

Date Submitted:	1/18/22
Date Filed:	2/09/22

Application Number:	WRF-22-09
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-60	Current Land Use Category: LDR	
Council District: 4	Planning District: 2	
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): none found		
Neighborhood Associations: Southside Estates Civic Association		
Overlay: none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 2	Amount of Fee: \$1266.00	Zoning Asst. Initials: <i>CH</i>

PROPERTY INFORMATION	
1. Complete Property Address: 1674/1680 Hilltop Blvd Jacksonville FL 32246	2. Real Estate Number: Re#123072-0900/Re#123072-0930
3. Land Area (Acres): 0.41/0.28	4. Date Lot was Recorded: 6-1-2020 / 6-16-2015
5. Property Located Between Streets: West of Hilltop Blvd, East of Southside Blvd, North of Arnold Road and South of Beacon Point Drive (which is rear utility road for the Regency Park Strip Mall off Atlantic Blvd.)	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <del>200</del> 96 feet to <del>20</del> 0 feet.	
8. In whose name will the Waiver be granted? Harry Howard and Bruce Simon	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>Robin L Howard</b>	10. E-mail: <b>rhmar@hotmail.com</b>
11. Address (including city, state, zip): <b>1680 Hilltop Blvd Jacksonville FL 32246</b>	12. Preferred Telephone: <b>352-238-9851</b>

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name:	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

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

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>Bruce Simon</b>	10. E-mail: <b>rhmar@hotmail.com</b>
11. Address (including city, state, zip): <b>1674 Hilltop Blvd Jacksonville Fl. 32246</b>	12. Preferred Telephone: <b>2542898929</b>

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name: <b>Harry Howard</b>	14. E-mail: <b>rhmar@hotmail.com</b>
15. Address (including city, state, zip): <b>1680 Hilltop Blvd Jacksonville Florida 32246</b>	16. Preferred Telephone: <b>3522389851</b>

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

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

To all whom it may concern, this request is for a road Frontage Easement waiver for properties Re# 123072-0900 and Re# 123072-0930 (1674 and 1680 Hilltop Blvd) this easement waiver is needed because of a unuseable nondeveloped public road which provides frontage to enter these properties without crossing the other family owned properties. All original entry is owned by the same family. The road easement will be crushed as suggested by Zoning to match the current driveway.

#### LEGAL DESCRIPTION OF AFFECTED PROPERTIES

1 18-55 24-2S-27E .3  
2 SOUTHSIDE ESTATES UNIT NO 1 S/D  
3 N 65FT LOT 8 BLK 1

1 18-55 24-2S-27E .41  
2 SOUTHSIDE ESTATES UNIT NO 1 S/D  
3 S 90FT OF N 155FT LOT 8 BLK 1

**ATTACHMENTS**

The following attachments must accompany each copy of the application.

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

**Applicant or Agent (if different than owner)**

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

**Owner(s)**

Print name: HARRY A. HOWARD  
Signature: Harry A. Howard

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

**SUBMITTAL**

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

**Submit applications to:**

Planning and Development Department, Zoning Section  
214 North Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

**Property Ownership Affidavit - Individual**

Date: 23 March 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:

RE#(s): **123072-0930**

To Whom it May Concern:

I hereby certify that Harry A. Howard is 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 [Signature]  
Print Name: Harry A. Howard

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 23rd day of MARCH 2022, by Harry A Howard who is personally known to me or who has produced FLDL exp 3/25/27 as identification and who took an oath.



[Signature]  
Signature of NOTARY PUBLIC)  
Lori A Brown  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 02/11/26

**Property Ownership Affidavit - Individual**

Date: 23 March 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:

RE#(s): **123072-0930**

To Whom it May Concern:

I hereby certify that Robin L. Howard is the Owner of the property described in Exhibit 1 in connection with filing application(s) for

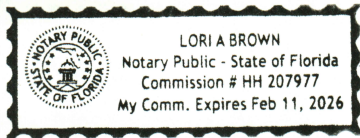
Waiver of Road Frontage submitted to the Jacksonville Planning and Development Department.

