

Date Submitted: 12/20/21	COMPANION APPLICATION	Application Number: WRF-21-29
Date Filed:		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-100B	Current Land Use Category: LDR	
Council District: 6	Planning District: 3	
Previous Zoning Applications Filed (provide application numbers): none		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): none found		
Neighborhood Associations: Chelsea Cove HOA, Hammond Oaks Beautif. Comm., Mandarin Garden Club, Old Mandarin Neighborhood Assoc.		
Overlay: none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1161.	Zoning Asst. Initials: ciR

Fee only / companion

PROPERTY INFORMATION	
1. Complete Property Address: 0 Flynn Rd	2. Real Estate Number: 105920 0050
3. Land Area (Acres): 2.89	4. Date Lot was Recorded: 05/22/1972
5. Property Located Between Streets: Flynn Rd and Cody Dr	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from 160 feet to 68 feet.	
8. In whose name will the Waiver be granted? Brink Realty LLC	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: William Anderson	10. E-mail: mojoandy49@aol.com
11. Address (including city, state, zip): 10468 Roxbury Ln Jacksonville, FL 32257	12. Preferred Telephone: 904-333-9843

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Alex Fink Brink Realty LLC	14. E-mail: alexmfink@me.com
15. Address (including city, state, zip): 797 Blanding Blvd Orange Park, FL 32065	16. Preferred Telephone: 407-373-3883

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> <i>i. There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> <i>ii. 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> <i>iii. 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> <i>iv. 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> <i>v. 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 lot in subject has road frontage which is only 68 feet along Flynn Road. This distance does not permit a structure to be built to the local zoning requirements. To build on this lot requires that a private drive be created off Flynn Road which will lead to the back of the lot. Towards the back of the lot is an area large enough to build single family homes. Hence the wavier of road frontage is being submitted to reduce the road frontage requirement to 0 feet as suggested by the City of Jacksonville Planning and Development Department.

Additionally, proof of valid and effective easement for access to the property on the survey which shows the parcel connects to a public road.

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		

PLANNING AND DEVELOPMENT DEPARTMENT

FILING FEES

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

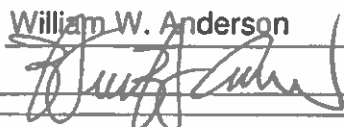

Base Fee	Public Notices	Advertisement
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

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 Planning Commission. 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)	Applicant or Agent (if different than owner)
Print name: <u>William W. Anderson</u>	Print name: <u>Alex Fink</u>
Signature: 	Signature: 
Owner(s)	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>
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

PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

last update: 1/10/2017

Property Ownership Affidavit - Individual

Date: 11/17/21

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):

To Whom it May Concern:

I, William Anderson hereby certify that William Anderson
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for
Zoning Variance submitted to the
Jacksonville Planning and Development Department.

By [Signature]
Print Name: William Anderson

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or
 online notarization, this 17 day of November 2021, by
William Anderson, as _____, of
_____, a _____ corporation, who is
personally known to me or who has produced FL DL as identification
and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)

Carla Duenas
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 3/26/23

Agent Authorization – Individual

Date: 11/17/21

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: O Flynn Rd Jacksonville, FL 32223

RE#(s): 105920 -0050

To Whom it May Concern:

You are hereby advised that William Anderson, as owner of O Flynn Rd hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Alex Fink/Brink Realty LLC to act as agent to file application(s) for Zoning Variance for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By: [Signature]

Print Name: William Anderson

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 17 day of November 2021 by William Anderson, who is personally known to me or who has produced FL DL as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)

Carla Duenas
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 3/26/23

THIS INSTRUMENT PREPARED BY:

Griffin Helwig
Griffin Helwig, P. A.
One San Jose Place, Suite 31
Jacksonville, Florida 32257

Doc# 2001110797

Book: 9984

Pages: 301 - 302

Filed & Recorded

05/09/2001 04:12:25 PM

JIM FULLER

CLERK CIRCUIT COURT

DUVAL COUNTY

TRUST FUND \$ 1.50

DEED DOC STAMP \$ 16.80

RECORDING \$ 9.00

RECORD AND RETURN TO:

Mr. W. W. Anderson
10468 Roxbury Lane
Jacksonville, Florida 32257

RE PARCEL ID #: 105922-0000

BUYER'S TIN:

WARRANTY DEED

THIS WARRANTY DEED made this 21 day of March, 2000 by Geraldine West and Willie Frank McIntosh, hereinafter called Grantor, and whose address is 1401 Ferris Street, Atlantic Beach, Florida 32233-2409 to W. W. Anderson, hereinafter called Grantee and whose address is 10468 Roxbury Lane, Jacksonville, Florida 32257.

