's race, color or national origin with respect to the property. This covenant shall run with the land.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and sealed in the
presence of:

Sign Debra J. Shelton
Print Debra J. Shelton

Sign Winifred W. Boohar
Print Winifred W. Boohar

**HABITAT FOR HUMANITY OF
JACKSONVILLE, INC.**,
a Florida non-profit corporation

By: Mary Kay O'Rourke
MARY KAY O'ROURKE
Its President
2404 Hubbard Street
Jacksonville, Florida 32206

(Corporate Seal)

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 23rd day of June, 2009, by **MARY KAY O'ROURKE**, as President of **HABITAT FOR HUMANITY OF JACKSONVILLE, INC.**, a Florida non-profit corporation, on behalf of the corporation.

Sign Name Winifred W. Boohar
Print Name Winifred W. Boohar
Notary Public
My Commission Expires:
☒ Personally known Winifred W. Boohar or produced Identification.
Type of Identification Produced - a current
driver's license or other: _____



0 BENEDICT RD

Property Detail

RE #	086181-0005
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	01488 ROYAL TERRACE ADDN NO 01
Total Area	10934

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
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$11,197.00	\$11,197.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$11,197.00	\$11,197.00
Assessed Value	\$7,447.00	\$8,191.00
Cap Diff/Portability Amt	\$3,750.00 / \$0.00	\$3,006.00 / \$0.00
Exemptions	\$7,447.00	See below
Taxable Value	\$0.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value

Assessed Value	\$8,191.00
Charitable (512)	- \$8,191.00
Taxable Value	\$0.00

SJRWMD/FIND Taxable Value

Assessed Value	\$8,191.00
Charitable (512)	- \$8,191.00
Taxable Value	\$0.00

School Taxable Value

Assessed Value	\$8,191.00
Charitable (512)	- \$11,197.00
Taxable Value	(\$3,006.00)

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
11480-00653	11/17/2003	\$100.00	CT - Certificate of Title	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	0100	RES LD 3-7 UNITS PER AC	RLD-60	42.00	270.00	Common	42.00	Front Footage	\$11,197.00

Legal

LN	Legal Description
1	18-17 39-1S-26E .26
2	ROYAL TERRACE ADDN 1
3	W 40FT LOT 2 BLK 22

Buildings

No data found for this section

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	\$7,447.00	\$7,447.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$11,197.00	\$11,197.00	\$0.00	\$0.00	\$0.00	\$0.00
By Local Board	\$11,197.00	\$11,197.00	\$0.00	\$0.00	\$0.00	\$0.00
FL Inland Navigation Dist.	\$7,447.00	\$7,447.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Mgmt Dist. SJRWMD	\$7,447.00	\$7,447.00	\$0.00	\$0.00	\$0.00	\$0.00
			Totals	\$0.00	\$0.00	\$0.00

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$6,770.00	\$6,770.00	\$6,770.00	\$0.00
Current Year	\$11,197.00	\$7,447.00	\$7,447.00	\$0.00

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.