By Robin L. Howard

Print Name: ROBIN L. HOWARD

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 23<sup>rd</sup> day of MARCH 2022, by Robin L. Howard who is personally known to me or who has produced USN PET (Indef) as identification and who took an oath.



Lori A Brown  
(Signature of NOTARY PUBLIC)

Lori A Brown  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 02/11/26



**Property Ownership Affidavit - Individual**

Date: MARCH 23<sup>rd</sup> 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:

RE#(s): **123072-0900**

To Whom it May Concern:

I hereby certify that **Bruce W. Simon** is the Owner of the property described in Exhibit 1 in connection with filing application(s) for

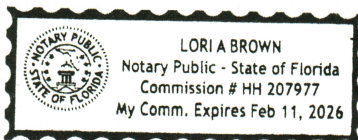
**Waiver of Road Frontage** submitted to the Jacksonville Planning and Development Department.

By *Bruce W. Simon*

Print Name: Bruce W. SIMON

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 23<sup>rd</sup> day of MARCH 2022, by Bruce W Simon who is personally known to me or who has produced FLOR exp 7/22/29 as identification and who took an oath.



*Lori A Brown*

Signature of NOTARY PUBLIC)

LORI A BROWN

(Printed name of NOTARY PUBLIC)

State of Florida at Large. My commission expires: 02/11/26

Prepared by:  
Beth Murphy  
Richard T. Morehead Title & Escrow, Inc.  
444 Third Street  
Neptune Beach, Florida 32266

File Number: 15B1573

## General Warranty Deed

Made this June 16, 2015 A.D. By **Prima Lanki Properties, Inc.**, whose post office address is: 13685 Lavnder Mist Lane, Centreville, Virginia 20120, hereinafter called the grantor, to **Harry A. Howard and Robin L. Howard, husband and wife**, whose post office address is: 8882 Mississippi Run, Weeki Wachee, Florida 34613, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Lot 8, except the West 80 feet of the South 200 feet and further except the Southerly 183 feet, (except the West 80 feet thereof) Block 1, Southside Estates Unit No. 1, a subdivision according to the plat thereof recorded at Plat Book 18, Pages 55 and 55A, in the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **123073-0000**

**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, 2014.

Prepared by:  
Beth Murphy  
Richard T. Morehead Title & Escrow, Inc.  
444 Third Street  
Neptune Beach, Florida 32266

File Number: 15B1573

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

P. Ramesh  
Witness Printed Name Puri Ramesh Padi

[Signature]  
Witness Printed Name Anoop Luthra

State of Virginia  
County of Fairfax

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June, 2015, by Logeswaran Balasingam, President of Prima Lanki Properties, Inc, who is/are personally known to me or who has produced VA Driver's License as identification.

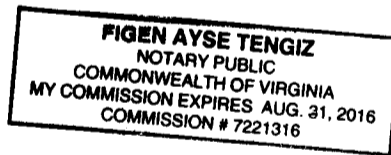
**Prima Lanki Properties, Inc.**

[Signature] (Seal)  
By: Logeswaran Balasingam

Its: **President**

Address: 13685 Lavnder Mist Lane, Centreville, Virginia 20120

[Signature]  
Notary Public  
Print Name: Figen Ayse Tengiz  
My Commission Expires: August 31, 2016



Prepared by:  
Beth Murphy  
Richard T. Morehead, Esquire  
444 Third Street  
Neptune Beach, Florida 32266

## General Warranty Deed

Made this June 1, 2020 A.D. By **Harry A. Howard and Robin L. Howard, husband and wife**, whose post office address is: 1686 Hilltop Blvd., Jacksonville, Florida 32246, hereinafter called the grantor, to **Bruce W. Simon, Sr.**, whose post office address is: 5004 James Loop, Killeen, Texas 76542, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

The Northerly 65 Feet of Lot 8, Block 1, SOUTHSIDE ESTATES UNIT NO. 1, according to the Plat thereof as recorded in Plat Book 18, Pages 55 and 55A of the current public records of Duval County, Florida.

No title evidence was requested or furnished in connection with the preparation of this instrument and no opinion, expressed or implied, is intended by the above-named scrivener as to the marketability or condition of the title to or boundaries of the property described herein.