(Wherever 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 and NO/100 Dollars 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, lying and being in Duval County, Florida, viz:

A parcel of land in Government Lot 1, Section 24, Township 4 South, Range 26 East, Duval County, Florida, being a portion of the lands now owned by Robert Hartley as described in Deed Book 1615, page 186, public records of Duval County, Florida, said parcel being more particularly described as follows:

For point of reference commence at the Northeast corner of said Section 24 and run South 89 deg. 07 min. 40 sec. along the North line of said Section 24, a distance of 625.7 feet to an iron pipe for the point of beginning.

From the point of beginning continue South 89 deg. 97 min. 40 sec. West, along said section line 220 feet to a found iron pipe on North line of said Robert Hartley Lands; thence run South 0 deg. 23 min. 10 sec. East, 198 feet to South line of said Robert Hartley Lands; run thence North 89 deg 07 min. 49 sec. East, 220 feet to an iron pipe; run thence North 0 deg. 23 min. 10 sec. West, 198 feet to point of beginning.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

This instrument prepared without benefit of title examination, title insurance or attorney's opinion of title.

SUBJECT TO taxes accruing subsequent to December 31, 1999.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto 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.

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:

Witness Signature [Signature] (As to Geraldine West)

Witness Printed Signature Joe Sein

Witness Signature [Signature] (As to Geraldine West)

Witness Printed Signature Walter W. Anderson

Witness Signature [Signature] (As to Willie McIntosh)

Witness Printed Signature Robert Feeney

Witness Signature WILLIAM PRYOR (As to Willie McIntosh)

Witness Printed Signature William Pryor

Geraldine West
Geraldine West

Willie Frank McIntosh
Willie Frank McIntosh

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of April, 2000 ²⁰⁰¹ by Geraldine West. She is personally known to me or has produced FLDL # H674-280-34-845-0 as identification.

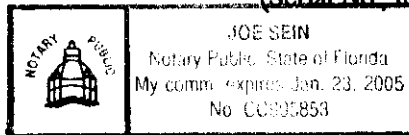
Notary Public, State and County Aforesaid

Notary Signature [Signature]

Notary Printed Signature Joe Sein

Personal Member
(Title or Rank)

(Serial No. if any)



State of ~~Florida~~ New Jersey

County of ~~Duval~~ Hudson

The foregoing instrument was acknowledged before me this 21st day of March, 2001, by Willie Frank McIntosh. He is personally known to me or has produced Drum's Invoice # M15947850002272 as identification.

Notary Public, State and County aforesaid.

Notary Signature [Signature]

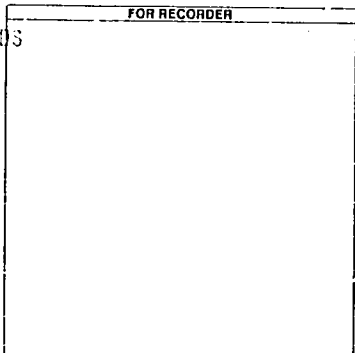
Notary Printed Signature Linda Richmond

LINDA RICHMOND
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 7, 2003

THIS INSTRUMENT PREPARED BY:
Griffin Helwig
Helwig & Fagan, P. A.
3030 Hartley Road, Suite 190
Jacksonville, Florida 32257

RECORD AND RETURN TO:
Mr. Walter Anderson
10468 Rocksbury Lane
Jacksonville, Florida 32257

RE PARCEL ID #: 105920-0000
BUYER'S TIN:



12

WARRANTY DEED

THIS WARRANTY DEED made this 18th day of July, 1994 by Robert Hartley, a single man, hereinafter called Grantor, and whose address is 2790 Orange Pickers Road, Jacksonville, Florida 32223 to Walter W. Anderson and William W. Anderson, as Joint tenants with the right of survivorship, hereinafter called Grantee and whose address is 10468 Rocksbury Lane, Jacksonville, Florida 32257.

(Wherever 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 and NO/100 Dollars 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, lying and being in Duval County, Florida, viz:

Part of Lot 1 as recorded in Deed Book 1615, page 186, except that part in Flynn Road and that part recorded in Official Records Volume 2485, page 980, Official Records Volume 2498, page 47, and Official Records Volume 3726, page 739, in Section 24, Township 4 South, Range 26 East, current public records of Duval County, Florida.

This Instrument prepared without benefit of title examination, title insurance or attorney's opinion of title.

