

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2022-0613 (WRF-22-22)

SEPTEMBER 20, 2022

Location: 8695 Sanchez Road
Between Baymeadows Road and Olde Pine Lane

Real Estate Number(s): 148139 0000

Waiver Sought: Reduce Minimum Required Road Frontage from 72 Feet to 47 Feet

Present Zoning: Residential Low Density-90 (RLD-90)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Applicant/Owner: Marie Suzette Lopez
8695 Sanchez Road
Jacksonville, FL 32217

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-0613 (WRF-22-22)** seeks to reduce the required minimum road frontage from 72 feet to 47 feet in order to allow for the development of a single-family dwelling in the Residential Low Density-90 (RLD-90) Zoning District. Per Part 4 of the Zoning Code (Sec.656.407), no dwelling or dwellings may be constructed on a lot in a residential zoning district unless the lot has frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width. The subject property is located off of a dirt road that was platted in the mid-1960s, making it an approved private road. There are two other homes that utilize this roadway as access. While this is an approved private roadway, the subject property only has approximately 47 feet of road frontage, hence the need for the waiver.

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 granted by the City Council pursuant to the criteria set forth in Section 656.133 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?*

Yes. The 0.5± acre property exceeds the requirements in order to build one single family dwelling in the zoning district of Residential Low-Density-70 (RLD-70) except for road frontage. The subject property fronts an approved private road, but does not have the required 72 feet of frontage along it. Without an approval, the property will remain vacant and will not have the ability to be developed.

- (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)?*

No. The applicant is proposing to construct a single-family dwelling on the site and approval of this request would not change the cost burden on the applicant for the construction of the single-family dwelling. It is not anticipated that the applicant will need relief from any of the requirements of Chapter 654 of the Municipal Code.

- (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?*

No. The waiver would permit a new single family dwelling to be constructed. It is not anticipated that the construction of the new dwelling will reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. There are a diverse number of lots of varying sizes and shapes in the surrounding area.

- (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. The subject property will have access to an approved private road that was platted in the mid-1960s. This private road connects to Sanchez Road, a public right-of-way.

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

No. The road frontage of the subject property is at the end of an approved private road located off of Sanchez Road. There will be little to no effect on public health safety and welfare as the requested waiver will allow for one additional home.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **September 13, 2022** by the Planning and Development Department, the required Notice of Public Hearing sign **was not** posted correctly.

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 2022-0613 (WRF-22-22)** be **APPROVED**.