Parcel ID Number: **123072-0900**

**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, 2019.

Prepared by:  
Beth Murphy  
Richard T. Morehead, Esquire  
444 Third Street  
Neptune Beach, Florida 32266

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

*Deborah Felice*  
Witness Printed Name Deborah Felice

*Harry A. Howard* (Seal)  
**Harry A. Howard**  
Address: 1686 Hilltop Blvd., Jacksonville, Florida 32246

*Elizabeth A. Murphy*  
Witness Printed Name ELIZABETH A. MURPHY

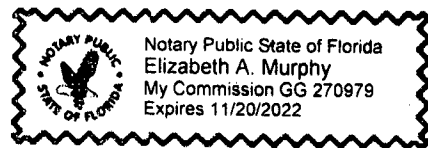
*Robin L. Howard* (Seal)  
**Robin L. Howard**  
Address: 1686 Hilltop Blvd., Jacksonville, Florida 32246

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of X physical presence or ( ) online notarization this 1<sup>st</sup> day of June, 2020, by Harry A. Howard and Robin L. Howard, husband and wife, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

*Elizabeth A. Murphy*  
Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



RICHARD T. MOREHEAD TITLE;  
ESROW INC

444 3RD ST, MELROSE BCH  
FL 32266  
**GRANT OF ACCESS EASEMENT**

This Grant of Easement Agreement dated this 20th day of AUGUST, 2021, is made by Harry A. Howard and Robin L. Howard, husband and wife (Grantor) to Bruce W. Simon, Sr. (Grantee) who resides at 5004 James Loop, Killeen, Texas 76542.

Whereas Grantor is seized in fee simple and is the present owner of a certain real property described as follows:

The East 25 Feet of the South 125 Feet of the North 190 Feet of Lot 8, Block 1, Southside Estates Unit No. 1, according to the plat thereof as recorded in Plat Book 18, Pages 55 and 55A, of the current public records of Duval County, Florida, more particularly described on that certain survey dated August 4, 2021 by Melrose Surveying and Mapping, Inc., attached hereto as Exhibit "A".

(hereinafter referred to as "Access Easement Property"); and

Whereas Grantee is the present owner of a certain real property described as follows:

The Northerly 65 Feet of Lot 8, Block 1, Southside Estates Unit No. 1, according to plat thereof as recorded in Plat Book 18, Pages 55 and 55A, of the current public records of Duval County, Florida.

said property abutting and bordering the "Access Easement Property" known as "Grantee's Property"; and

Whereas, Grantor is agreeable to granting and Grantee is in need of use and access for ingress and egress to and from Grantee's property to and from Hamilton Street over the Access Easement Property;

Now therefore, for Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, the parties agree as follows.

1. Grantor grants bargains, conveys and transfers to Grantee, his heirs assigns and successors in interest an unobstructed perpetual easement over that part of the Access Easement Property, described as:

The East 25 Feet of the South 125 Feet of the North 190

Feet of Lot 8, Block 1, Southside Estates Unit No. 1, according to the plat thereof as recorded in Plat Book 18, Pages 55 and 55A, of the current public records of Duval County, Florida.

2. This easement grant is exclusive to Grantee, his heirs, assigns, successors, tenants, employees, customers and invitees and is perpetual and shall run with the land.

3. This easement shall run only to the Grantee's land and shall not be connected to or by any other party outside of the Grantee's land. No third party beyond Grantees land shall tie into this easement access or be granted use or privileges by virtue hereof.

4. Grantor, his heirs, assigns or successors warrant to forever defend all rights to said easement unto Grantee against every person or claim to any part thereof.

5. Grantee, his heirs, assigns or successors in interest are to only use the easement for ingress and egress to and from Grantee's property and not to block, obstruct or otherwise impede traffic flow over the easement area.

6. Grantee, his heirs, assigns and successors, is to use his best efforts not to damage, destroy or cause unnecessary deterioration (except normal wear and tear) to the easement area and be responsible for any damage or unnecessary wear and tear to the easement area caused by Grantee with right of contribution for same with enforcement of lien rights and foreclosure of the easement rights for non-payment.