2022

2021

2020

2019

2018

2017

2016

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



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

Detail by Entity Name z

Florida Not For Profit Corporation z

H zBIT T FOR HU z NITY OF J zCKSONVILLE, INC. z

Filing Information z

Document Number z N25616 z

FEI/EIN Number z 59-2 z0071 z

Date Filed z 03/2 /19 z

State z FL z

Status z CTIVE z

Last Event z E N zE NT z

Event Date Filed z 12/12/2022 z

Event Effective Date z NONE z

Principal Address z

40 East dams Street, Suite 200 z

J zCKSONVILLE, FL 32202 z

Changed 0 /2 /2023 z

Mailing Address z

40 East dams Street, Suite 200 z

J zCKSONVILLE, FL 32202 z

Changed 0 /2 /2023 z

Registered Agent Name & Address z

Walker, o nte PRES z

40 E. dams Street Suite 200 z

J zCKSONVILLE, FL 32202 z

Name Changed 10/12/2020 z

ddress Changed 02/05/2024 z

Officer/Director Detail z

Name & Address z

Title PRESI ENT & CEO

WALKER, O NTE z
40 E. z S ST. STE 200 z
J JACKSONVILLE, FL 32202 z

Title Secretary z

'Olimpio, my z
40 E zST z S STREET, SUITE 200 z
J JACKSONVILLE, FL 32202 z

Title Chairman z

T YLOR, RY zN z
40 E zST z S STREET, SUITE 200 z
J JACKSONVILLE, FL 32202 z

Title VC z

BR zNCH, J zE S z
40 E zST z S STREET, SUITE 200 z
J JACKSONVILLE, FL 32202 z

Title Treasurer z

uce, John z
40 East dams Street, Suite 200 z
J JACKSONVILLE, FL 32202 z


Annual Reports z

Report Year z	Filed Date z
2022 z	04/12/2022 z
2023 z	03/21/2023 z
2024 z	02/05/2024 z