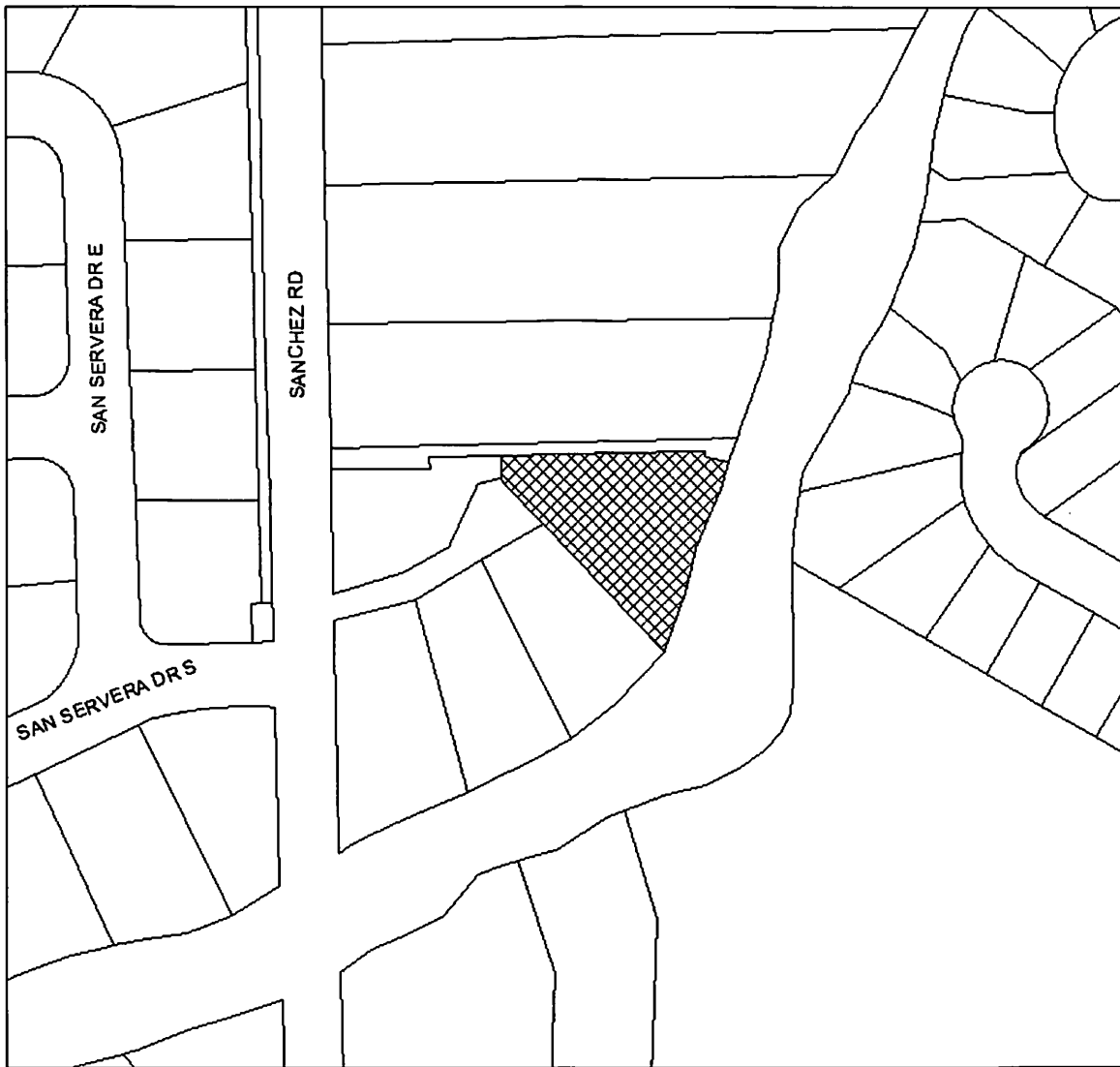


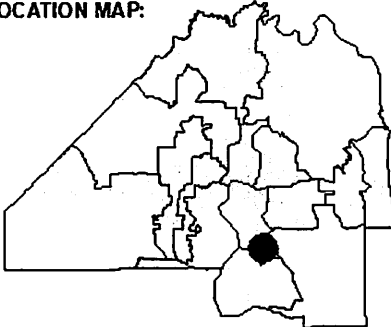
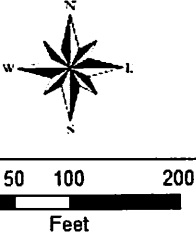
Source: Planning & Development Department, 9/13/2022

Aerial view of the subject property, facing north.



Source: Planning & Development Department, 9/13/2022
View of the approved private road from Sanchez Road.



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 72 FEET TO 47 FEET</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>5</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0613</p>	<p>TRACKING NUMBER</p> <p>WRF-22-22</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Date Submitted:	7/11/22
Date Filed:	7/11/22

Application Number:	WRF-22-22
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:	RLD-90	Current Land Use Category: LDR
Council District:	5	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.305 A.F. (d)(1)(iv) 656.407		
Notice of Violation(s): none found		
Neighborhood Associations: Goodby's Creek Association, Better Bay Meadows, Inc. Villa San Jose Civic Assoc.		
Overlay: none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1385	Zoning Asst. Initials: CIR

PROPERTY INFORMATION	
1. Complete Property Address: 8695 Sanchez Road	2. Real Estate Number: 148139-0000
3. Land Area (Acres): 0.5	4. Date Lot was Recorded: 08/23/2021
5. Property Located Between Streets: Baymeadows Rd and Olde Pine LN	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 <u>72</u> feet to <u>47</u> feet.	
8. In whose name will the Waiver be granted? Marie Suzette Lopez	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Marie Suzette Lopez	10. E-mail: Suzette516@gmail.com
11. Address (including city, state, zip): 8695 Sanchez Road, Jacksonville, FL 32217	12. Preferred Telephone: 904-874-1983

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> <ol 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.

The waiver being sought is to allow access to utilize driveway provided to property 148139-0000 from Sanchez Rd. The driveway in question appears to have already been approved for access to 3 other properties coming off of Sanchez Rd.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Proof of valid and effective easement for access to the property.

FILING FEES

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

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

AUTHORIZATION

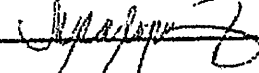
Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be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

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s)

Print name: MARIE SUZETTE LOPEZ

Signature: 

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

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

Owner(s)

Print name: _____

Signature: _____

SUBMITTAL

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

Submit applications to:

Planning and Development Department, Zoning Section

214 North Hogan Street, 2nd Floor

Jacksonville, Florida 32202

(904) 255-8300

Legal Description

Exhibit 1

June 10, 2022

21-3S-27E .489

DORCAS BLACK DONATION PT

RECD O/R 19875-406

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Dorcas Black Donation, Section 21, Township 3 South, Range 27 East, more particularly described as follows:

Commencing at the intersection of the North line of Goodbys Creek, commonly known as Goodbys Lake, and the East right of way line of Sanchez Road; running North degree 30 minutes West along the Southeasterly right of way line of Sanchez Road 202 feet, more or less, to an iron pipe; thence North 72 degrees 30 minutes East 72 feet; thence North 59 degrees 44 minutes 40 seconds East 72 feet to a point; thence North 57 degrees 31 minutes 40 seconds East a distance of 66 feet to a point for the point of beginning; said point of beginning also being the most northerly corner of lands conveyed to Charles W. Hendershot and Lorena A. Hendershot, his wife, by deed recorded in Deed Book 1691, page 387; thence run North 42 degrees 54 minutes West a distance of 47 feet to a point; thence run North 0 degrees 24 minutes 40 seconds West a distance of 28.84 feet to a point; thence run North 89 degrees 35 minutes 20 seconds East a distance of 188 feet to a point; thence run South 0 degrees 24 minutes 40 seconds East a distance of 6 feet; thence run North 89 degrees 35 minutes 20 seconds East a distance of 15 feet to the waters of said Goodbys Creek, commonly known as Goodby's Lake; thence run South and Southwest along the meandering of said Goodbys Creek a distance of 190 feet, more or less, to a point where the waters of Goodbys Creek are intersected by a line which runs South 44 degrees 18 minutes 20 seconds East from the point of beginning, said line being the northeasterly boundary line of lands conveyed to Charles W. Hendershot and Lorenz A. Hendershot, his wife, by deed recorded in Deed Book 1691, page 387; thence run North 44 degrees 18 minutes 20 seconds West a distance of 175.20 feet, more or less, to the point of beginning, according to a survey made by R. L. Croasdell & Co., dated August 17, 1955.

TOGETHER WITH AN EASEMENT, in common with others being a perpetual casement for ingress and egress over and upon the following described property:

That certain piece, parcel or tract of land, situate, lying and being in the County of Duval, State of Florida, known and described as a part of the Dorcas Black Donation, Section 21, Township 3 South, Range 27 East, more particularly described as follows:

Commencing at the intersection of the North line of Goodby's Creek (commonly known as Goodby's Lake) and the Easterly right of way line of Sanchez Road; thence North 1 degree 30 minutes West along the Easterly right of way line of said Sanchez Road, 361.5 feet more or less to an iron pipe for the point of beginning; thence South 1 degree 30 minutes East along the Easterly right of way line of said Sanchez Road, 20 feet; thence North 89 degrees 35 minutes 20 seconds East, 86.62 feet; thence North 0 degrees 24 minutes 20 seconds West, 12 feet; thence North 89 degrees 35 minutes 20 seconds East, 71.53 feet; thence North 0 degrees 24 minutes 40 seconds West, 4 feet; thence North 89 degrees 35 minutes 20 seconds East, 188 feet thence South 0 degrees 24 minutes 40 seconds East, 6 feet; thence North 89 degrees 35 minutes 20 seconds East, 15 feet to the waters of Goodby's Lake; thence in a Northerly direction along the waters of said Goodbys Lake following the meanderings thereof 10 feet more or less to a point which bears North 89 degrees 35 minutes 20 seconds East from the point of beginning; thence South 89 degrees 35 minutes 20 seconds West, 361.5 feet, more or less, to the point of beginning.

TOGETHER WITH AN EASEMENT in common with others over:

That certain piece, parcel or tract of land situate, lying and being in the County of Duval and State of Florida, known and described as a part of the Dorcas Black Donation, Section 21, Township 3 South, Range 27 East, snore particularly described as follows:

Commencing at the intersection of the North line of Goodbys Creek (commonly known as Goodbys Lake) and the Easterly right of way line of Sanchez Road; thence North 1 degree 30 minutes West along the Easterly right of way line of said Sanchez Road, a distance of 227 feet, more or less, to a point, said point being the most Southerly corner of lands conveyed to Clarence W. Britton and Ethel N. Britton, his wife, by Deed Book 1762, page 589; thence North 72 degrees 30 minutes East a distance of 65.11 feet to a point; thence North 59 degrees 44 minutes 40 seconds East a distance of 45 feet to a point; thence North 25 degrees 40 minutes East a distance of 62 feet to a point; thence North 80 degrees 27 minutes 20 seconds East a distance of 27.80 feet to a point; thence South 42 degrees 54 minutes East a distance of 47 feet to a point, said point being the most Northerly corner of lands conveyed to Charles W. Hendershot et use., by Deed Book 1691, page 387; thence South 57 degrees 31 minutes 40 seconds West a distance of 66 feet to a point; thence South 59 degrees 44 minutes 40 seconds West a distance of 72 feet to a point thence South 72 degrees 30 minutes West a distance of 72 feet to a point in the Easterly right of way line of Sanchez Road, said point being the Northwesterly corner of lands contained in Deed Book 1624, page 142; thence North 1 degree 30 minutes West along the Easterly right of way line of Sanchez Road a distance of 25 feet to the point of beginning.

