

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

FEBRUARY 1, 2022

Location: 0 Bird Road
East of Wade Road

Real Estate Number(s): 106213-0000

Waiver Sought: Reduce Required Minimum Road Frontage from 80 feet to 0 feet.

Present Zoning: Residential Rural-Acre (RR-Acre)

Current Land Use Category: Rural Residential (RR)

Planning District: North, District 6

Owner/Agent: Nath Mathlin
3648 Shrewsbury Drive
Jacksonville, Florida 32226

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2021-0877** (WRF-21-24) seeks to reduce the required minimum road frontage from 80 feet to 0 feet for construction of a new single family dwelling in the Residential Rural-Acre (RR-Acre) Zoning District on 1.13+/- acres. The subject site is landlocked from Bird Road and is located behind three other parcels in a wooded area south of the right of way. The applicant has a recorded 60 foot easement that runs along the eastern property line of the subject site up to the cul-de-saq at the end of Bird Road.

A similar application to reduce the minimum road frontage from 80 to 0 was approved for 572 Bird Road in 1997. **V-97-105** approved the property for a single family dwelling to be developed, however no structure has been built on the property as of today.

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 subject property has no direct access to Bird Road. The subject site was created in 1996 and was split off from a larger tract. The applicant purchased the site in 2017 and seeks to build a home on a lot that meets every requirement of the RR-Acre Zoning District except the Road Frontage Requirement. There is a practical difficulty in that other lots in the immediate area also lack the proper road frontage and have previously been approved for relief of the requirement.

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

Yes. This request is not based exclusively upon the desire to reduce the cost of developing the site or Chapter 654. The request is based on the desire to build a new home on a vacant piece of property that meets all of the City's regulations outside of the frontage requirement.

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

Yes. The proposed waiver will not substantially diminish property values in, or alter the essential character of the area surrounding the site. Bird Road is developed with a number of lots that have easements for access. The proposed waiver will not have any more negative affect that the other similar lots throughout the 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 legal description included in the application contains language of a 60 foot easement for ingress and egress from Bird Road via the neighboring property to the east.

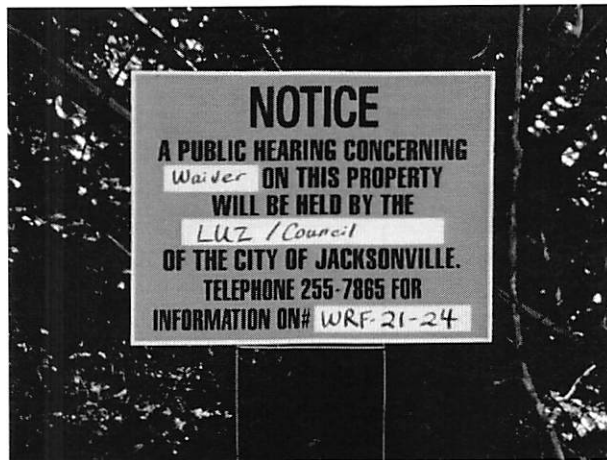
- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law?*

February 1, 2022

No. 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 laws. The proposed waiver is located at the end of the Bird Road right of way and the subject site will be behind other properties away from the right of way. It is unlikely that the waiver will have any direct impact on the public in the immediate area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on January 24, 2022 by the Planning and Development Department the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-0877 (WRF-21-24)** be **APPROVED**.



Aerial (Easement in Yellow)

Date: January 24, 2022

Source: COJ Planning & Development Department



View of the Subject Site's easement entrance.

Date: January 24, 2022

Source: COJ Planning & Development Department



View of the home on the property bordering Bird Road in front of the subject site.