5250
1088959
Cheryl Corbett

SUBJECT TO taxes accruing subsequent to December 31, 1993.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto 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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

OFFICIAL RECORDS

Signed, sealed and delivered in our presence:

Griffin Helwig
Witness Signature
Griffin Helwig

Robert Hartley
Robert Hartley

Witness Printed Signature

Julie D. Graham
Witness Signature

Julie D. Graham
Witness Printed Signature

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of July, 1994 by Robert Hartley, a single man who produced a Florida Driver's License as identification and who did not take an oath.

Notary Public, State and County Aforesaid

Griffin Helwig
Notary Signature
Griffin Helwig

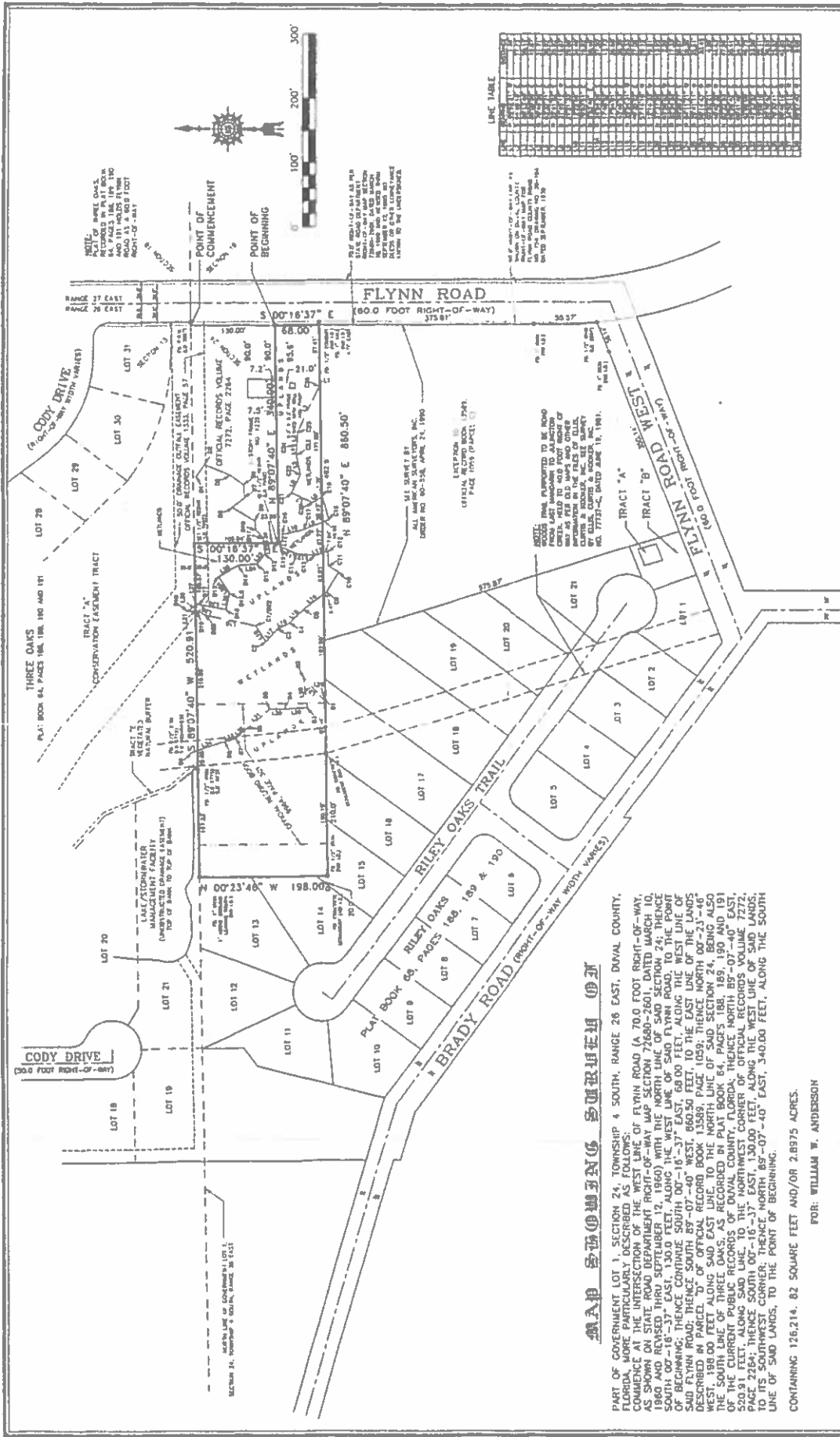
(Title or Rank)

Notary Printed Signature

(Serial No., if any)



GRIFFIN HELWIG
My Commission CC368718
Expires Jun. 25, 1998
Bonded by AFB
800 852 5878