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 6/10/2022

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: 8695 Sanchez Rd. RE#(s): 148139-0000

To Whom It May Concern:

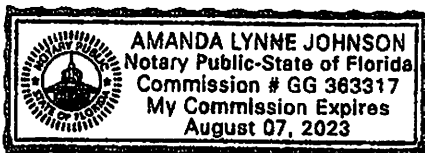
I Marie Suzette Lopez hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Road Frontage submitted to the Jacksonville Planning and Development Department.

By 
Print Name: MARIE SUZETTE LOPEZ

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 21 day of June 2022, by Suzette Lopez, who is personally known to me or who has produced _____ as identification and who took an oath.


(Signature of NOTARY PUBLIC)



(Printed name of NOTARY PUBLIC)

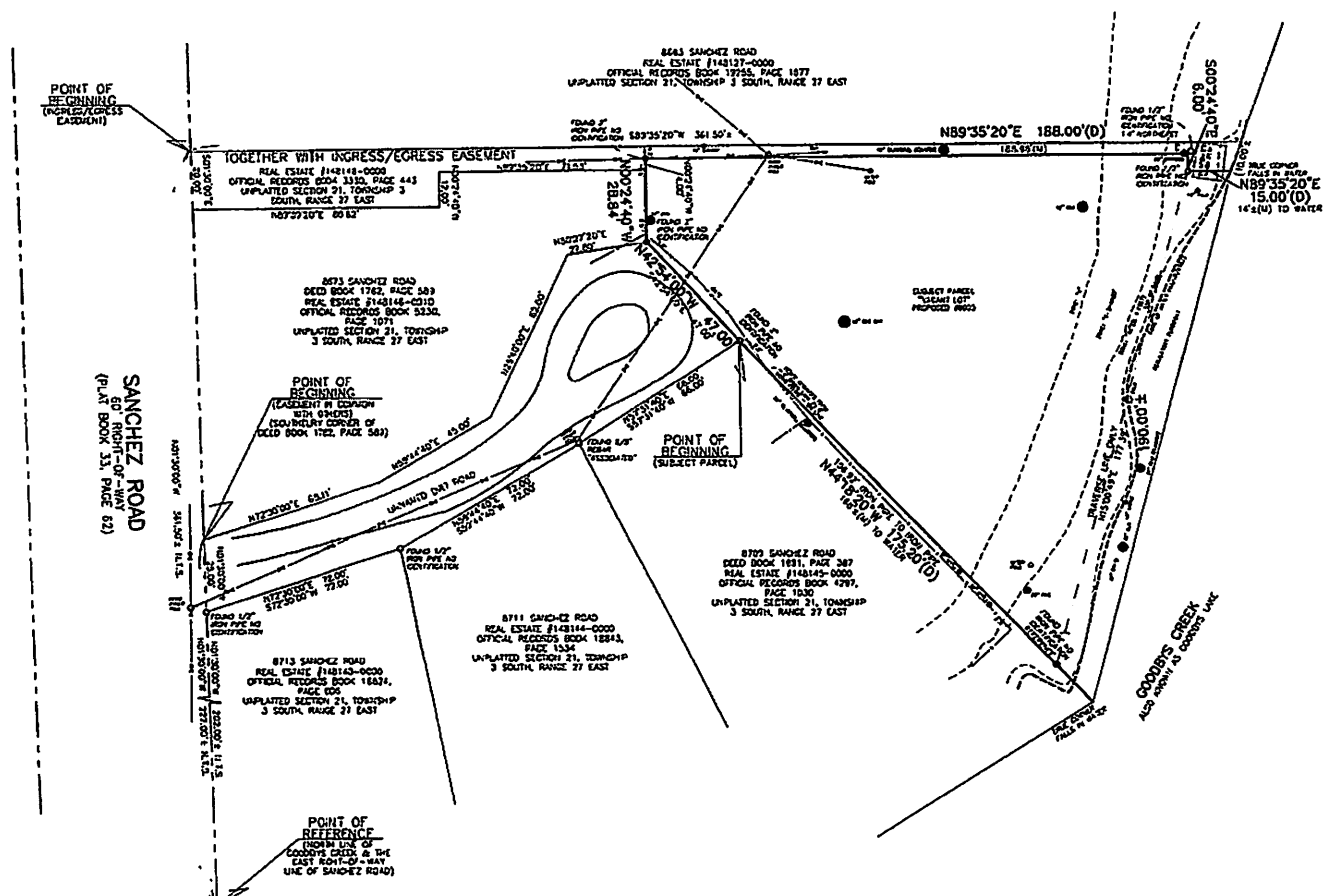
State of Florida at Large
My commission expires

MAP SHOWING BOUNDARY & TREE SURVEY OF:

REAL ESTATE #148130-0000 (LEGAL DESCRIPTION AS FURNISHED PER OFFICIAL RECORDS BOOK 18075, PAGE 404)
 PART OF THE DORCAS BLACK DONATION, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF GOODBY'S CREEK, COMMONLY KNOWN AS GOODBY'S LAKE, AND THE EAST RIGHT-OF-WAY LINE OF SANCHEZ ROAD, RUNNING NORTH 01 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SANCHEZ ROAD 202.00 FEET, MORE OR LESS, TO AN IRON PIPE; THENCE NORTH 72 DEGREES 30 MINUTES 00 SECONDS EAST 72.00 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 40 SECONDS EAST 72.00 FEET TO A POINT; THENCE NORTH 57 DEGREES 31 MINUTES 40 SECONDS EAST A DISTANCE OF 64.00 FEET TO A POINT; THE POINT OF BEGINNING; SAID POINT OF BEGINNING ALSO BEING THE MOST NORTHERLY CORNER OF LANDS CONVEYED TO CHARLES W. HENDERSHOT AND LORENZ A. HENDERSHOT, HIS WIFE, BY DEED RECORDED IN DEED BOOK 1891, PAGE 307; THENCE RUN NORTH 43 DEGREES 54 MINUTES 00 SECONDS WEST A DISTANCE OF 47.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 24 MINUTES 40 SECONDS WEST A DISTANCE OF 28.54 FEET TO A POINT; THENCE RUN NORTH 09 DEGREES 33 MINUTES 20 SECONDS EAST A DISTANCE OF 109.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 24 MINUTES 40 SECONDS EAST A DISTANCE OF 15.00 FEET TO THE WATERS OF SAID GOODBY'S CREEK, COMMONLY KNOWN AS GOODBY'S LAKE; THENCE RUN SOUTH AND SOUTHWEST ALONG THE MEANDERING OF SAID GOODBY'S CREEK A DISTANCE OF 190.00 FEET, MORE OR LESS, TO A POINT WHERE THE WATERS OF GOODBY'S CREEK ARE INTERSECTED BY A LINE WHICH RUNS SOUTH 44 DEGREES 18 MINUTES 20 SECONDS EAST FROM THE POINT OF BEGINNING; SAID LINE BEING THE NORTHEASTERLY BOUNDARY LINE OF LANDS CONVEYED TO CHARLES W. HENDERSHOT AND LORENZ A. HENDERSHOT, HIS WIFE, BY DEED RECORDED IN DEED BOOK 1691, PAGE 387; THENCE RUN NORTH 44 DEGREES 18 MINUTES 20 SECONDS WEST A DISTANCE OF 175.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY MADE BY R. L. CRADDOCK & CO., DATED AUGUST 17, 1935.

SUBJECT TO AN EASEMENT, IN CONNECTION WITH OTHERS BEING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:
 THAT CERTAIN PEECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL, STATE OF FLORIDA, KNOWN AND DESCRIBED AS A PART OF THE DORCAS BLACK DONATION, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF GOODBY'S CREEK (COMMONLY KNOWN AS GOODBY'S LAKE) AND THE EASTERN RIGHT-OF-WAY LINE OF SANCHEZ ROAD; THENCE NORTH 01 DEGREES 30 MINUTES 00 SECONDS WEST ALONG THE EASTERN RIGHT OF WAY LINE OF SAID SANCHEZ ROAD, 351.50 FEET MORE OR LESS TO AN IRON PIPE; FOR THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE EASTERN RIGHT OF WAY LINE OF SAID SANCHEZ ROAD, 20.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS EAST, 88.82 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 40 SECONDS WEST, 12.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS EAST, 71.55 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 40 SECONDS WEST, 4.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS EAST, 6.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS EAST, 15.00 FEET TO THE WATERS OF GOODBY'S LAKE; THENCE IN A NORTHERLY DIRECTION ALONG THE BANKS OF SAID GOODBY'S LAKE FOLLOWING THE MEANDERING THEREOF 10.00 FEET MORE OR LESS TO A POINT WHICH BEARS NORTH 80 DEGREES 30 MINUTES 20 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 35 MINUTES 20 SECONDS WEST, 301.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT IN CONNECTION WITH OTHERS OVER THAT CERTAIN PEECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL AND STATE OF FLORIDA, KNOWN AND DESCRIBED AS A PART OF THE DORCAS BLACK DONATION, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF GOODBY'S CREEK (COMMONLY KNOWN AS GOODBY'S LAKE) AND THE EASTERN RIGHT-OF-WAY LINE OF SANCHEZ ROAD, 351.50 FEET MORE OR LESS TO AN IRON PIPE; FOR THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 30 MINUTES 00 SECONDS EAST ALONG THE EASTERN RIGHT OF WAY LINE OF SAID SANCHEZ ROAD, 20.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS EAST, 88.82 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 40 SECONDS WEST, 12.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS EAST, 71.55 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 40 SECONDS WEST, 4.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS EAST, 6.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS EAST, 15.00 FEET TO THE WATERS OF GOODBY'S LAKE; THENCE IN A NORTHERLY DIRECTION ALONG THE BANKS OF SAID GOODBY'S LAKE FOLLOWING THE MEANDERING THEREOF 10.00 FEET MORE OR LESS TO A POINT WHICH BEARS NORTH 80 DEGREES 30 MINUTES 20 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 35 MINUTES 20 SECONDS WEST, 301.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