7. Grantee shall maintain and repair the Access Easement in a timely and workmanlike manner at Grantees expense. In the event Grantee fails to so maintain and repair the Access Easement such that Grantee's use of said easement is adversely affected, Grantee shall hold Grantor harmless for said needed repairs. Grantee shall not alter or change the grade or elevation thereon without Grantor's written consent, which consent shall be at Grantors sole discretion.

8. Grantor reserves the right to relocate or modify the Access Easement provided any such modification or relocation does not materially restrict or prevent ingress and egress to and from Grantee property or otherwise adversely affect Grantee's intended use of said easement.

9. Nothing contained herein shall be construed or interpreted to mean a grant to any public agency or governmental authority.

IN WITNESS WHEREOF the Grantor, Grantee and prior Grantee have executed this Agreement on the date first above-written.

[Signature]  
Witness Tim Kelly

[Signature]  
Harry A. Howard

[Signature]  
Witness [Signature]

[Signature]  
Robin L. Howard

[Signature]  
Witness [Signature]

[Signature]  
Bruce W. Simon, Sr.

[Signature]  
Witness

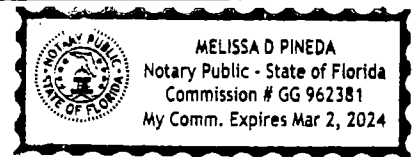
STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of August, 2021 by Harry A. Howard and Robin L. Howard, who is personally known to me or who has produced driver's license, as identification.

<sup>is</sup> Military ID

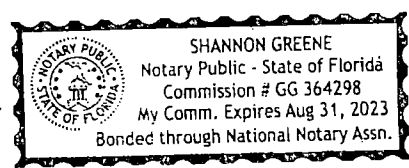
[Signature]  
Notary Public

STATE OF Florida  
COUNTY OF Duval



The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of August, 2021 by Bruce W. Simon, Sr., who is personally known to me or who has produced driver's license as identification.