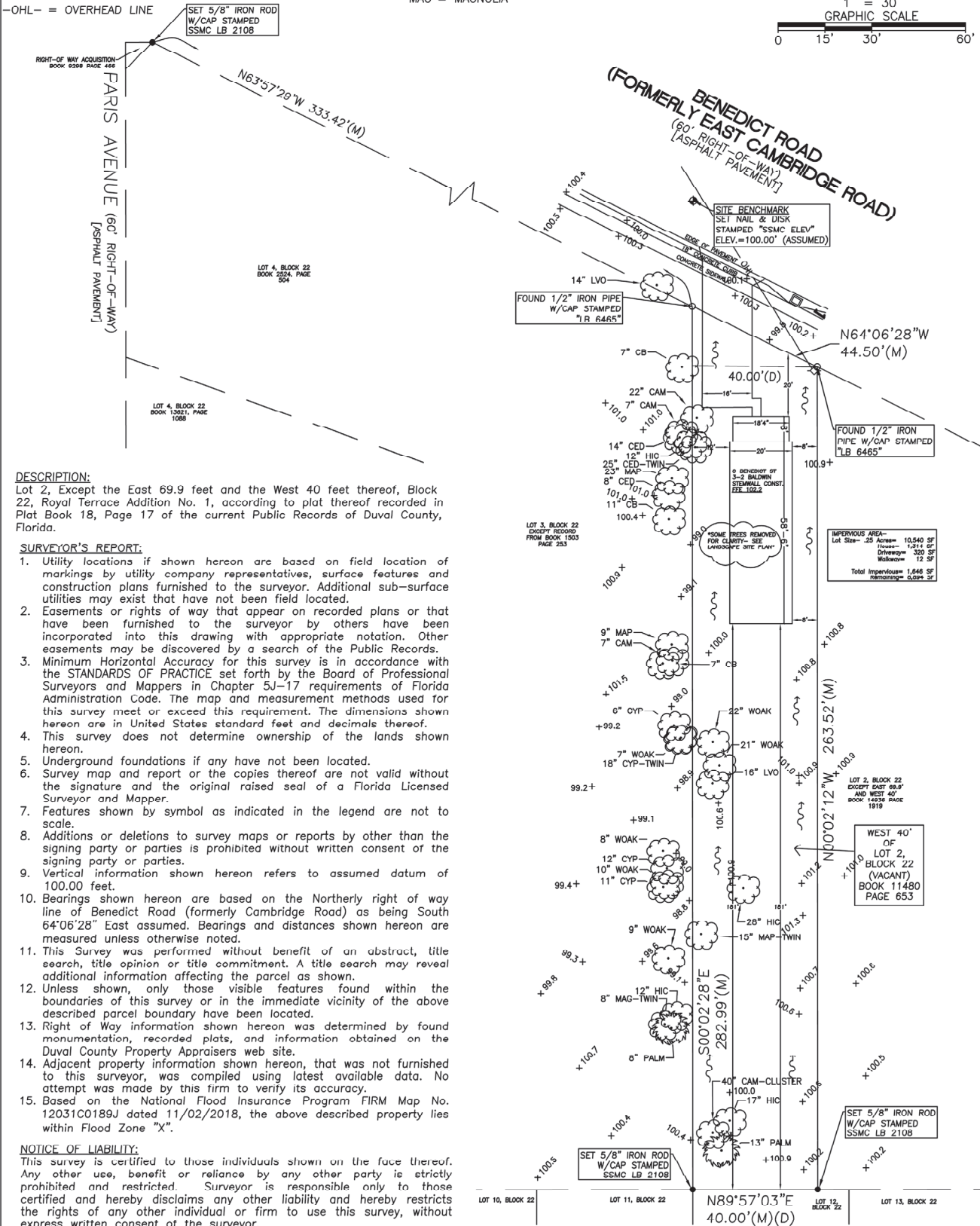
Document Images z

02/05/2024 -- NNU zL REPORT z	View image in P zF format z
03/21/2023 -- NNU zL REPORT z	View image in P zF format z
12/12/2022 -- mendment z	View image in P zF format z
04/12/2022 -- NNU zL REPORT z	View image in P zF format z
03/31/2021 -- NNU zL REPORT z	View image in P zF format z
10/12/2020 -- E N zE z NNU zL REPORT z	View image in P zF format z
02/17/2020 -- NNU zL REPORT z	View image in P zF format z
04/05/2019 -- NNU zL REPORT z	View image in P zF format z
04/13/201 -- NNU zL REPORT z	View image in P zF format z
09/14/2017 -- E N zE z NNU zL REPORT z	View image in P zF format z
04/2 /2017 -- NNU zL REPORT z	View image in P zF format z
04/21/2016 -- NNU zL REPORT z	View image in P zF format z
04/2 /2015 -- NNU zL REPORT z	View image in P zF format z
01/10/2014 -- NNU zL REPORT z	View image in P zF format z

1" = 30'
GRAPHIC SCALE



A horizontal scale bar with tick marks at 0, 15', 30', and 60'. The text "GRAPHIC SCALE" is centered above the bar.



LEGEND & ABBREVIATIONS:

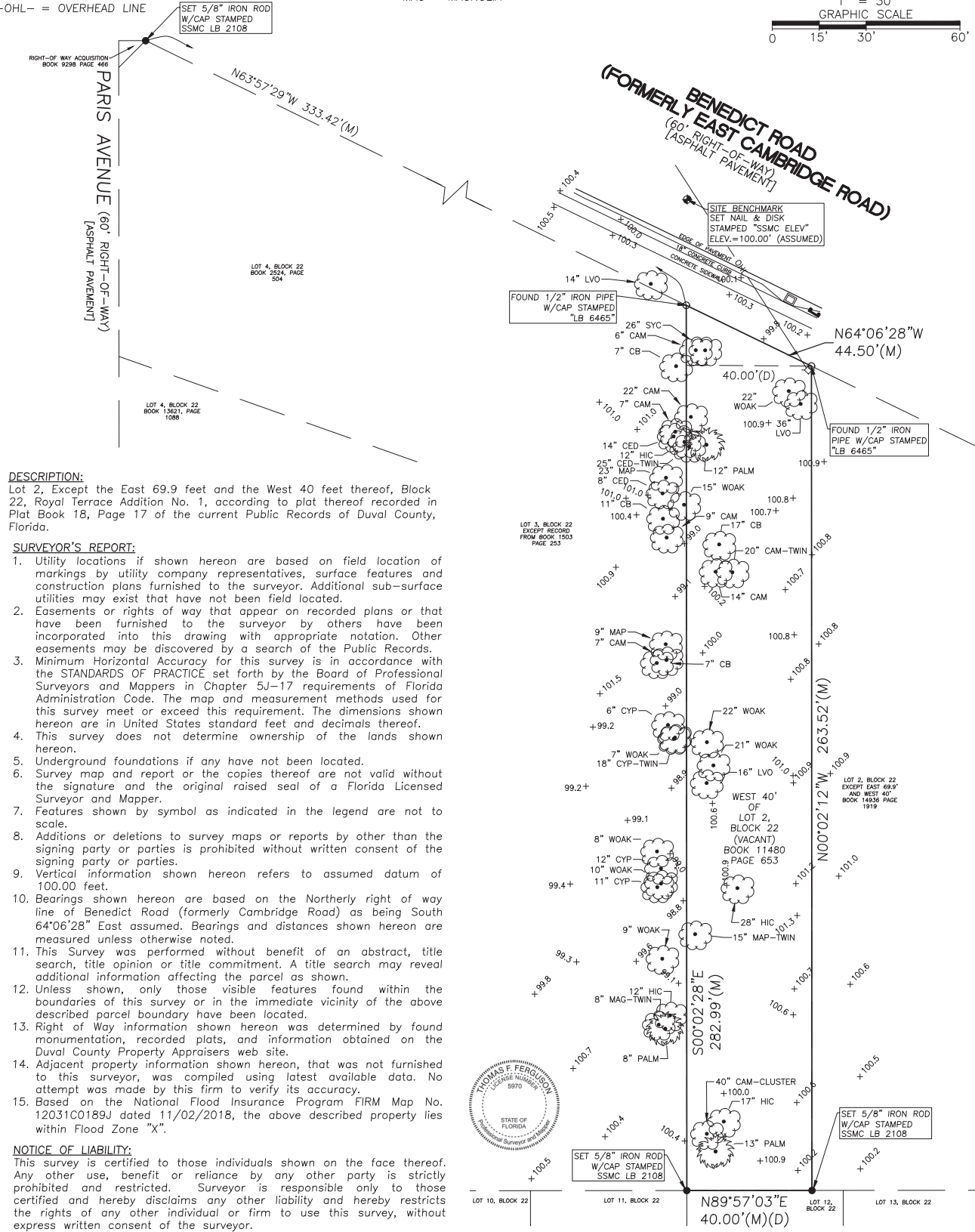
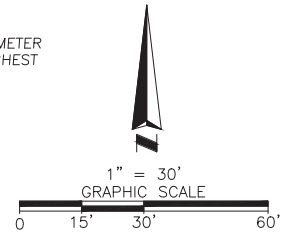
- ⊕ = BENCHMARK (M) = MEASURED
- = IRON ROD LB = LICENSED BUSINESS
- = IRON PIPE EOJ = END OF INFORMATION
- ⌚ = SIGN FLG = FLATE GRATE INLET
- ID = IDENTIFICATION SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
- (P) = PLAT
- (D) = DEED
- OHL- = OVERHEAD LINE
- ◇ = UTILITY POLE

☁ = TREE

CB = CHINABERRY
SYC = SYCAMORE
CYP = CYPRESS
CAM = CAMPHOR
CED = CEDAR
MAP = MAPLE
WOAK = WATER OAK
LVO = LIVE OAK
MAG = MAGNOLIA

☼ = PALM

SIZE SHOWN IS TRUNK DIAMETER IN INCHES MEASURED AT CHEST HEIGHT



DESCRIPTION:

Lot 2, Except the East 69.9 feet and the West 40 feet thereof, Block 22, Royal Terrace Addition No. 1, according to plat thereof recorded in Plat Book 18, Page 17 of the current Public Records of Duval County, Florida.

SURVEYOR'S REPORT:

- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States standard feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations if any have not been located.
- Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- Features shown by symbol as indicated in the legend are not to scale.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Vertical information shown hereon refers to assumed datum of 100.00 feet.
- Bearings shown hereon are based on the Northerly right of way line of Benedict Road (formerly Cambridge Road) as being South 64°06'28\"/>

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.

Certified to:

Habitat for Humanity Jacksonville

REVISION DATE

03/31/2023

REVISION

SET PROP. CORNERS

BY

JLVM

DRAWING NUMBER

J065072003

SHEET NUMBER

1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY

Project:

0 Benedict Road
Jacksonville, FL 32209

Survey Date:

05/02/2023

Drawn By:

PGJ/JLVM

Scale:

1\"/>

Thomas F
Ferguson

Digitally signed by Thomas F Ferguson
DN: cn=US, o=Florida,
ou=Qualifiers-AD-110C000017A34D32C,
70000442, cn=Thomas F Ferguson,
Date: 2023.05.05 08:35:52 -0400