LINE TABLE

LINE NO.	BEARING	DISTANCE	CUMULATIVE DISTANCE
1	N 89°07'40" E	880.50'	880.50'
2	S 00°16'37" E	375.91'	1256.41'
3	S 00°16'37" E	375.91'	1632.32'
4	N 89°07'40" E	880.50'	2512.82'
5	S 00°16'37" E	375.91'	2888.73'
6	S 00°16'37" E	375.91'	3264.64'
7	N 89°07'40" E	880.50'	4145.14'
8	S 00°16'37" E	375.91'	4521.05'
9	S 00°16'37" E	375.91'	4896.96'
10	N 89°07'40" E	880.50'	5777.46'
11	S 00°16'37" E	375.91'	6153.37'
12	S 00°16'37" E	375.91'	6529.28'
13	N 89°07'40" E	880.50'	7409.78'
14	S 00°16'37" E	375.91'	7785.69'
15	S 00°16'37" E	375.91'	8161.60'
16	N 89°07'40" E	880.50'	9042.10'
17	S 00°16'37" E	375.91'	9418.01'
18	S 00°16'37" E	375.91'	9793.92'
19	N 89°07'40" E	880.50'	10674.42'
20	S 00°16'37" E	375.91'	11050.33'
21	S 00°16'37" E	375.91'	11426.24'
22	N 89°07'40" E	880.50'	12306.74'
23	S 00°16'37" E	375.91'	12682.65'
24	S 00°16'37" E	375.91'	13058.56'
25	N 89°07'40" E	880.50'	13939.06'
26	S 00°16'37" E	375.91'	14314.97'
27	S 00°16'37" E	375.91'	14690.88'
28	N 89°07'40" E	880.50'	15571.38'
29	S 00°16'37" E	375.91'	15947.29'
30	S 00°16'37" E	375.91'	16323.20'
31	N 89°07'40" E	880.50'	17203.70'
32	S 00°16'37" E	375.91'	17579.61'
33	S 00°16'37" E	375.91'	17955.52'
34	N 89°07'40" E	880.50'	18836.02'
35	S 00°16'37" E	375.91'	19211.93'
36	S 00°16'37" E	375.91'	19587.84'
37	N 89°07'40" E	880.50'	20468.34'
38	S 00°16'37" E	375.91'	20844.25'
39	S 00°16'37" E	375.91'	21220.16'
40	N 89°07'40" E	880.50'	22100.66'
41	S 00°16'37" E	375.91'	22476.57'
42	S 00°16'37" E	375.91'	22852.48'
43	N 89°07'40" E	880.50'	23732.98'
44	S 00°16'37" E	375.91'	24108.89'
45	S 00°16'37" E	375.91'	24484.80'
46	N 89°07'40" E	880.50'	25365.30'
47	S 00°16'37" E	375.91'	25741.21'
48	S 00°16'37" E	375.91'	26117.12'
49	N 89°07'40" E	880.50'	27002.62'
50	S 00°16'37" E	375.91'	27378.53'
51	S 00°16'37" E	375.91'	27754.44'
52	N 89°07'40" E	880.50'	28634.94'
53	S 00°16'37" E	375.91'	29010.85'
54	S 00°16'37" E	375.91'	29386.76'
55	N 89°07'40" E	880.50'	30267.26'
56	S 00°16'37" E	375.91'	30643.17'
57	S 00°16'37" E	375.91'	31019.08'
58	N 89°07'40" E	880.50'	31904.58'
59	S 00°16'37" E	375.91'	32280.49'
60	S 00°16'37" E	375.91'	32656.40'
61	N 89°07'40" E	880.50'	33536.90'
62	S 00°16'37" E	375.91'	33912.81'
63	S 00°16'37" E	375.91'	34288.72'
64	N 89°07'40" E	880.50'	35169.22'
65	S 00°16'37" E	375.91'	35545.13'
66	S 00°16'37" E	375.91'	35921.04'
67	N 89°07'40" E	880.50'	36801.54'
68	S 00°16'37" E	375.91'	37177.45'
69	S 00°16'37" E	375.91'	37553.36'
70	N 89°07'40" E	880.50'	38433.86'
71	S 00°16'37" E	375.91'	38809.77'
72	S 00°16'37" E	375.91'	39185.68'
73	N 89°07'40" E	880.50'	40066.18'
74	S 00°16'37" E	375.91'	40442.09'
75	S 00°16'37" E	375.91'	40818.00'
76	N 89°07'40" E	880.50'	41703.50'
77	S 00°16'37" E	375.91'	42079.41'
78	S 00°16'37" E	375.91'	42455.32'
79	N 89°07'40" E	880.50'	43335.82'
80	S 00°16'37" E	375.91'	43711.73'
81	S 00°16'37" E	375.91'	44087.64'
82	N 89°07'40" E	880.50'	44968.14'
83	S 00°16'37" E	375.91'	45344.05'
84	S 00°16'37" E	375.91'	45719.96'
85	N 89°07'40" E	880.50'	46600.46'
86	S 00°16'37" E	375.91'	46976.37'
87	S 00°16'37" E	375.91'	47352.28'
88	N 89°07'40" E	880.50'	48232.78'
89	S 00°16'37" E	375.91'	48608.69'
90	S 00°16'37" E	375.91'	48984.60'
91	N 89°07'40" E	880.50'	49865.10'
92	S 00°16'37" E	375.91'	50241.01'
93	S 00°16'37" E	375.91'	50616.92'
94	N 89°07'40" E	880.50'	51497.42'
95	S 00°16'37" E	375.91'	51873.33'
96	S 00°16'37" E	375.91'	52249.24'
97	N 89°07'40" E	880.50'	53129.74'
98	S 00°16'37" E	375.91'	53505.65'
99	S 00°16'37" E	375.91'	53881.56'
100	N 89°07'40" E	880.50'	54762.06'