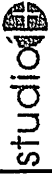


NOTES:
 1. THIS SURVEY WAS MADE BY ME AND MY ASSISTANT, AND WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
 2. THE BOUNDARY LINES SHOWN ON THIS MAP ARE BASED ON THE DATA FURNISHED TO US BY THE CLIENT.
 3. WE HAVE NOT CONDUCTED A FIELD CHECK OF THE DATA FURNISHED TO US BY THE CLIENT.
 4. WE HAVE NOT CONDUCTED A FIELD CHECK OF THE DATA FURNISHED TO US BY THE CLIENT.
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 10. WE HAVE NOT CONDUCTED A FIELD CHECK OF THE DATA FURNISHED TO US BY THE CLIENT.

CERTIFIED TO:
 ENDORSED BY THE STATE OF FLORIDA
 REGISTERED PROFESSIONAL SURVEYOR
 CHARLES W. HENDERSHOT
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

DURDEN
 SURVEYING AND MAPPING, INC.
 800 W. JAMES ROAD
 JACKSONVILLE, FLORIDA 32209
 (904) 733-8800
 FAX (904) 733-8800
 LICENSED SURVEYORS NO. 6494

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE
 STANDARDS OF PRACTICE AS SET FORTH IN
 THE FLORIDA BOARD OF LAND SURVEYING PRACTICE
 ACT AND RULES, FLORIDA STATUTES AND CHAPTERS
 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



ARCHITECT:
 ARCHITECT:
 2701 W. UNIVERSITY AVENUE
 JACKSONVILLE, FLORIDA 32217
 PHONE: (904) 239-1234
 FAX: (904) 239-1235
 WWW: WWW.STUDIOARCHITECT.COM



PROJECT:
 DESIGNER:
 DATE:

ENVISION
 CUSTOM HOMES

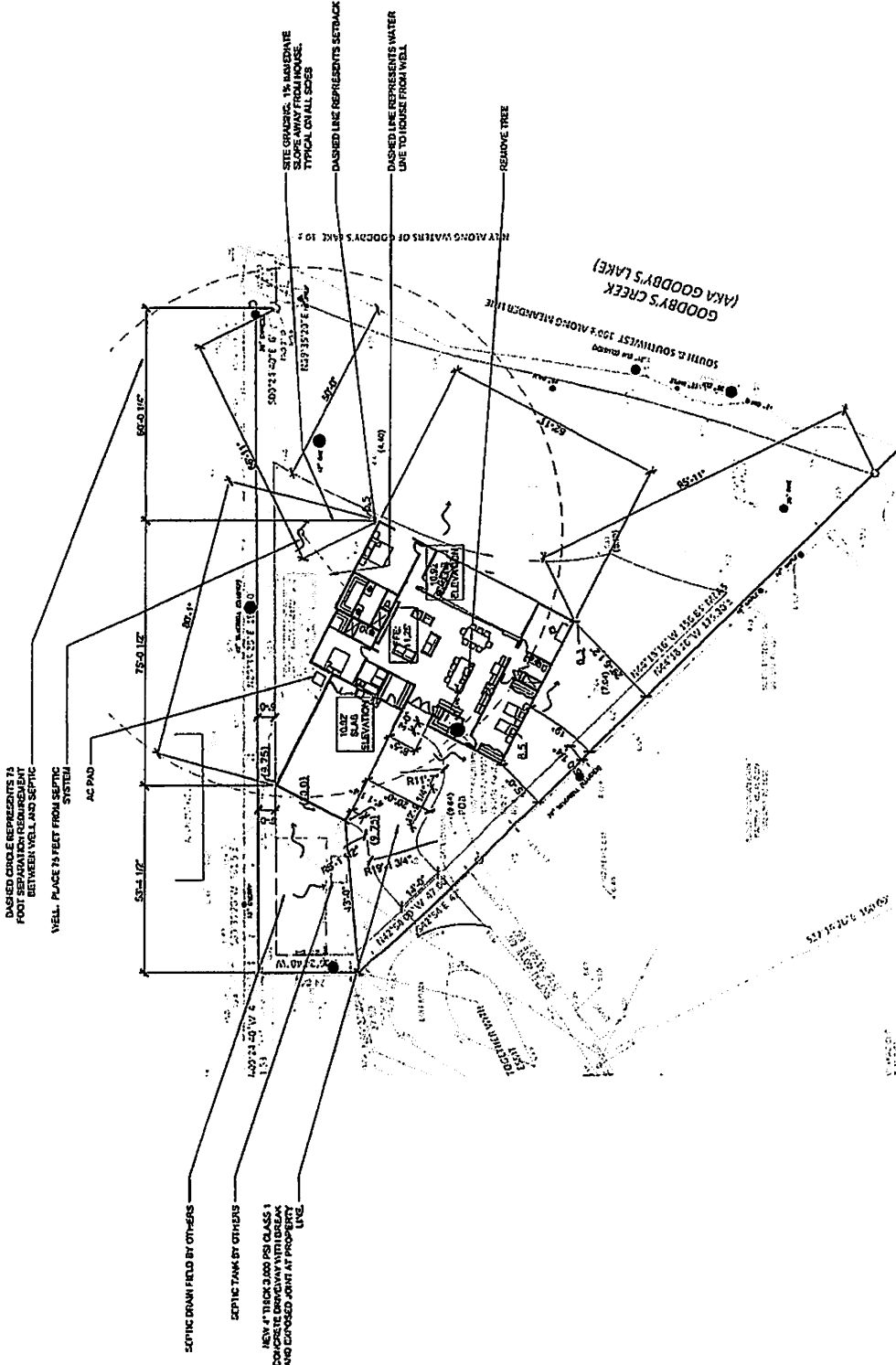
RE: LOPEZ RESIDENCE
 148139-0000
 JACKSONVILLE, FL 32217
 MAP, CITY OF JACKSONVILLE