Date: January 24, 2022

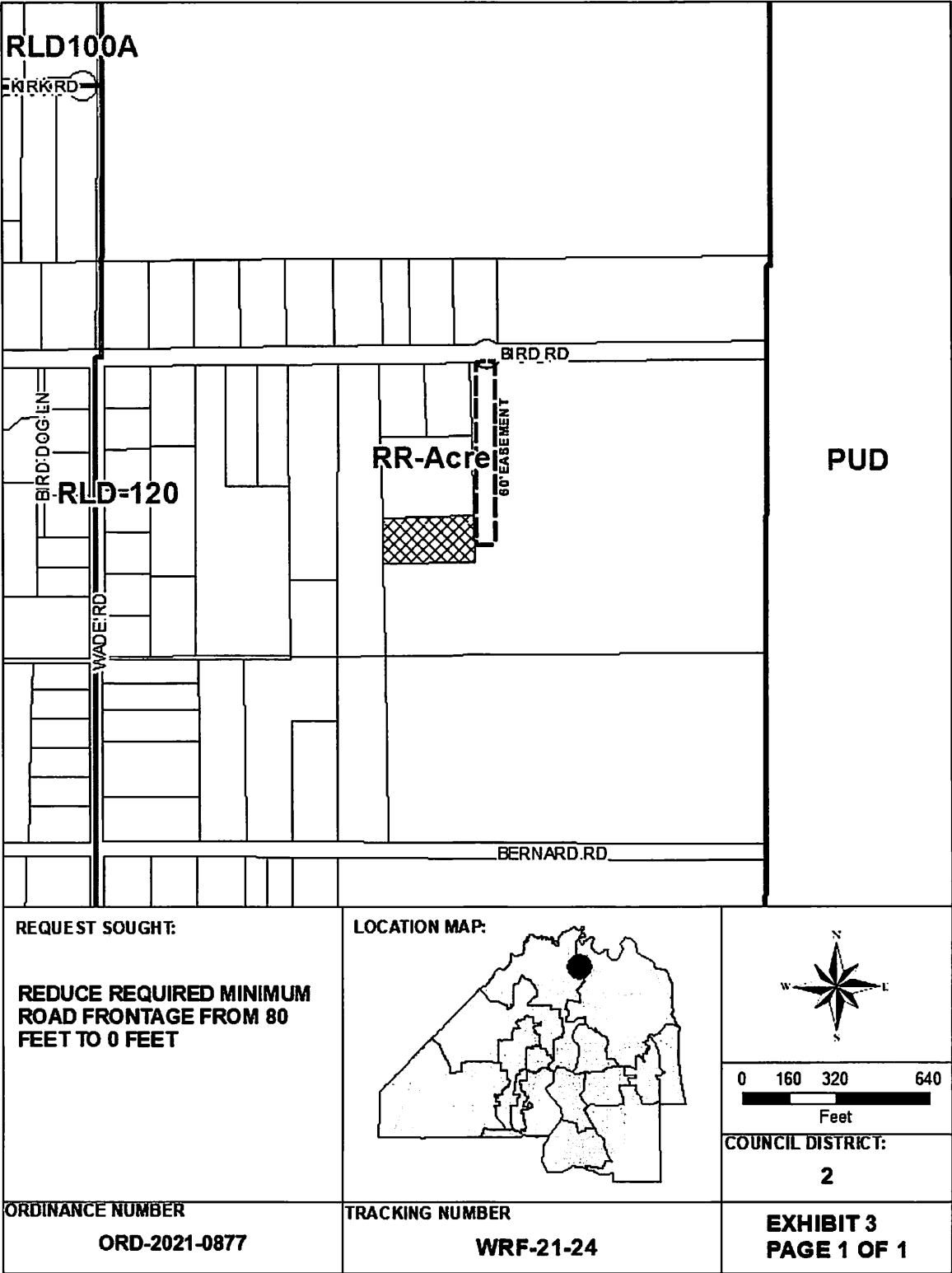
Source: COJ Planning & Development Department



View of the home across the street of the easement of the subject site.

Date: January 24, 2022

Source: COJ Planning & Development Department



Date: January 24, 2022

Source: COJ Planning & Development Department

Date Submitted:	11/15/21
Date Filed:	11/18/21

Application Number:	WRF-21-24
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:	RR-ACRE	Current Land Use Category:	RR
Council District:	2	Planning District:	6
Previous Zoning Applications Filed (provide application numbers):		N/A	
Applicable Section of Ordinance Code:		656.407	
Notice of Violation(s):			
Neighborhood Associations: M ¹ / ₂ M DAIRY INC., THE EDEN GROUP INC., NORTH			
Overlay: N/A			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	1	Amount of Fee: \$	1245
		Zoning Asst. Initials:	gn

PROPERTY INFORMATION	
1. Complete Property Address: O BIRD RD JACKSONVILLE FL, 32218	2. Real Estate Number: 106213-0000
3. Land Area (Acres): 1.13	4. Date Lot was Recorded: 7-29-1996
5. Property Located Between Streets: WADE RD, BIRD RD and BERNARD RD	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>80</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted? NATH MATHLIN	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: <i>NATH MATHLIN</i>	10. E-mail: <i>nathmathlin@gmail.com</i>
11. Address (including city, state, zip): <i>3648 SHREWSBURY DR JACKSONVILLE FL, 32226</i>	12. Preferred Telephone: <i>904-731-6460</i>

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

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> <i>i. There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> <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.