[Signature]  
Notary Public





Option 1

BUYER'S NAME : SIMON

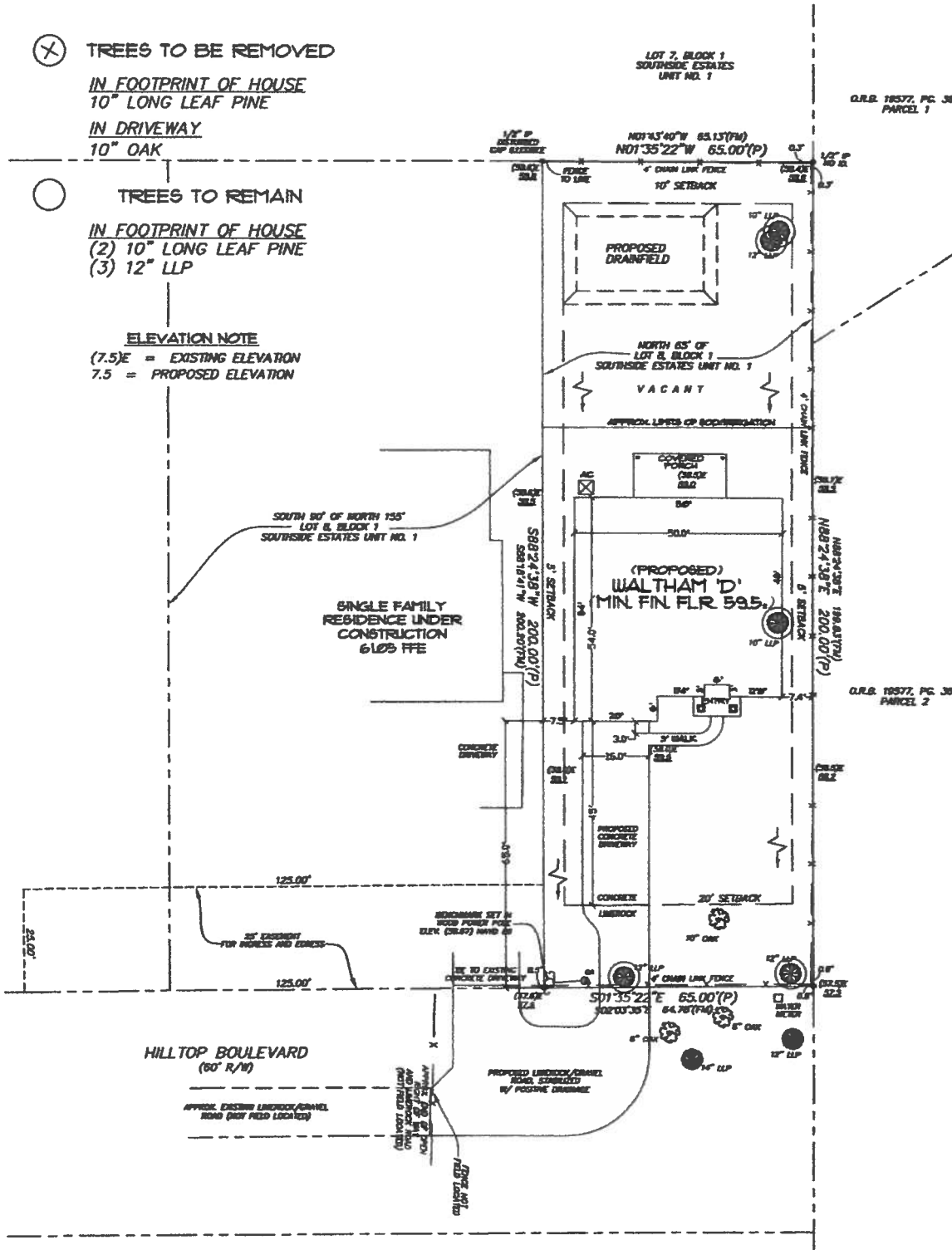
SITE PLAN OF

THE NORTHERLY 65 FEET OF LOT 8, BLOCK 1, SOUTHSIDE ESTATES UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 55 AND 55A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

- TREES TO BE REMOVED
  - IN FOOTPRINT OF HOUSE
  - 10" LONG LEAF PINE
  - IN DRIVEWAY
  - 10" OAK

- TREES TO REMAIN
  - IN FOOTPRINT OF HOUSE
  - (2) 10" LONG LEAF PINE
  - (3) 12" LLP

ELEVATION NOTE  
 (7.5)E = EXISTING ELEVATION  
 7.5 = PROPOSED ELEVATION



BUILDING COVERAGE		
COVERED SQ. FT.	LOT SQ. FT.	%
2,764	12,993	21.3%

IMPERVIOUS COVERAGE		
IMPERVIOUS SQ. FT.	LOT SQ. FT.	%
3,985	12,993	30.7%

SOD BREAK DOWN (EST.)	
TOTAL LOT AREA	12,993 SQ. FT.
IRRI TO CURB	N/A
GROSS SOD AREA	2,985 SQ. FT.
DEDUCTIONS	
FOUNDATION SLAB	1,469 SQ. FT.
CONCRETE DRIVEWAY	789 SQ. FT.
LIME ROCK DRIVEWAY	478 SQ. FT.
LEAD WALK	64 SQ. FT.
SIDEWALK AREA	N/A
PORCHES (FRONT & REAR)	263 SQ. FT.
A/C PADS & GARAGE SERVICE DOOR SLAB	9 SQ. FT.
INTERCETLAND/CONCRETE	N/A
TOTAL DEDUCTIONS	4,698 SQ. FT.
NET SOD AREA	8,388 SQ. FT.

- Elevations shown thus (58.0) refer to North American Vertical Datum of 1988, (NAVD 88).
- By Graphic plotting only, the property shown hereon lies within Zone: "X" as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 120077-12031C0383H Map Revised date : 6-3-2013

