

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN WAIVER SW-19-08 (ORDINANCE 2019-0685)

NOVEMBER 5, 2019

<i>Location:</i>	5707 University Boulevard West (SR 109)
<i>Real Estate Number:</i>	152621-0020
<i>Waiver Sought:</i>	Reduce sign setback from 10 feet to 2 feet
<i>Current Zoning District:</i>	Commercial Community General-1 (CCG-1)
<i>Current Land Use Category:</i>	Community General Commercial (CGC)
<i>Planning District:</i>	3-Southeast
<i>Applicant /Agent:</i>	Jennifer Vargas 482 S. Keller Road Orlando, FL 32810
<i>Owner:</i>	Zeavy, LLC. 4653 Camellia Ave. North Hollywood, CA 91602
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2019-0685 (SW-19-08)** seeks to permit a reduction in the required minimum setback from the property line abutting Barnes Road and University Boulevard for an existing pylon sign from 10 feet to 2 feet. The site is within a CCG-1 zoning district and has a CGC functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

The 0.56± acre subject property is located along University Boulevard West and contains a 2,293 square foot fast-food restaurant (Krystal Burgers) constructed in 1970. The applicant is applying additionally for a companion Administrative Deviation (**AD-19-53, Ord.2019-0686**) seeking deviations from landscape requirements. The property owners intend to demolish the existing building and rebuild. Due to the redevelopment of the property the site must now come into full compliance or seek deviations/waivers. The applicant does not intend to change the face of the

existing pylon sign.

NOTICE TO OWNER / AGENT

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as “a painting, structure or device which is placed, erected, or constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of displaying information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction”.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.1310(a)(i) through (x), Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the Planning Commission shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

- (i) *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*

Yes. The effect of the sign waiver will be compatible with the existing contiguous zoning and general character of the area in that nearby free-standing signs are a similar distance from the right-of-way. The neighboring property to the South (**5675 University Boulevard West**) has an existing pole sign that encroach into the setback requirements for CCG-1 Zoning District. Many of the signs along University Boulevard have been existing for several years and considered legally non-conforming and this request for a setback reduction would not create signage out of character for the general area.

- (ii) *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*

No. The intent of the zoning ordinance is to have signage that does not interfere with visibility, but promotes signage that is consistent with that found in the surrounding area. The Applicant will not be making any changes to the current sign existing on the property but do to redeveloping the property the property is required to bring the sign into compliance or file for a sign waiver. Given the location of the sign in relationship to the established developed pattern of the area, Staff has determined that the requested reduction in setback distance does not detract from the specific intent of the zoning ordinance as it relates to compatibility.

- (iii) *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*

No. The effect of the proposed sign waiver is unlikely to diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, in that the sign is already existing and is located the same distance from the public right of way similar to other properties along University Boulevard.

- (iv) *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*

No. The waiver is unlikely to have a detrimental effect on vehicular traffic or parking conditions as it has been existing for several years with no issues. Due to the applicant not making any changes to the existing sign it is therefore also unlikely to create objectionable light, glare or other effects to what already exists in the area.

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

No. The proposed waiver is unlikely to be detrimental to the public health, safety, or welfare in that similar signage already exists along University Boulevard and have not caused issues previously.

- (vi) *Does the subject property exhibit specific physical limitations or characteristics, which could be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*

Yes. The subject property does exhibit specific physical limitations that limit the setback of the sign location from the road. The sign is currently located 2 feet from the property line and if it were to be moved back 10 feet to meet the setback it will be located within the parking spaces for the property.

- (vii) *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*

No. The request is not based on a desire to reduce the costs associated with compliance.

- (viii) *Is the request the result of violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?*

No. The request is not the result of any cited violations. The sign has been existing on the property for several years with no violations but due the redevelopment of the property the owner is required to bring the sign into compliance or file for a sign waiver.

- (ix) *Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?*

Yes. The request will further the public interest as it recognizes the original sign location as well as assures that the safety and interests of the public and the property owner are protected. Granting the exception allows the owner to continue using the sign in its original location and applicant will not make any changes to the sign.

- (x) *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

Yes. While the goal of the Zoning Code is not to promote the continued existence of nonconforming signs, maintaining a sign in the specified location significantly outweigh the benefits of complying with the strict letter. A substantial burden would be imposed in order to relocate the sign within the required setbacks.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 8, 2019** by the Planning and Development Department, the required Notice of Public Hearing signs **were posted**.