I am seeking a waiver of road frontage, that I may be able to build a family home on the lot of land I purchased on Bird Road. The lot has a recorded easement that's just shy of the required width per city regulations.

I have had plans drawn up for a beautiful home, which I am certain will add value to the area. I am of the firm belief that my situation meets all of the criteria required to request a waiver.

The easement recorded on my deed is 60' wide versus the 80' required by the city.

I am humbly seeking your kind consideration and approval of this request.

Thank you to all who may review this document.

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) *N/A*
- 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: NATH MAHLIN

Signature: Nath Mahlin

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

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 11-12-2021

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: O BIRD RD RE#(s): 106713-0000

To Whom it May Concern:

I NATH MATHLEN 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 [Signature]

Print Name: NATH MATHLEN

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 12 day of NOVEMBER 20, by NATH MATHLEN, who is personally known to me or who has produced FLORIDA DRIV. LIC as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)



TERRY D. WILKINS
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 03/13/2023

Legal Description

EXHIBIT 1

NOVEMBER 12TH 2021

A part of Government Lot 5, Section 16, Township 1 North, Range 27 East, Duval County, Florida, more particularly described as follows:

For a Point of Reference commence at the intersection of the southerly right of way line of Bird Road (a 66 foot right of way) with the easterly line of Tract 3, Los Angeles Gardens, as recorded in Plat Book 5, Page 6, Current Public Records of said County; thence South 0°12'30" East, (bearing base) along said easterly line, a distance of 529.45 feet to the southerly line of those lands described in Official Records Volume 3691, Page 264, said Current Public Records and the Point of Beginning; thence continue South 0°12'30" East, along said easterly line, a distance of 156.55 feet to an intersection with the Southerly most northerly line of those lands described in Official Records Volume 5601, Pages 606 and 607, said Current Public Records; thence North 89°45'00" East, along said northerly line, a distance of 314.00 feet to the easterly most westerly line of said lands; thence North 0°12'30" West, along said westerly line, a distance of 156.55 feet to said southerly line of Official Records Volume 3691, Page 264, said Current Public Records; thence South 89°45'00" West, along said southerly line, a distance of 314.00 feet to the Point of Beginning.

Together with reserved easement for ingress and egress recorded in Official Records Book 5601, Page 606.

The above described parcel being the same lands described in Official Records Volume 1670, Page 554, said Current Public Records, Duval County, Florida.

Exhibit 1

Prepared by and Return to:
LAWRENCE J. BERNARD, P.A.
480 Busch Drive
Jacksonville, Florida 32218

RECORDED ELECTRONICALLY
Doc# 2017292000
Book 18228 Page 268
Date 12/20/17 Time 2:48pm
COUNTY Duval

TRUSTEE'S DEED

THIS DEED is made as of this 6th day of December, 2017 between Robert Altman, Trustee (and not individually) ("Trustee" or the "Grantor") of the Bankruptcy Estate of Mary Parrish Thompson (the "Debtors"), which is pending in the United States Bankruptcy Court, Middle District of Florida, Jacksonville Division, Case No.: 17-02134, whose mailing address is P.O. Box 922, Palatka, FL 32178, and Nath Mathlin, whose mailing address is 3648 Shrewsbury Drive, Jay, FL 32226, (the "Buyers" or "Grantees").

WHEREAS, the Trustee was duly appointed as the Trustee in bankruptcy of the Debtors' estate and qualified as such and is serving as such; and

WHEREAS, the undersigned filed and served in the Debtors' case a motion for authority to sell certain property of the bankruptcy estate (the "Motion") under which the sale of the property described herein was described, and no objection or request for a hearing was filed in response, and the Court entered an Order granting the Motion, and the Trustee is therefore authorized to complete the sale.