PROJECT:
 DATE: 08/01/2008
 DRAWN FOR: C.A. PEREZ

SHEET NO.: 1
 PROJECT NAME: NEW SITE PLAN
 SCALE: AS SHOWN

SHEET NO.: 1
 PROJECT NAME: NEW SITE PLAN
 SCALE: AS SHOWN

- SITE NOTES**
1. OPEN LOT AREA 8,000 SQ. FT.
 2. MAX. ALLOWED LOT AREA 27,174 SQ. FT.
 3. ACTUAL HEIGHT 18'-22.75'
 4. ACTUAL HEIGHT 18'-22.75'
 5. REAR SETBACK 10 FEET
 6. FRONT SETBACK 20 FEET
 7. DRIVEWAY SETBACK 20 FEET
 8. DRIVEWAY 8'-0" WIDE CONCRETE = 421 SQ. FT.
 9. DRIVEWAY 8'-0" WIDE CONCRETE = 421 SQ. FT.
 10. ACTUAL USE 0.5A
 11. MAX. USE 0.5A
 12. ACTUAL USE 0.5A
 13. PROJECT SCOPE: NEW SINGLE FAMILY RESIDENCE ONE STORY WITH ONE EXISTING SEPTIC TUBE REMOVED, NEW SEPTIC AND WELL.



NEW SITE PLAN
 SCALE: AS SHOWN

Prepared By:

Gibraltar Title Services, LLC
Attn: Tahnya Gary
4190 Belfort Road, Suite 475
Jacksonville, FL 32216

Return To:

Gibraltar Title Services, LLC
Attn: David Ubbens
4190 Belfort Road, Suite 475
Jacksonville, FL 32216

Order No.: GTS-2160889

Property Appraiser's Parcel I.D. (folio) Number:
148139-0000

WARRANTY DEED

THIS WARRANTY DEED dated August 10, 2021, by Darrell L. Butcher and Elizabeth Montney Butcher, husband and wife, whose post office address is 2478 Castellon Drive, Jacksonville, Florida 32217-2602 (the "Grantor"), to Marie Suzette Lopez, a married person, whose post office address is 4949 Tiger Lily Lane, Jacksonville, Florida, 32257-8196 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Duval, State of Florida, viz:

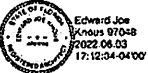
SEE EXHIBIT "A" FOR LEGAL DESCRIPTION ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2020.