Date: October 8, 2019

Source: Planning and Development Department

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-19-08 (Ordinance 2019-0685) be **APPROVED**.



Aerial View

Source: JAXGIS



View of Property

Date: October 8, 2019

Source: Planning and Development Department



View of Sign Setback along Barnes Road

Source: GoogleMaps



View of Signage on adjacent property 5675 University Blvd W.

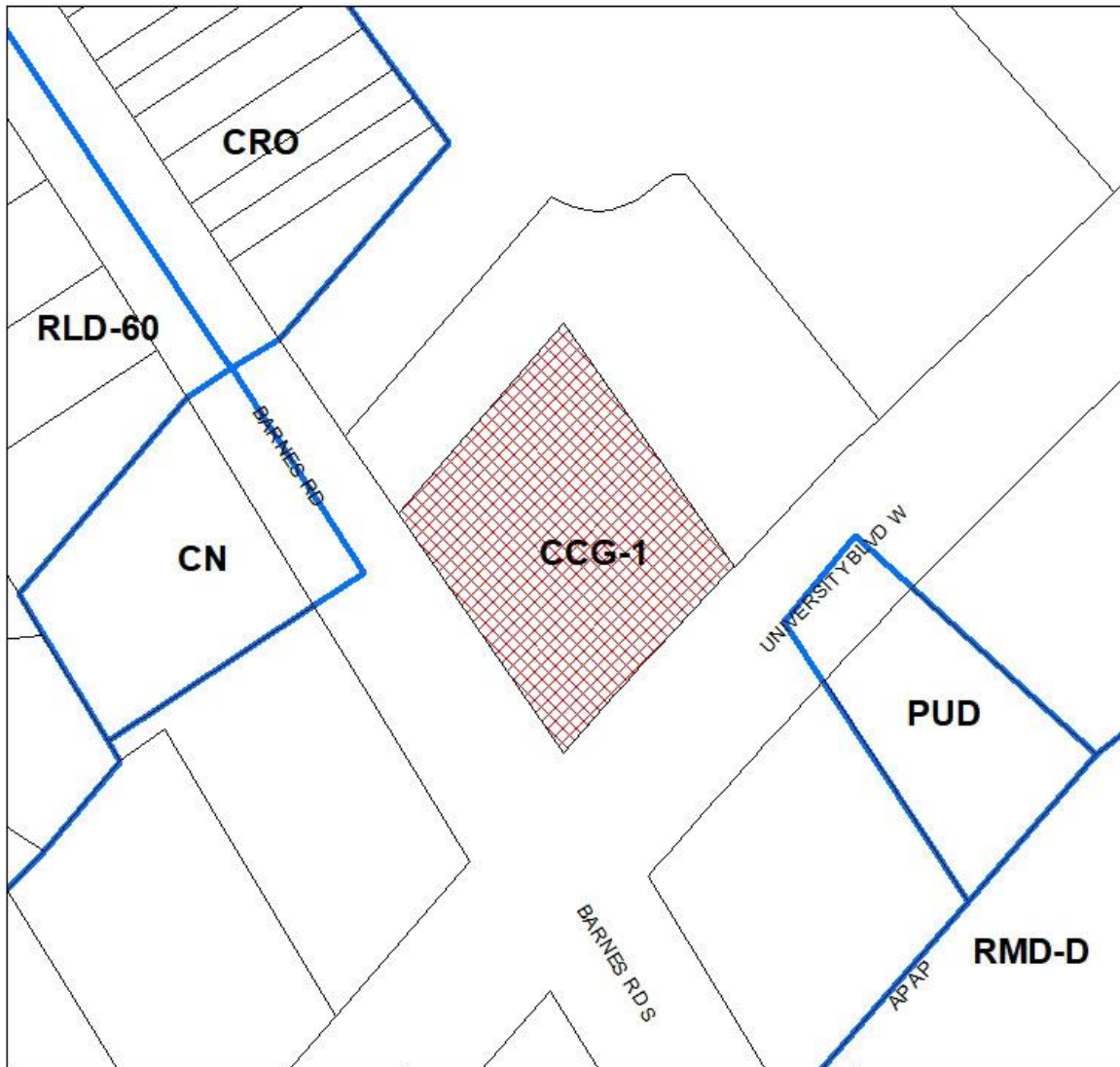
Source: GoogleMaps

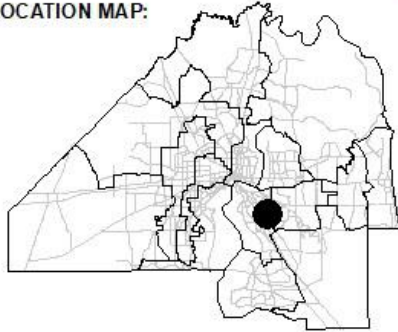
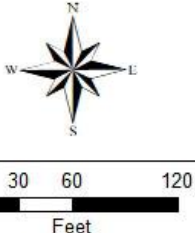


View of property to the North

Date: October 8, 2019

Source: Planning and Development Department



<p>REQUEST SOUGHT:</p> <p>REDUCE MINIMUM SETBACK FROM 10 FEET TO 2 FEET</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2019-0685</p>	<p>APPLICATION NUMBER</p> <p>SW-19-08</p>	<p>COUNCIL DISTRICT:</p> <p>5</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Source: JAXGIS

Date Submitted:
Date Filed:

Application Number: SN-19-08
Public Hearing:

Application for Sign Waiver
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:	Current Land Use Category:	
Council District:	Planning District:	
Previous Zoning Applications Filed (provide application numbers):		
Applicable Section of Ordinance Code:		
Notice of Violation(s):		
Neighborhood Associations:		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee:	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 5707 University Blvd. W, Jacksonville, FL 32216	2. Real Estate Number: 152621-0020
3. Land Area (Acres): 0.564	4. Date Lot was Recorded:
5. Property Located Between Streets: University Blvd. W and Barnes Rd. S.	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

- Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). *Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.
- Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)
- Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)
- Allow for illumination or change from _____ external to _____ internal lighting
- Reduce minimum setback from 10 feet to 2 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?

9. Is transferability requested? *If approved, the waiver is transferred with the property.*

Yes
No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name: ZEAVY, LLC.	11. E-mail: rzeavy@yahoo.com
12. Address (including city, state, zip): 4653 Camellia Ave., North Hollywood, CA 91602	13. Preferred Telephone: (818) 521-4007

APPLICANT'S INFORMATION (if different from owner)