AMENDED: MARCH 25, 2017 TO LOCATE ADDITIONAL WETLAND FLAGS.

ECK LAND SURVEYORS, INC.
 REGISTERED PROFESSIONAL SURVEYORS
 14020 W. UNIVERSITY BLVD. SUITE 200
 JACKSONVILLE, FLORIDA 32217
 (904) 368-4335 FAX (904) 368-8887
 www.eckland.com

RECORDED UNDER 1611

LEGEND:
 ○ CONCRETE CURBSTONE
 ○ WITH TOP ON GROUND
 ○/○ EXISTING ELECTRIC
 ○/○ OVERHEAD ELECTRIC
 ○/○ CROSS-OUT IN CONCRETE
 ○/○ FENCE

GENERAL NOTES:
 1) This is a boundary survey.
 2) The subject of this instrument is the subdivision of the land described in the instrument.
 3) The boundaries are shown as shown on the instrument.
 4) The instrument was prepared by the Surveyor and Engineer.
 5) The instrument was recorded in the Public Records of Duval County, Florida, on the date shown on the instrument.

SCALE: 1"=100' DATE: 1/5/17 FIELD BOOK: 78... PAGE: 5 DRAFTSMAN: H.G.E. CHECKER: J.S.-05 - C

PART OF GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE WEST LINE OF FLYNN ROAD (A 70.0 FOOT RIGHT-OF-WAY, AS SHOWN ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72680-2601, DATED MARCH 10, 1960 AND REVERSED THRU SEPTEMBER 12, 1960) WITH THE NORTH LINE OF SAID SECTION 24; THENCE SOUTH 00°-18'-37" EAST, 130.0 FEET, TO THE WEST LINE OF SAID FLYNN ROAD; TO THE POINT OF BEGINNING; THENCE SOUTH 89°-07'-40" WEST, 880.50 FEET, TO THE EAST LINE OF SAID SECTION 24; THENCE SOUTH 00°-23'-46" WEST, 198.00 FEET, TO THE WEST LINE OF SAID SECTION 24, BEING ALSO DESCRIBED IN PARCEL 'D' OF OFFICIAL RECORD BOOK 13589, PAGE 1059; THENCE NORTH 00°-23'-46" WEST, 188.00 FEET ALONG SAID EAST LINE, TO THE NORTH LINE OF SAID SECTION 24, BEING ALSO OF THE SOUTH LINE OF THREE OAKS, AS RECORDED IN PLAT BOOK 64, PAGES 188, 189 AND 191 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89°-07'-40" EAST, 130.0 FEET, TO THE WEST LINE OF SAID SECTION 24; THENCE SOUTH 00°-18'-37" EAST, 130.00 FEET, TO THE WEST LINE OF SAID SECTION 24; THENCE SOUTH 00°-18'-37" EAST, 130.00 FEET, TO THE WEST LINE OF SAID SECTION 24; THENCE NORTH 89°-07'-40" EAST, 340.00 FEET, ALONG THE SOUTH LINE OF SAID LANDS, TO THE POINT OF BEGINNING.