REVISED 12/6/2021 TO FLIP HOUSE

**IF DATE SHOWN IS GREATER THAN 90 DAYS OLD, DO NOT USE THIS SITEPLAN TO STAKE OUT LOT.**

LANDSCAPING NOTES & SODDING NOTES

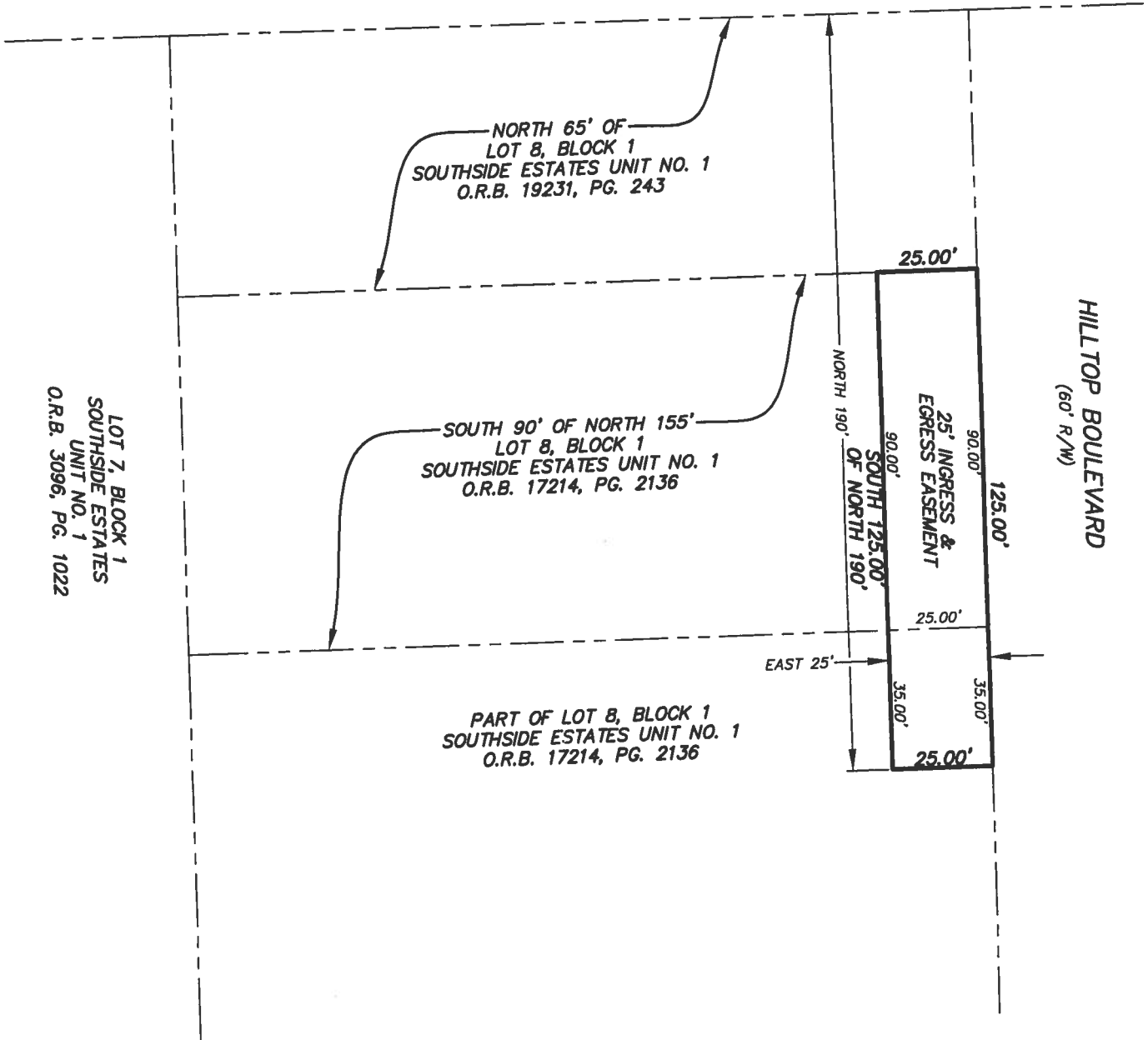
THIS LOT IS TO BE PARTIALLY SODDED WITH A TOTAL OF 10 PALLETS OF SOD, STARTING AT FRON OF LOT UNTIL SOD RUNS OUT. ANY ADDITIONAL PALLETS OF SOD WILL REQUIRE WRITTEN APPROVAL FROM THE SEDA DESIGN DEPARTMENT. ADDITIONALLY 30-3 GALLON, 25-1 GALLON PLANTS AND 3 YARDS OF MULCH ARE INCLUDED. THIS LOT WILL RECEIVE AN IRRIGATION SYSTEM (ON HOUSE METER I.E. NO SEPARATE IRRIGATION METER) WITH A MAXIMUM OF 4 ZONES. ADDITIONAL IRRIGATION ZONES WILL REQUIRE WRITTEN APPROVAL FROM THE SEDA DESIGN DEPARTMENT BEFORE PROCEEDING.