14. Name: Jennifer Vargas	15. E-mail: jennifer.vargas@atkinsglobal.com
16. Address (including city, state, zip): 482 S Keller Rd., Orlando, FL 32810	17. Preferred Telephone: (407) 806-4282

CRITERIA

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as *“a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction.”*

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*
9. *Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

18. Given the above definition of a "sign" 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.

1.) The effect of the sign waiver will not effect the existing contiguous signage or zoning and consistent with the general character of the area since this is an existing sign to remain.

2.) The result will not detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity since the sign is existing.

3.) This sign wavier will not diminish property values in, or alter the aesthetic character of the area surrounding the site and will not substantially interfere with or injure the rights of others who property would be affected by the deviation. We believe this redevelopment will improve surrounding property values.

4.) The waiver will not have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects since the property will keep the existing sign. However, we are improving the site and the sign will be within a landscape island instead of over parking.

5.) The waiver will not result in additional public expense, creation of nuisances, or cause conflict with any other applicable law since this sign is existing.

6.) There is no known specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome for the existing sign to remain on this property.

7.) The request is not based exclusively upon a desire to reduce the costs associated with compliance.

8.) The request is not the result of a violation that has existed for a considerable length of time without receiving a citation.

9.) Does the request does not accomplish a compelling public interest since it involves an existing sign.

10.) Strict compliance with the regulation would not create a substantial financial burden when considering the cost of compliance.

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.coi.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>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

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		

NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City’s sign regulations.