NOW, THEREFORE, the Grantor in consideration of the sum of Ten Dollars and No/00 (\$10.00) and other valuable considerations paid by the Buyers, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the Buyers, their heirs and assigns forever, to have and to hold, all of the Grantor's interest in the following described land, referred to herein as the "Property", to-wit:

0 Bird Road, Jacksonville, Florida 32218
(Parcel Identification Number 106213-0000)

A part of Government Lot 5, Section 16, Township 1 North, Range 27 East, Duval County, Florida, more particularly described as follows:
For a Point of Reference commence at the intersection of the southerly right of way line of Bird Road (a 66 foot right of way) with the easterly line of Tract 3, Los Angeles Gardens, as recorded in Plat Book 5, Page 6, Current Public Records of said County; thence South 0°12'30" East, (bearing base) along said easterly line, a distance of 529.45 feet to the southerly line of those lands described in Official Records Volume 3691, Page 264, said Current Public Records and the Point of Beginning; thence continue South 0°12'30" East, along said easterly line, a distance of 156.55 feet to an intersection with the Southerly most northerly line of those lands described in Official Records Volume 5601, Pages 606 and 607, said Current Public Records; thence North 89°45'00" East, along said northerly line, a distance of 314.00 feet to the easterly most westerly line of said lands; thence North 0°12'30" West, along said westerly line, a distance of 156.55 feet to said southerly line of Official Records Volume 3691, Page 264, said Current Public Records; thence South 89°45'00" West, along said southerly line, a distance of 314.00 feet to the Point of Beginning.

Together with reserved easement for ingress and egress recorded in Official Records Book 5601, Page 606.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

This conveyance is expressly subject to all covenants, restrictions, easements, limitations, assessments and other matters of record (although reference to such matters shall not serve to extend the same) existing zoning and/or restrictions imposed by governmental authority, and ad valorem taxes.



**2021 REAL ESTATE TAX NOTICE
NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS
Jim Overton, Duval County Tax Collector**

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

Account Number: 106213-0000

Escrow Code/Name: NONE
Location Address: BIRD RD
JACKSONVILLE 32218

Legal Description:
16-1N-27E 1.13 PT GOVT LOT 5
RECD O/R 18228-268

MATHLIN NATH
3648 SHREWSBURY DR
JACKSONVILLE FL 32226-5874



SCAN TO PAY
ONLINE

AD VALOREM TAXES ON REAL ESTATE

TAXING AUTHORITY	ASSESSED VALUE \$	EXEMPT VALUE \$	TAXABLE VALUE \$	TAXING DISTRICT	MILLAGE RATE	TAX AMOUNT \$	EXEMPTIONS APPLIED
CITY OF JACKSONVILLE	38284	0	38284	GS	11.4419	438.04	
ST JOHNS RIVER WTR MGMT DIST	38284	0	38284	GS	0.2189	8.38	
FL INLAND NAVIGATION SCHOOLS	38284	0	38284	GS	0.0320	1.23	
SCH DISCRETIONARY	45200	0	45200	GS	0.7480	33.81	
SCH CAPITAL OUTLAY	45200	0	45200	GS	1.5000	67.80	
SCHOOLS-LOCAL	45200	0	45200	GS	3.5600	160.91	
AD VALOREM TOTALS					17.5008	710.17	

NON-AD VALOREM ASSESSMENTS ON SERVICES

LEVYING AUTHORITY	AMOUNT \$	REMARKS:
NON-AD VALOREM TOTALS		

IF PAID BY:	NOV 30 2021	DEC 31 2021	JAN 31 2022	FEB 28 2022	MAR 31 2022	APR 30 2022
	4% DISCOUNT AMOUNT	3% DISCOUNT AMOUNT	2% DISCOUNT AMOUNT	1% DISCOUNT AMOUNT	0% DISCOUNT AMOUNT	DELINQUENT AMOUNT
PLEASE PAY ONE AMOUNT:	\$ 681.76	\$ 688.86	\$ 695.97	\$ 703.07	\$ 710.17	\$ 764.48

Retain this portion for your records.

Return lower portion with your payment.