Thomas Ferguson
Registered Land Surveyor and Mapper
Number 5970

SOUTHEASTERN SURVEYING

AND MAPPING CORPORATION

8641 Bayline Road, Suite 5

Jacksonville, Florida 32256

(904) 737-5990 Fax (904) 737-5995

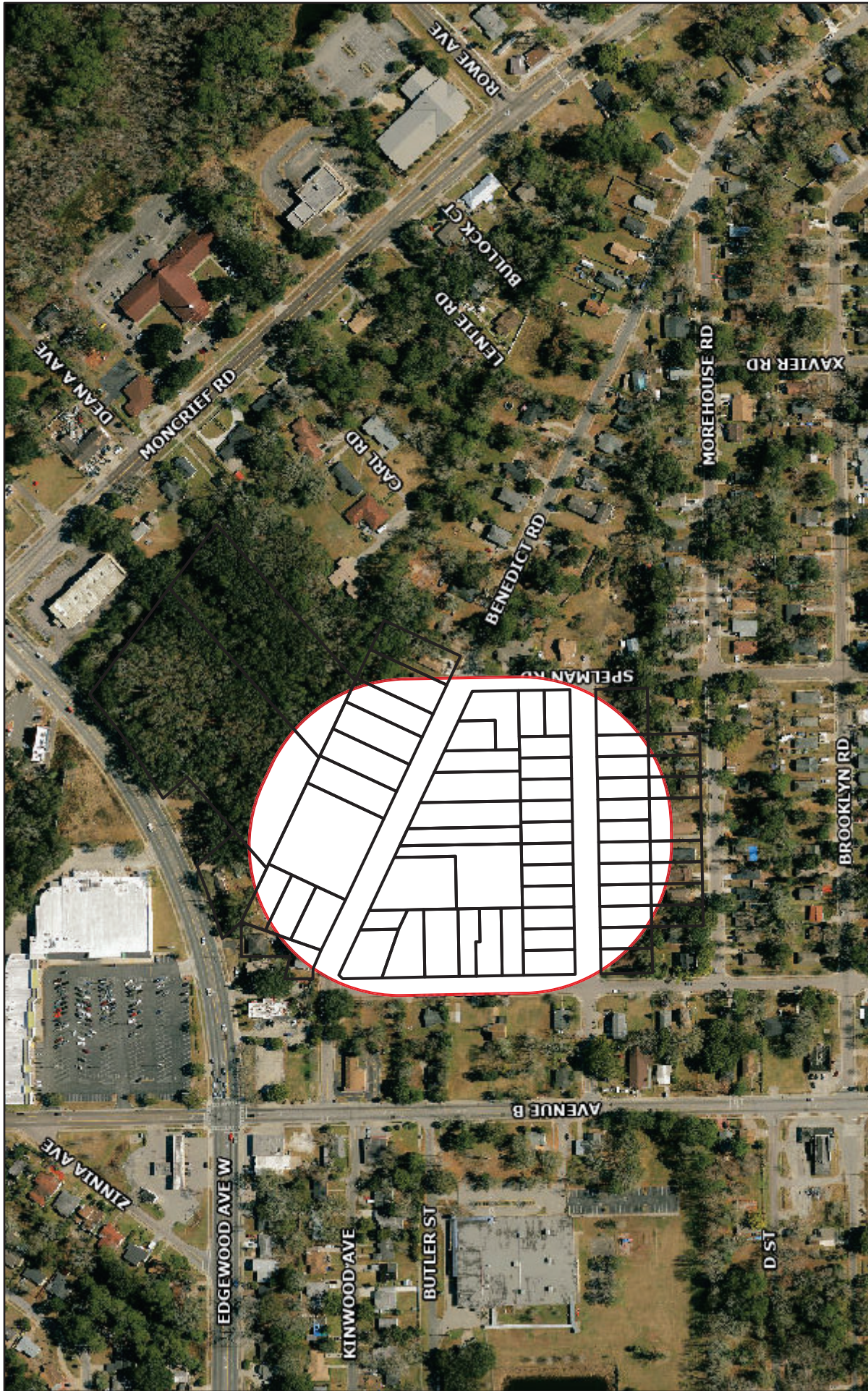
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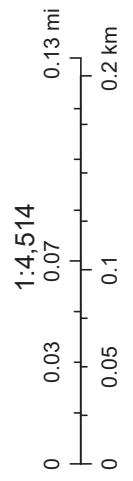
Certification Number LB2408