AUTHORIZATION

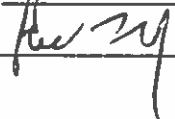
Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be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

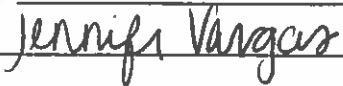
Owner(s)

Print name: Reuven Zeavy

Signature: 

Applicant or Agent (if different than owner)

Print name: Jennifer Vargas

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 – Limited Liability Company (LLC)

Date: _____

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: 5707 W University Boulevard RE#(s): 152621-0020

To Whom it May Concern:

I, Reuven Zeavy, as Managing Member of Zeavy LLC, a Limited Liability Company organized under the laws of the state of California, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Sign Waiver submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]

(print name) Reuven Zeavy

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

~~STATE OF FLORIDA~~ ^{AB} California AB
~~COUNTY OF DUVAL~~ ^{AB} Los Angeles AB

Sworn to and subscribed and acknowledged before me this 4th day of June 2019, by Reuven Zeavy, as Managing member, of Zeavy LLC, a Limited Liability Company, who is personally known to me or who has produced California DL as identification and who took an oath.

[Handwritten Signature: Alex Blanco]
(Signature of NOTARY PUBLIC)

Alexi Blanco
(Printed name of NOTARY PUBLIC)

California AB
State of ~~Florida~~ at Large.
My commission expires: May 18, 2023

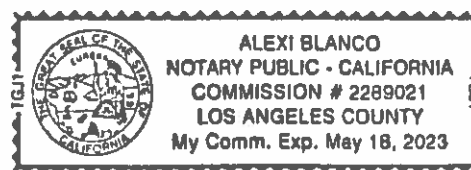


EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: _____

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: 5707 W University Boulevard RE#(s): 152621-0020

To Whom It May Concern:

You are hereby advised that Reuven Zeavy, as Managing Member of Zeavy LLC, a Limited Liability Company organized under the laws of the state of California, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Jennifer Vargas to act as agent to file application(s) for Sign Waiver 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.

(signature) *Reuven Zeavy*
(print name) Reuven Zeavy

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 4th day of June 2019, by Reuven Zeavy, as Managing Member, of Zeavy LLC, a Limited Liability Company, who is personally known to me or who has produced California DL as identification and who took an oath.

Alexi Blanco
(Signature of NOTARY PUBLIC)

Alexi Blanco
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: May 18, 2023

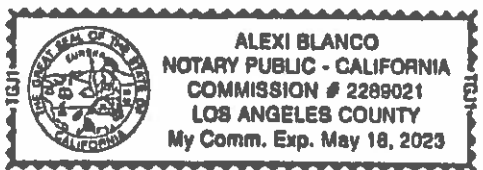


EXHIBIT 1

Legal Description

(ORB 16009, PG 853)

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PART OF THE F. RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF BARNES ROAD (A 60-FOOT RIGHT OF WAY) WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST (AN UN-EVENED RIGHT OF WAY WIDTH) (BOTH AS NOW ESTABLISHED BY THE STATE ROAD DEPARTMENT OF FLORIDA); THENCE NORTH 33°-20'-56" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF BARNES ROAD, 170.0 FEET; THENCE NORTH 40°-54'-04" EAST, AND PARALLEL TO SAID NORTHEASTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST, 150.0 FEET; THENCE SOUTH 33°-20'-56" EAST AND PARALLEL TO SAID NORTHEASTERLY RIGHT OF WAY LINE OF BARNES ROAD, 170.0 FEET TO SAID NORTHWESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST; THENCE SOUTH 40°-54'-04" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST, 150.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THAT PORTION AS DESCRIBED IN O.R. BOOK 7474 AT PAGE 580.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail B, Document Number](#) /

Detail by Entity Name

Foreign Limited Liability Company
ZEAUV LLC

Filing Information

Document Number	M12000004406
FEI/EIN Number	65-1250263
Date Filed	08/06/2012
State	CA
Status	ACTIVE