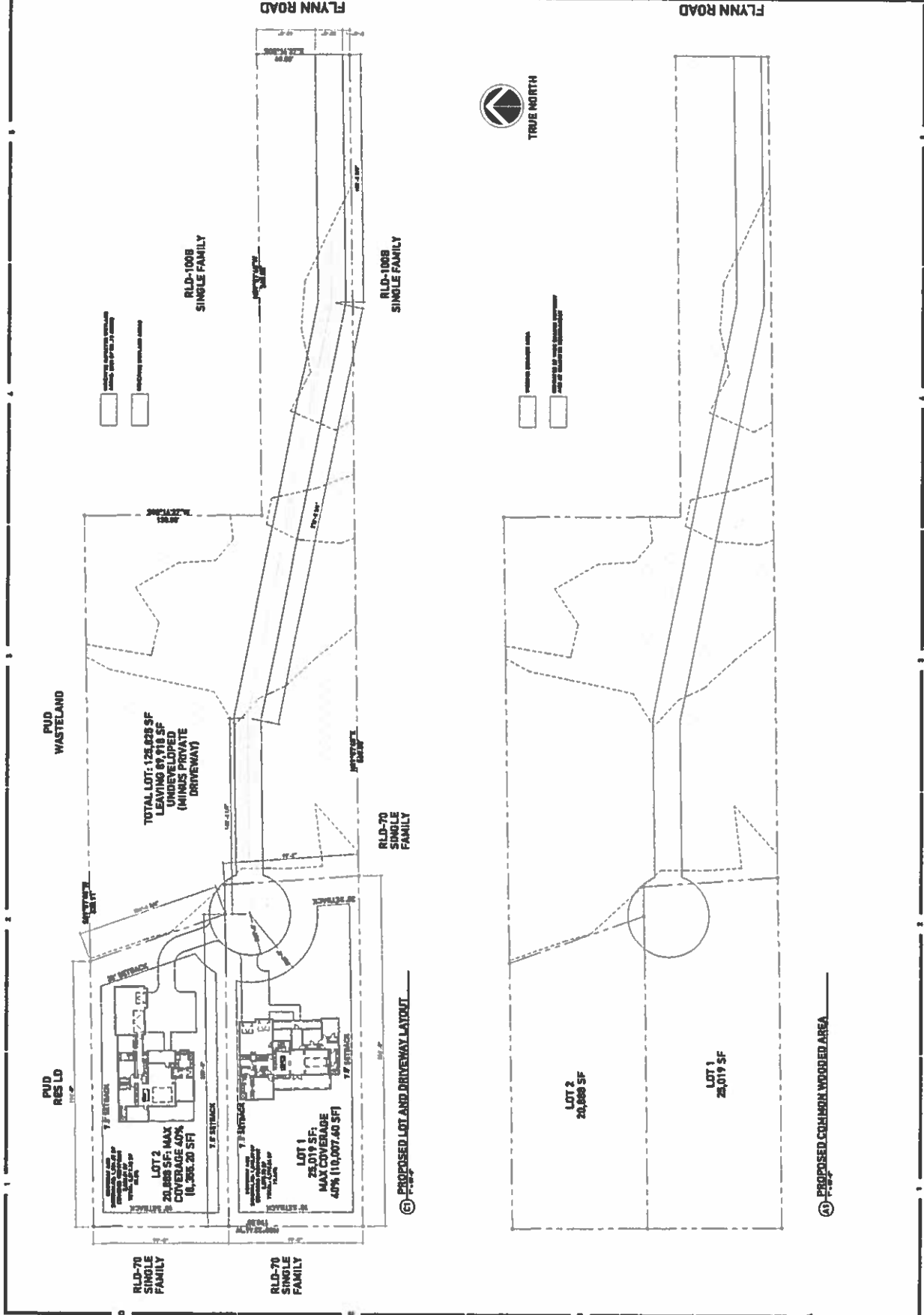
CONTAINING 126,214. 82 SQUARE FEET AND/OR 2.8975 ACRES.