PARTIAL SOD OR FULL SOD	TOTAL PALLETS OF SOD
PARTIAL	10
TOTAL 3 GALLON PLANTS	TOTAL 1 GALLON PLANTS
30	25
TOTAL YARDS OF MULCH	TOTAL IRRIGATION ZONES
3	20

APPROXIMATE SQUARE FOOTAGE OF DRIVEWAY	APPROXIMATE SQUARE FOOTAGE OF SIDEWALK	APPROXIMATE SQUARE FOOTAGE OF WALKWAY	APPROXIMATE LOT SQUARE FOOTAGE (EXCLUDING BODIES OF WATER AND WETLANDS)
770	N/A	61	12,993

# MAP SHOWING SKETCH OF

A 25 FOOT INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 THE EAST 25 FEET OF THE SOUTH 125 FEET OF THE NORTH 190 FEET OF LOT 8, BLOCK 1, SOUTHSIDE ESTATES UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGES 55 AND 55A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

**NOTES**

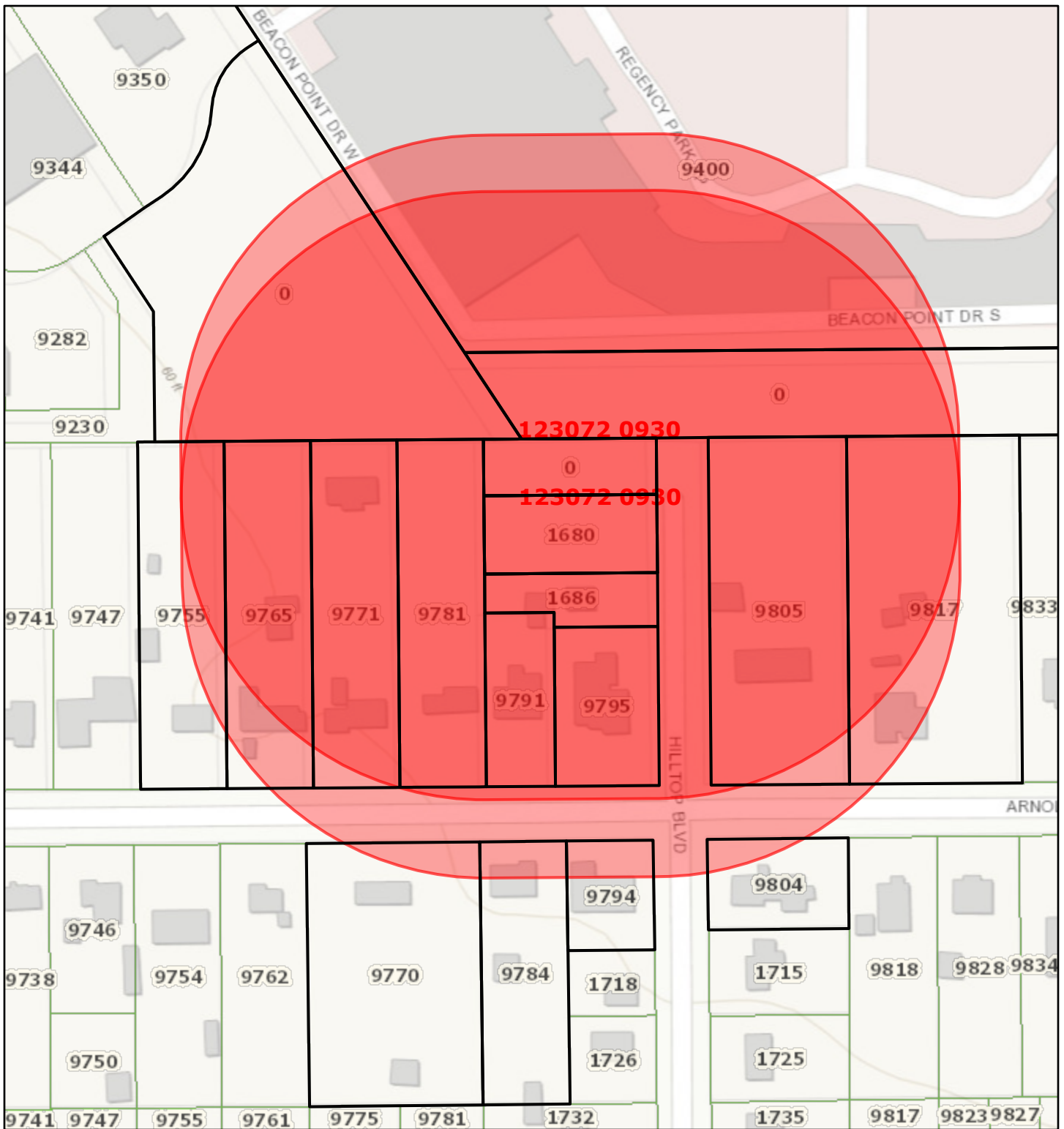
1. Bearings are based on the East line of Lot 8, Block 1 as being S01°35'22"E.
2. This is not a Boundary Survey. No field work was performed.
3. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
4. There may be Restrictions or Easements of Record evidenced by title examination that