Principal Address

4653 Camellia Ave
North Hollywood, CA 91602

Changed: 04/18/2018

Mailing Address

4653 Camellia Ave
North Hollywood, CA 91602

Changed: 04/18/2018

Registered Agent Name & Address

PARACORP INCORPORATED
155 OFFICE PLAZA DRIVE
1ST FLOOR
TALLAHASSEE, FL 32301

Name Changed: 04/23/2015

Address Changed: 12/03/2014

Authorized Person(s) Detail

Name & Address

Title MGR

ZEAUV, REUVEN
4653 CAMELLIA AVE.
NORTH HOLLYWOOD, CA 91602

Title MANAGING MEMBER

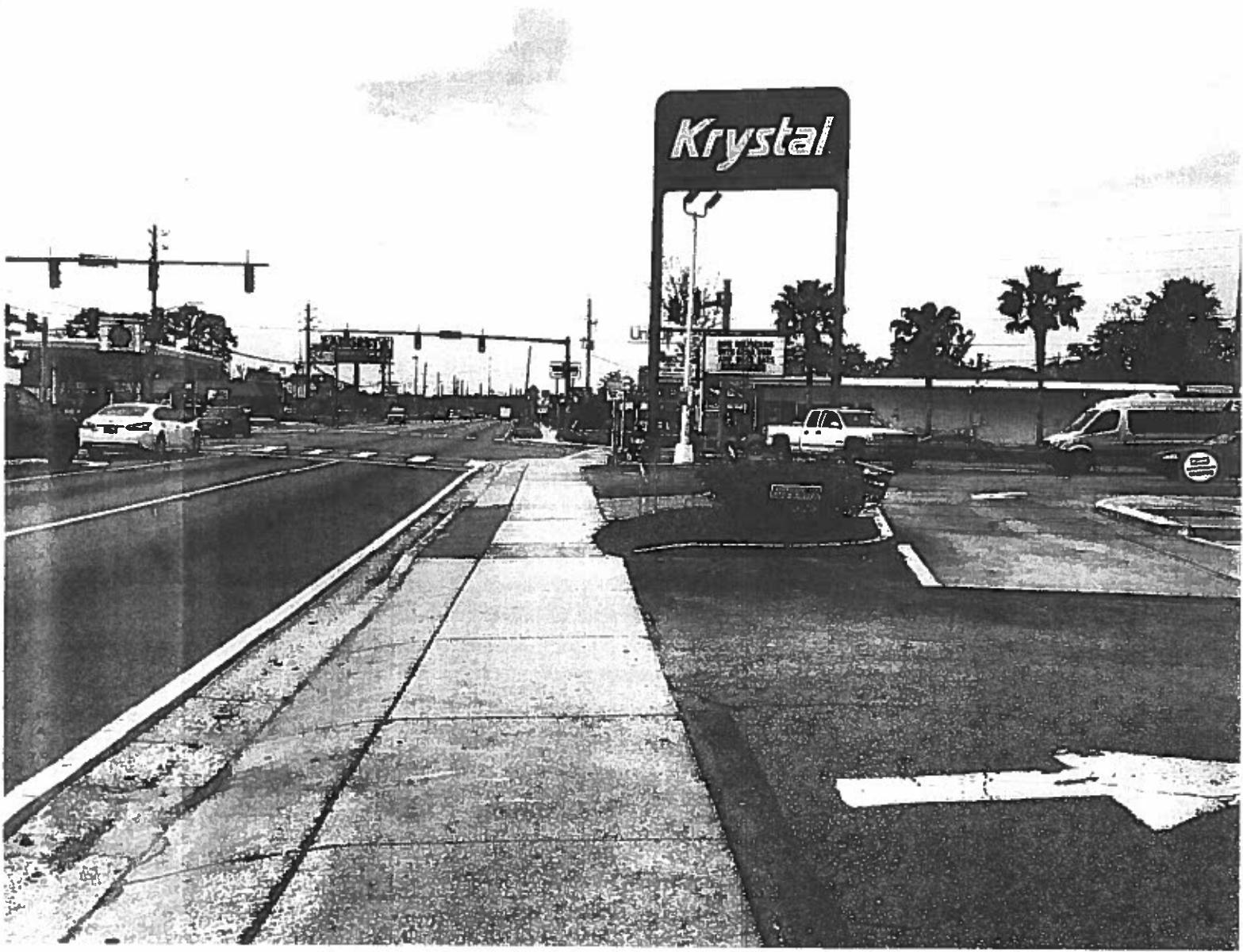
Martin Zeavy, Marlene
4653 CAMELLIA AVE
NORTH HOLLYWOOD, CA 91602