FOR: WILLIAM W. ANDERSON

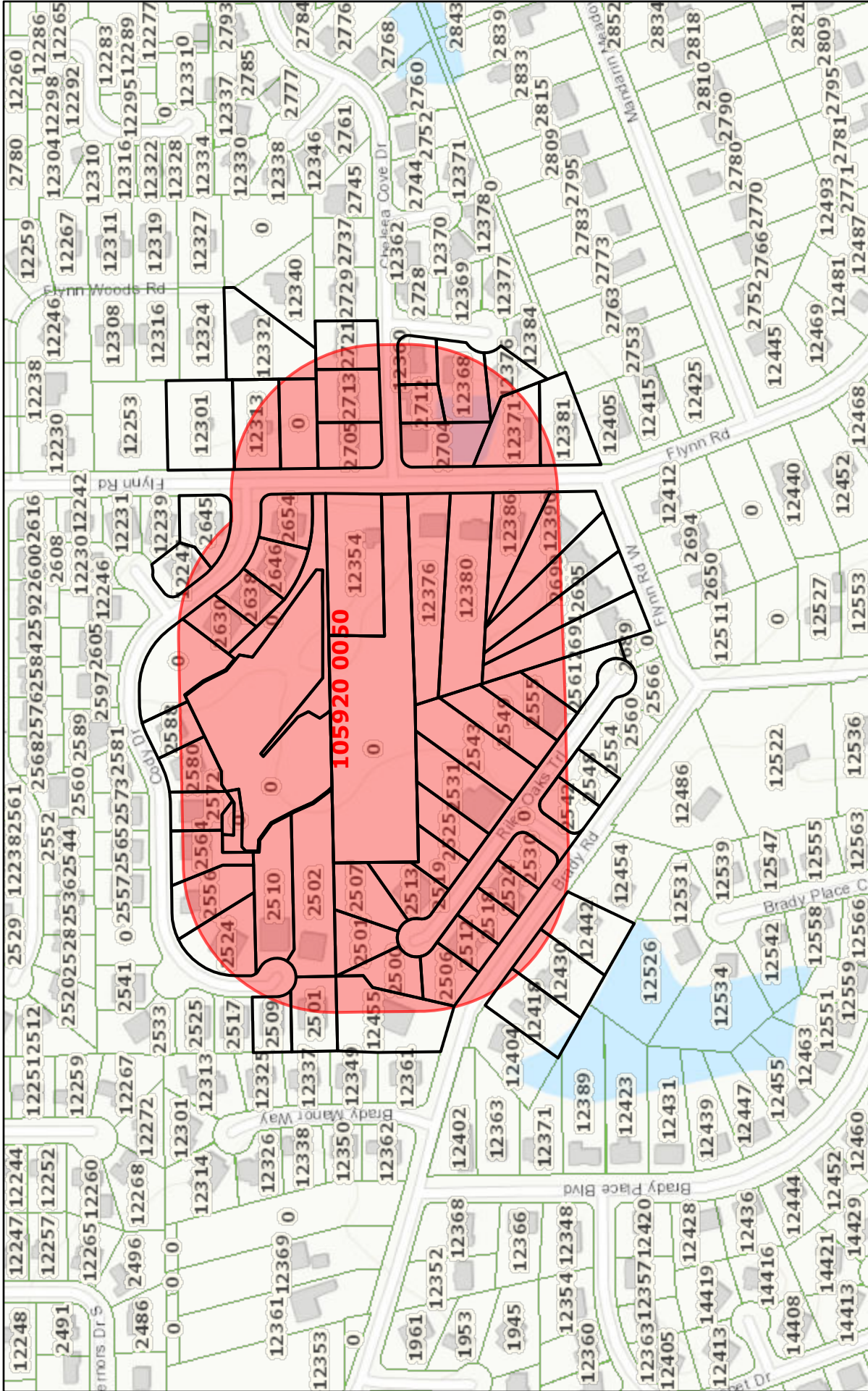
ADDITIONAL GENERAL NOTES:
 5) DESCRIPTION PREPARED BY THE UNDERSIGNED.
 6) THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF FOOTINGS AND UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.
 7) JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.
 8) WETLANDS MARKED BY PEACOCK CONSULTING GROUP LLC, AND FIELDS LOCATED BY ECK LAND SURVEYORS.
 TOTAL WETLANDS 43,238.89 SQUARE FEET, AND / OR 1.043 ACRES.
 TOTAL WETLANDS 80,753.968 SQUARE FEET, AND / OR 1.834 ACRES.



Item	Description	Area
1	Lot 1	25,019 SF
2	Lot 2	20,088 SF
3	Proposed Common Wooded Area	