**LEGEND**

- ⊙ DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, L.B. 8295
- DENOTES IRON PIPE FOUND (NOTED)

DATE	AUGUST 4, 2021
SCALE	1" = 40'
JOB No.	2021-293-3
F.B.	-
page	On File
Comp. File	21-293.dwg
Drawn By	ODJ

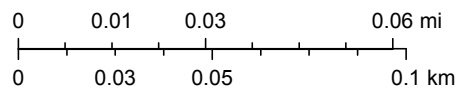
# Land Development Review



January 11, 2022

1:2,257

 Parcels



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MA	MAIL_ZIP
2	123030 0000	MY EZ STORAGE LLC		2 VIA BELLANO			PALM COAST	FL	32137
3	123093 0000	JAX HOME PRO LLC ET AL		11271 KINGSLEY MANOR WAY			JACKSONVILLE	FL	32225
4	123147 0000	SMITH BERTHA J LIFE ESTATE		9804 ARNOLD RD			JACKSONVILLE	FL	32246-8506
5	123097 0000	BREEN MICHAEL PATRICK SR		9784 ARNOLD RD			JACKSONVILLE	FL	32246-8504
6	123096 0000	DE LA ROSA DOMINGO		9794 ARNOLD RD			JACKSONVILLE	FL	32246
7	123069 0000	GARCIA EFRAIN		9755 ARNOLD RD			JACKSONVILLE	FL	32246
8	123073 0010	BOREE HOWARD A		9791 ARNOLD RD			JACKSONVILLE	FL	32246-8503
9	123071 0000	FUGATE BARBARA C		9781 ARNOLD RD			JACKSONVILLE	FL	32246-8503
10	123072 0000	WOLLITZ LILIA G TRUST		9771 ARNOLD RD			JACKSONVILLE	FL	32246
11	123030 1000	BRIXMOR IA REGENCY PARK SC LLC		C/O RYAN LLC	500 E BROWARD BLVD SUITE 1130		FORT LAUDERDALE	FL	33394
12	123073 0020	JONES JEAN		9795 ARNOLD RD			JACKSONVILLE	FL	32246-8503
13	123126 0000	GRANT SHEILA M		9817 ARNOLD RD			JACKSONVILLE	FL	32246
14	123070 0000	WOLLITZ LILIA		9771 ARNOLD RD			JACKSONVILLE	FL	32246
15	123125 0000	KELLY SAMUEL T		9805 ARNOLD RD			JACKSONVILLE	FL	32246-8505
16	123072 0970	HOWARD HARRY A		1686 HILLTOP BLVD			JACKSONVILLE	FL	32246
17		GREATER ARLINGTON/B CPAC		13823 SCHOONER POINT DR			JACKSONVILLE	FL	32225
18		SOUTHSIDE ESTATES CIVIC ASSOCIATION		9744 LILY RD			JACKSONVILLE	FL	32246-2113