Annual Reports

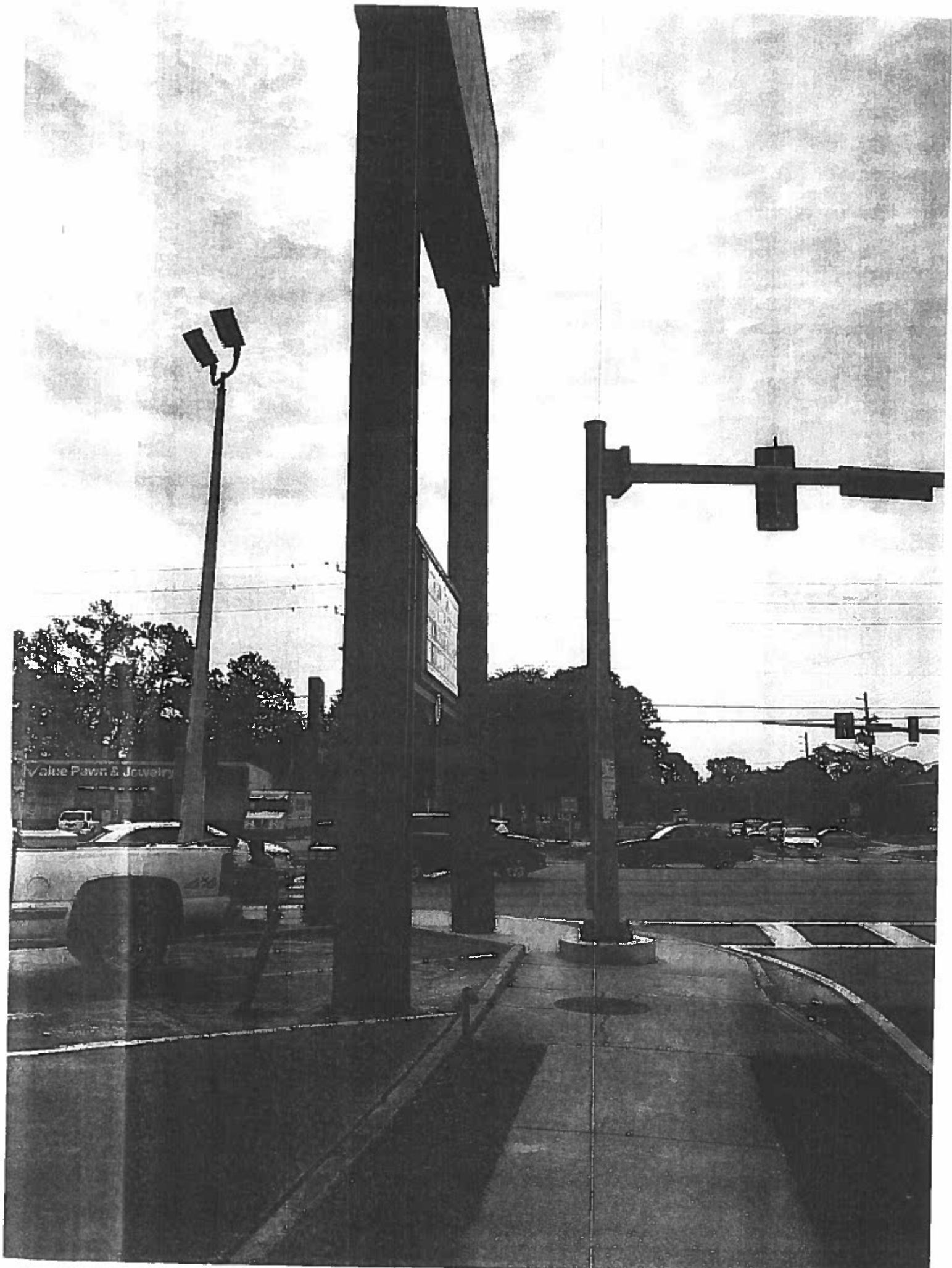
Report Year	Filed Date
2016	04/25/2016
2017	04/20/2017
2018	04/18/2018

Document Images

<u>04/18/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/13/2012 -- Reg. Agent Change</u>	View image in PDF format
<u>08/06/2012 -- Foreign Limited</u>	View image in PDF format