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Land Development Review



March 19, 2024



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP
086142 0000	2170 WILBERFORCE RD LAND TRUST		11250 OLD ST AUGUSTINE RD UNIT 15 252		JACKSONVILLE	FL	32257
086185 0000	738 EXECUTIVE CENTER DRIVE LLC		2400 PRESIDENTIAL WAY STE 1905		WEST PALM BEACH	FL	33401
086183 0000	AMERICAN LEGION POST #137		2179 BENEDICT RD		JACKSONVILLE	FL	32209-2503
086180 0000	BANKS LATOYA		4229 MONCRIEF RD W APT 75		JACKSONVILLE	FL	32209
086199 0000	BATTLE EVELYN D ESTATE		2129 WILBERFORCE RD		JACKSONVILLE	FL	32209-2516
086213 0000	BRADLEY DWIGHT		1107 SUNRAY		JACKSONVILLE	FL	32218
086184 0000	BRADLEY JALISA Q ET AL		5863 PARIS AVE		JACKSONVILLE	FL	32209
086202 0100	BREAKER JAMES M JR		7619 CALVIN ST		JACKSONVILLE	FL	32208-3451
086137 0000	CHATMAN JOHNNY F		7650 SENTRY OAK CIR W		JACKSONVILLE	FL	32256
086136 0300	COBB VALENCIA		2118 WILBERFORCE RD		JACKSONVILLE	FL	32209-2517
086218 0030	COHEN INBEL LOREN		10135 GATE PKWY N APT 1508		JACKSONVILLE	FL	32246
086143 0000	DESUE ADRIA L		2176 WILBERFORCE RD		JACKSONVILLE	FL	32209-2517
086210 0000	DOMINGUEZ JORGE		478 TARA LN		ORANGE PARK	FL	32073
086216 0000	DURDEN CHANCEY		2199 BENEDICT RD		JACKSONVILLE	FL	32209
026473 0000	EDGEWOOD & MONCRIEF INC		5966 MONCRIEF RD		JACKSONVILLE	FL	32209
026468 0010	EDGEWOOD & MONCRIEF LLC		5966 MONCRIEF RD		JACKSONVILLE	FL	32209
086189 0010	FICHORN MARK E IRA		1824 BLANDING BLVD		JACKSONVILLE	FL	32210
086182 0000	ELLA III LLC		18305 BISCAYNE BLVD STE 400		AVENTURA	FL	33160
086186 0000	EXCEPTIONAL REAL ESTATE SOLUTIONS LLC ET AL		7901 4TH ST N		ST PETERSBURG	FL	33702
086195 0000	FIELDS CARRENTEN		800 NW 18TH AVE APT 31		GAINESVILLE	FL	32609
086141 0000	FLORIDA PARAGUAY REAL ESTATE LLC		2400 PRESIDENTIAL WAY APT 1905		WEST PALM BEACH	FL	33401
086200 0000	GRIFFIN CHERYL M		2538 S OURAY WAY		AURORA	CO	80013
086181 0005	HABITAT FOR HUMANITY OF JACKSONVILLE INC		40 E ADAMS ST STE 200		JACKSONVILLE	FL	32202
086209 0100	HANSELL EMMA E		2115 BENEDICT RD		JACKSONVILLE	FL	32209-2503
086191 0000	HARDY BREGENIA N		2187 WILBERFORCE RD		JACKSONVILLE	FL	32209
086181 0010	HARRELL JASMIN		2142 BENEDICT RD		JACKSONVILLE	FL	32209
086190 0010	HARRIS PATRICIA ANN ESTATE		C/O WESLEY HARRIS	5825 PARIS AVE	JACKSONVILLE	FL	32209
086180 0200	HARVEY WILLIE JAMES		2440 D ST		JACKSONVILLE	FL	32209-2461
086146 0000	HODGES TIANITA		2157 MOREHOUSE RD		JACKSONVILLE	FL	32209