PLEASE MAKE CHECKS PAYABLE TO:
JIM OVERTON, TAX COLLECTOR

DUVAL COUNTY 2021 REAL ESTATE TAX NOTICE

Account Number: 106213-0000

Escrow Code/Name: NONE
Owner Name: MATHLIN NATH
Location Address: BIRD RD
JACKSONVILLE 32218
Alternate Key: 1164877

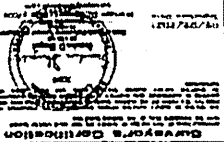
**JIM OVERTON, TAX COLLECTOR
PO BOX 44009
JACKSONVILLE, FL 32231-4009**



IF PAID BY:	PLEASE PAY ONE AMOUNT:
<input type="checkbox"/> NOV 30 2021 (4% Discount)	\$ 681.76
<input type="checkbox"/> DEC 31 2021 (3% Discount)	\$ 688.86
<input type="checkbox"/> JAN 31 2022 (2% Discount)	\$ 695.97
<input type="checkbox"/> FEB 28 2022 (1% Discount)	\$ 703.07
<input type="checkbox"/> MAR 31 2022 (Full Amount)	\$ 710.17
<input type="checkbox"/> APR 30 2022* (Delinquent Amount)	\$ 764.48
*INCLUDES INTEREST & FEES	
TO ENSURE PROPER CREDIT FOR ONLINE BILL PAYMENT, INCLUDE YOUR ACCOUNT NUMBER 106213-0000	

Retain This Portion For Your Records. Receipts Available Online.

Return With Your Payment



PLAT PLAN SHOWING BOUNDARY TOPOGRAPHIC AND TREES

THIS PLAN IS A PART OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE CLIENT AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE CLIENT.

IME CIVIL & SURVEYING, LLC
 81 AUGUSTINE, FLORIDA 32084
 WWW.IMECIVIL.COM
 904-488-7704
 Licensee Survey Number 03308
 Certificate of Authorization 03308

ADDRESS OF PREPARED BY: MECHANICAL ENGINEERING
 FOR: M.L. FREDERICKS
 DATE: 11/11/11
 SCALE: AS SHOWN
 DRAWING NO. 111111

Special Note - Liability Notice

NOTICE OF LIABILITY: THE SURVEY IS LIMITED TO THE BOUNDARIES SHOWN IN THIS AND CERTAIN OTHER RECORDS AND DOES NOT INCLUDE ANY OTHER RECORDS OR INFORMATION. THE SURVEY IS LIMITED TO THE BOUNDARIES SHOWN IN THIS AND CERTAIN OTHER RECORDS AND DOES NOT INCLUDE ANY OTHER RECORDS OR INFORMATION. THE SURVEY IS LIMITED TO THE BOUNDARIES SHOWN IN THIS AND CERTAIN OTHER RECORDS AND DOES NOT INCLUDE ANY OTHER RECORDS OR INFORMATION.



LEGAL DESCRIPTION

THE SURVEYED TRACT IS DESCRIBED AS FOLLOWS: BEING A CERTAIN PART OF THE TRACT DESCRIBED IN THE CERTIFICATE OF AUTHORIZATION FOR THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE CLIENT AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE CLIENT.