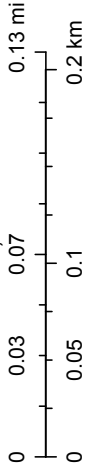


Land Development Review



December 3, 2021

1:4,514



Parcels

On File

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MA_MAIL_CITY	MAIL_ST	MAIL_ZIP
158191 1170	ANDERSON DARIA		12368 FISHERMANS WHARF CT		JACKSONVILLE	FL	32223
158164 0030	ANDERSON VERONICA		12301 FLYNN RD		JACKSONVILLE	FL	32223-2611
105920 0010	ANDERSON VERONICA		12354 FLYNN RD		JACKSONVILLE	FL	32223-2612
105920 0050	ANDERSON WILLIAM W		10468 ROXBURY LN		JACKSONVILLE	FL	32257
105931 0595	BARDI ROBERT CHARLES		2543 RILEY OAKS TRL		JACKSONVILLE	FL	32223
105739 0680	BESSING SUSAN MARIE		2572 CODY DR		JACKSONVILLE	FL	32223
158168 0150	BOLDAN KOLASSA TRUST		12332 FLYNN WOODS RD		JACKSONVILLE	FL	32223-8613
105931 0550	BONAVENTURA LIVING TRUST		2512 RILEY OAKS TRL		JACKSONVILLE	FL	32223
158191 1165	BOYER VANESSA DARI		12376 FISHERMANS WHARF CT		JACKSONVILLE	FL	32223-2671
105931 0585	CAROLE C REICH TRUST OF 2017		2525 RILEY OAKS TRL		JACKSONVILLE	FL	32223
105931 0540	CHAMORRO JORGE ADALBERTO		2524 RILEY OAKS TRL		JACKSONVILLE	FL	32223
158191 1005	CHAVEZ MACHELL		2705 CHELSEA COVE DR		JACKSONVILLE	FL	32223-2692
	CHLSEA COVE HOA	PAUL HEEG	2784 CHELSEA COVE DR		JACKSONVILLE	FL	32223
105929 0400	CISNEROS EULOGIO LUIS		2699 W FLYNN RD		JACKSONVILLE	FL	32223
105739 0705	CROSS ADAM		2646 CODY DR		JACKSONVILLE	FL	32223
105739 0650	CUMMINS MARK A		2501 CODY DR		JACKSONVILLE	FL	32223
105739 0655	DILLON MICHAEL C		2502 CODY DR		JACKSONVILLE	FL	32223
158191 1185	DRUM RICHARD T		2704 CHELSEA COVE DR		JACKSONVILLE	FL	32223-2681
105929 0300	EDWARDS DONALD R		12376 FLYNN RD		JACKSONVILLE	FL	32223-2612
105739 0710	EDWARDS WILLIAM JAMES		2654 CODY DR		JACKSONVILLE	FL	32223
158191 1010	FERREIRA GLAUBER		2713 CHELSEA COVE DR		JACKSONVILLE	FL	32223
105931 1084	GLORIA J TRINKUNAS REVOCABLE TRUST		C/O GLORIA J TRINKUNAS	12418 BRADY RD	JACKSONVILLE	FL	32223
105931 0610	GONZALEZ CARLOS MIKEL		2561 RILEY OAKS TRL		JACKSONVILLE	FL	32223
105931 0600	HAGAN DONALD M		2549 RILEY OAKS TRL		JACKSONVILLE	FL	32223
	HAMMOCK OAKS BEAUTIFICATION COMMITTEE	RAWSON COLMAN	12094 HAMMOCK OAKS DDR		JACKSONVILLE	FL	32223
105929 0600	HIGGINS CHARLES D		12390 FLYNN RD		JACKSONVILLE	FL	32223-2612
105929 0500	HUGHES THOMAS N		12380 FLYNN RD		JACKSONVILLE	FL	32223-2612
105931 0545	HURST JASON		2518 RILEY OAKS TRL		JACKSONVILLE	FL	32223
105931 0565	HUSSEY KENNETH		2501 RILEY OAKS TRL		JACKSONVILLE	FL	32223
105931 0530	JAMES A CASH LIVING TRUST		2542 RILEY OAKS TRL		JACKSONVILLE	FL	32223
158191 1175	KAPLAN RICHARD B		12360 FISHERMANS WHARF CT		JACKSONVILLE	FL	32223-2671
105931 0555	KEMBER JESSICA REINE		2506 RILEY OAKS TRL		JACKSONVILLE	FL	32223
105921 0010	KROENERT GEORGE		12455 BRADY RD		JACKSONVILLE	FL	32223-2533
105931 0570	LEEDS KENNETH JR		2507 RILEY OAKS TRL		JACKSONVILLE	FL	32223
105929 0200	LINDA EWER REVOCABLE LIVING TRUST		12386 FLYNN RD		JACKSONVILLE	FL	32223
158191 0020	LINDAHL JAN		12381 FLYNN RD		JACKSONVILLE	FL	32223
105739 0700	MACKLIN ANDRE SR		2638 CODY DR		JACKSONVILLE	FL	32223
105739 0645	MAKHITIN DMITRY		2509 CODY DR		JACKSONVILLE	FL	32223
	MANDARIN GARDEN CLUB	STACIA SNIUGGS	2892 LORETTO RD		JACKSONVILLE	FL	32223
105739 0685	MANGUM JULIA S TRUST		2580 CODY DR		JACKSONVILLE	FL	32223
105739 0665	MARTIN BRADLEY CURTIS		2524 CODY DR		JACKSONVILLE	FL	32223
105929 0700	MASON JAMES E		2691 FLYNN RD W		JACKSONVILLE	FL	32223-5567