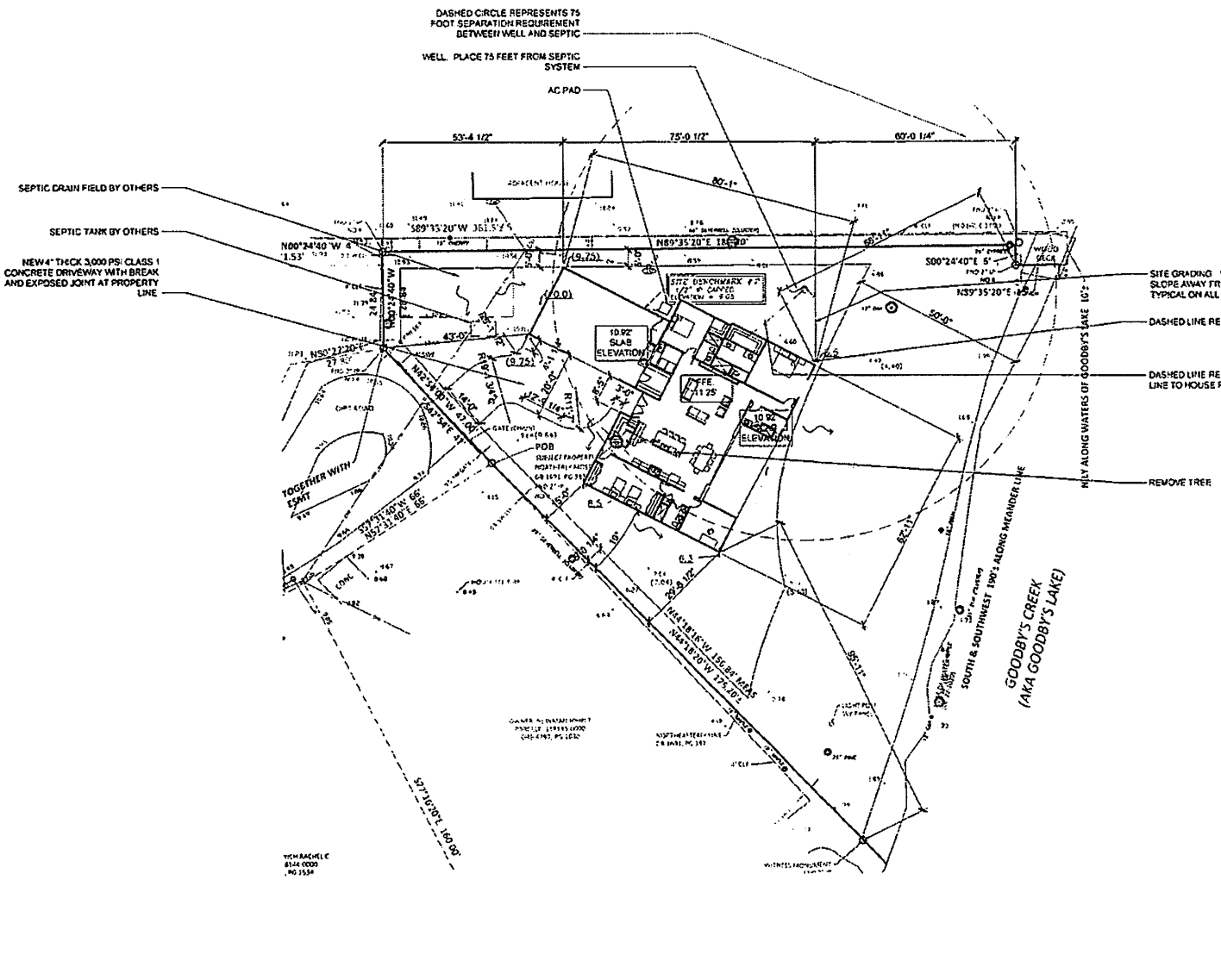
LOPEZ RESIDENCE
 RE: 1-6139 0100
 JACKSONVILLE, FL 32217
 A/E: CITY OF JACKSONVILLE

DATE ISSUED FOR: 06/01/2022 PERMITTING

JOB NUMBER: 21490
 PROJECT MANAGER:
 DRAWN BY: J. KHOUX
 APPROVED BY: J. KHOUX

SHEET TITLE:
 NEW SITE PLAN

SHEET NUMBER: REV. 1/1



- SITE NOTES
- 1 MIN LOT AREA 0.000 SF
 - 2 ACTUAL LOT AREA 21,714 SF
 - 3 MAX HEIGHT 35 FEET
 - 4 ACTUAL HEIGHT 16'-02" 7/8"
 - 5 REAR SETBACK 10 FEET
 - 6 SIDE SETBACK 5 FEET
 - 7 FRONT SETBACK 20 FEET
 - 8 BUILDING PAD = 3,609 SQ. FT.
 - 9 DRIVEWAY, SIDEWALK, CONCRETE = 401 SQ. FT.
 - 10 TOTAL IMPERVIOUS AREA = 4,410 SQ. FT.
 - 11 MAX ISR 0.55
 - 12 ACTUAL ISR 0.21
 - 13 PROJECT SCOPE NEW SINGLE FAMILY RESIDENCE ONE STORY HOUSE ON EXISTING LOT EXISTING SEPTIC TO BE REMOVED, NEW SEPTIC AND WELL.

NEW SITE PLAN
 SCALE 1/32" = 1'-0"

U:\Users\jkhoux\Documents\Dropbox\Projects\21-020 Lopez Residence\02 Design\Utilities\04\New Site 1\1\17 HEALTH DRAFT\Lopez.dwg