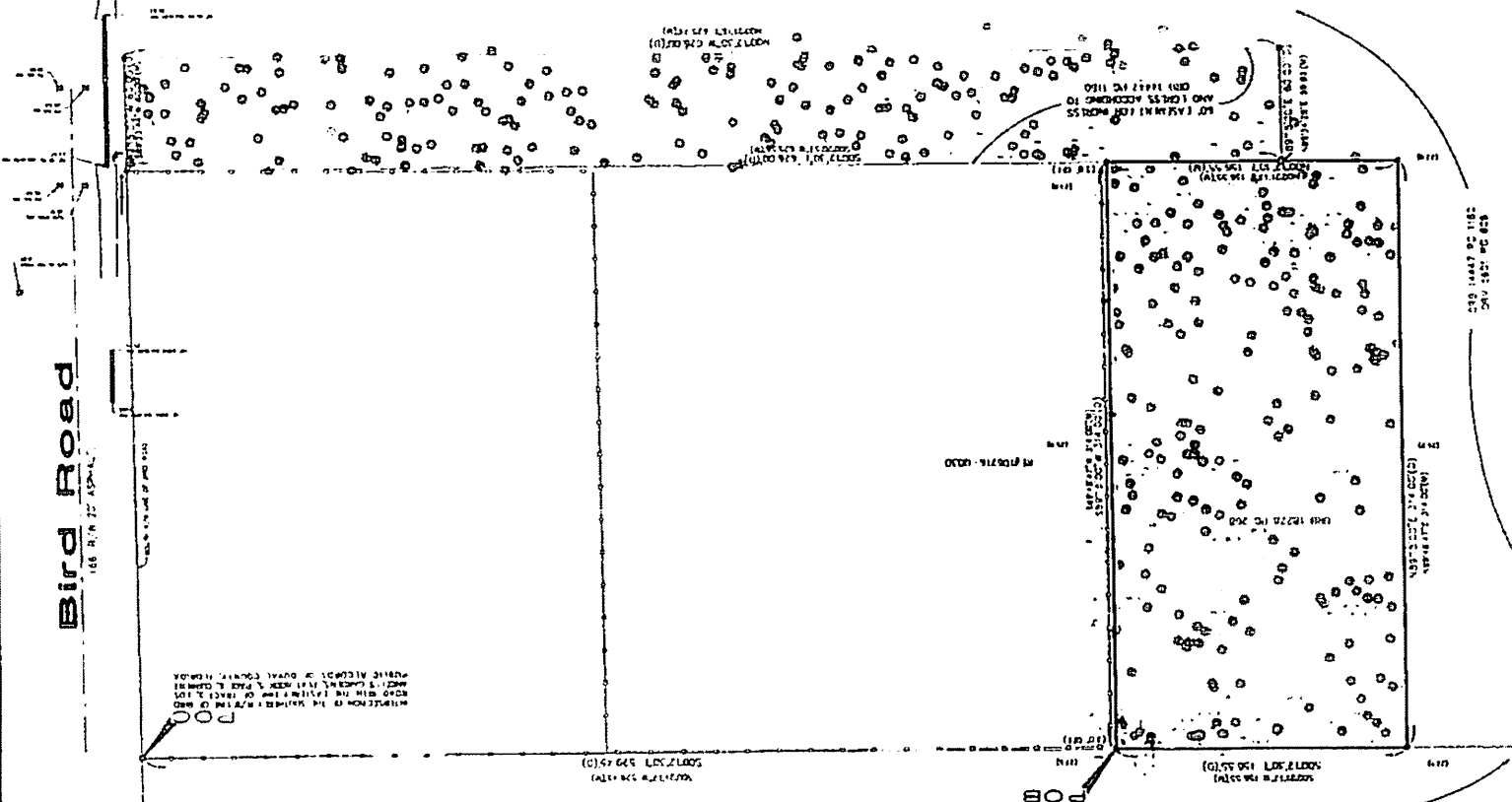
SURVEYOR'S NOTES:

- 1. THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE CLIENT AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE CLIENT.
- 2. THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE CLIENT AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE CLIENT.
- 3. THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE CLIENT AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE CLIENT.

LEGEND

- 1. BOUNDARY LINE
- 2. CENTER LINE
- 3. RIGHT OF WAY LINE
- 4. EASEMENT LINE
- 5. ADJACENT PROPERTY
- 6. WATER
- 7. ROAD
- 8. FENCE
- 9. TREE
- 10. UTILITY
- 11. CORNER
- 12. BENCH MARK
- 13. MONUMENT
- 14. SURVEY POINT
- 15. ADJACENT TRACT
- 16. ADJACENT ROAD
- 17. ADJACENT WATER
- 18. ADJACENT FENCE
- 19. ADJACENT TREE
- 20. ADJACENT UTILITY