086218 0020	ISHAI SIGALIT SAADA		10135 GATE PKWY N APT 1508		JACKSONVILLE	FL	32246
086138 0070	JENKINS MONTEMUS		2138 WILBERFORCE RD		JACKSONVILLE	FL	32209
086192 0000	JOHNSON RONNICE ET AL		2179 WILBERFORCE RD		JACKSONVILLE	FL	32209-2516
086194 0000	JOHNSON TRACEY L		2161 WILBERFORCE RD		JACKSONVILLE	FL	32209-2516
086139 0000	JORDAN VICKI		2123 WILSON AVE		JACKSONVILLE	FL	32207
086146 0010	MCINTOSH PATRICK		3644 LIGHTVIEW LN		JACKSONVILLE	FL	32225
086193 0000	MGB SQUARED MEMBER LLC		C/O MATT BRITAIN	100 SANDS POINT RD UNIT 225	LONGBOAT KEY	FL	34228
086140 0000	MORE DOORS LLC		7682 GLENMOOR LN STE 900 1823		WINTER PARK	FL	32792
086145 0000	OCON DENNIS		12627 KIRKBY COURT		JACKSONVILLE	FL	32225
086188 0000	OMA OPA LLC		5245 VISTA BLVD UNIT F3 337		SPARKS	NV	89436
086180 0300	PATE VERNITA A ET AL		2116 BENEDICT RD		JACKSONVILLE	FL	32209-2504
086201 0000	PRICE BEATRICE		2119 WILBERFORCE RD		JACKSONVILLE	FL	32209-2516
086202 0000	PRICE BILLY		2119 WILBERFORCE RD		JACKSONVILLE	FL	32209
086148 0000	PRIESTER FRANCINA R		2131 MOREHOUSE RD		JACKSONVILLE	FL	32209
086144 0030	RODRIGUEZ REINALDO		6261 SYRINGA LN		JACKSONVILLE	FL	32211
026471 0000	SALAMEH SALIBA E		2708 N MAIN ST		JACKSONVILLE	FL	32206-2948
086181 0002	SAMUEL FELICIA R		2152 BENEDICT RD		JACKSONVILLE	FL	32209
086212 0000	SANDERS CLEO LIFE ESTATE		2131 BENEDICT RD		JACKSONVILLE	FL	32209-2503
086136 0000	SELLERS STEPHANIE ET AL		2102 WILBERFORCE RD		JACKSONVILLE	FL	32209
086149 0000	SOLTANIAN SHAHIN		1207 HICKORY VALLEY CT		ARLINGTON	TX	76006
086138 0000	STICKLAND BETTY		2138 WILBERFORCE RD		JACKSONVILLE	FL	32209-2517
086150 0000	THAXTON GERALDINE		2117 MOREHOUSE RD		JACKSONVILLE	FL	32209-2508
086147 0000	TURNER VALYNDIA RENEE		2141 MOREHOUSE RD		JACKSONVILLE	FL	32209-2508
086143 0100	VALENTIN ANGELENA I		2182 WILBERFORCE RD		JACKSONVILLE	FL	32209
086196 0000	WALTER DIHOANNA		11353 CHARLOTTE VIEW DR		CHARLOTTE	NC	28277
086197 0000	WEBB ANDRIA R ET AL		C/O GWENDOLYN SIMMONS	2409 SAINT LEGER DR	JACKSONVILLE	FL	32208
086211 0000	WESLEY JAMES		933 E FIRST ST	UNIT 4	LONG BEACH	CA	90802
086209 0120	WILKES MYRIAN R		2123 BENEDICT RD		JACKSONVILLE	FL	32209-2503
086218 0010	VITZHAKI DROR MOSHE		1113 NESHER ST POB 18247	KARMIEL	ISRAEL	2171006	
	ROYAL TERRACE COMMUNITY, INC.	BRENDA WATERS	2116 TUSKEGEE RD		JACKSONVILLE	FL	32209
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W		JACKSONVILLE	FL	32209