NO.	DESCRIPTION	BEARING	DISTANCE
1
2
3
4
5
6
7
8
9
10



Bird Road

ADJACENT TRACT

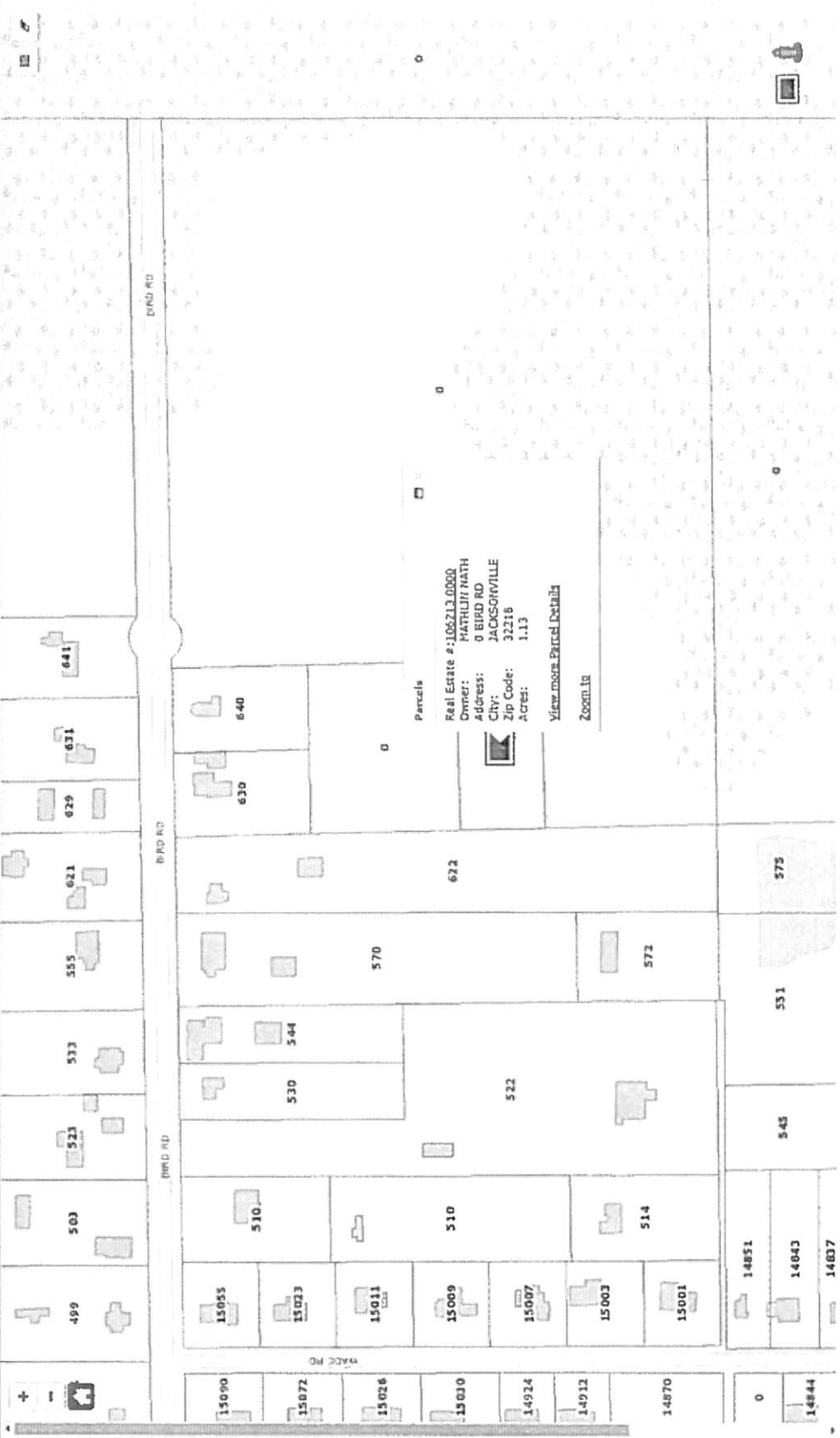
ADJACENT TRACT

ADJACENT TRACT

ADJACENT TRACT

ADJACENT TRACT

SITE PLAN 2/2



Real Estate #: 106213.0000
 Owner: MATHLIT NATH
 Address: 0 BIRD RD
 City: JACKSONVILLE
 Zip Code: 32218
 Acres: 1.13
 View more Parcel Details
 Zoom In

Search	Results	Details
Real Estate P:	106216 0000	
Owner:	HENDRIX BOBBIE SUE	
Address:	630 BIRD RD	
Zip Code:	32218	
Transaction Price:	\$100	
Transaction Year:	2019	
Acres:	0.91	
Book Page:	1886800628	
Map Panel:	7216	
Legal Description:	16-IN-27E 91 PT GOVT LOT 5 RECD O/R 18868-628	
Flood Zone:	ZONE X	
AshSite:		
EDA Level:	NOT DISTRESSED	
Evacuation Zone:	ZONE E	
Planning District:	6	
Noise Zone:	NA	
APZ:	NA	