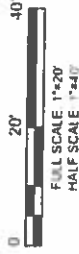


RZ



Krystal

JAX008
 JACKSONVILLE, FL
 5707 UNIVERSITY BOULEVARD
 January 17, 2019



LOT COVERAGE CALCULATIONS

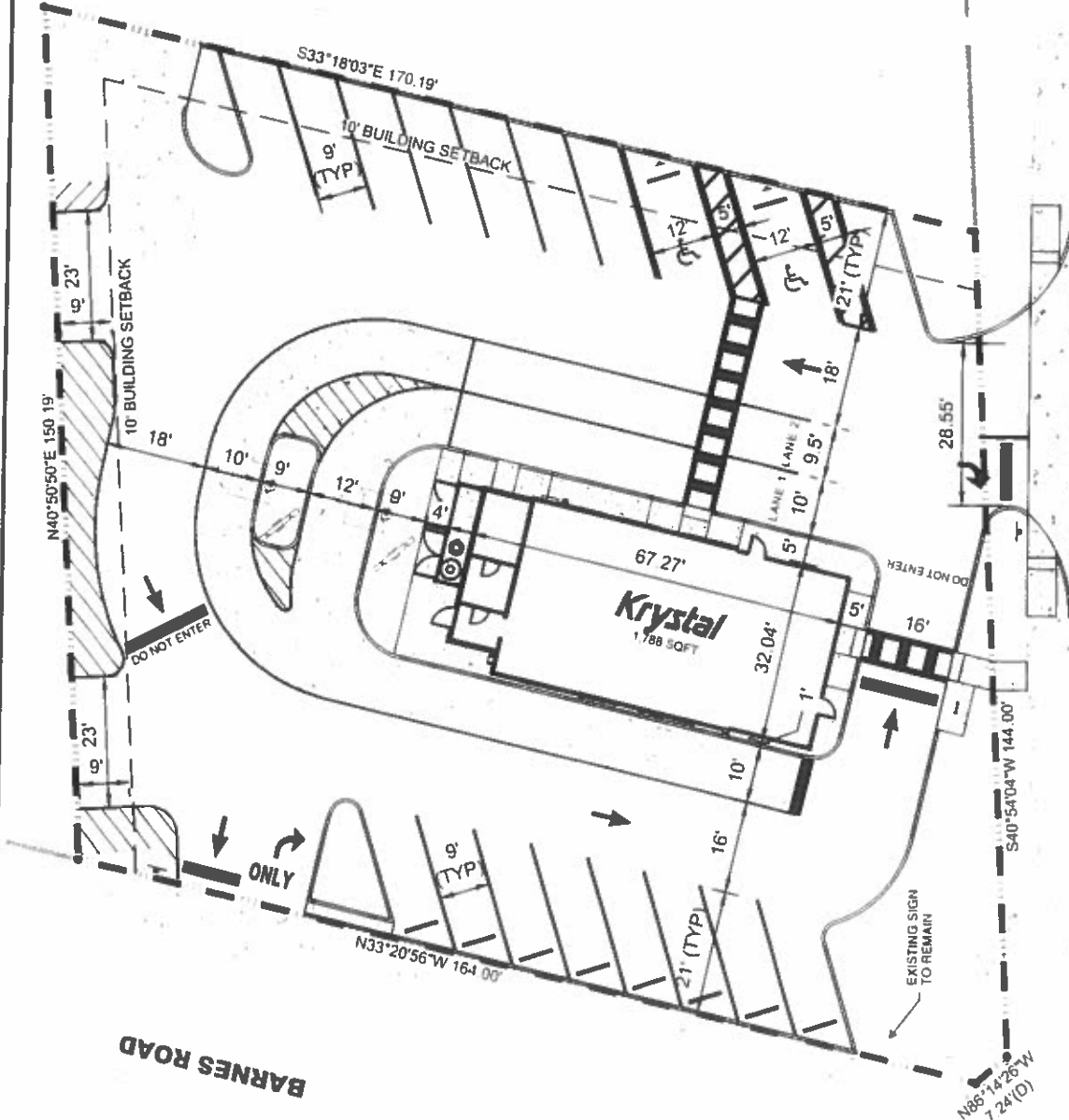
	EXISTING	PROPOSED
BUILDING AREA	2,468 SF	10.1%
PARKING & SIDEWALK AREA	22,024 SF	89.7%
TOTAL IMPERVIOUS AREA	24,492 SF	99.8%
TOTAL PERVIOUS AREA	56 SF	0.2%
TOTAL SITE AREA	24,548 SF	100.0%

ADJACENT ZONING DISTRICTS AND PROPERTY USES

- NORTH - CCG-1 (AUTO SERVICE CENTER)
- EAST - CCG-1 (AUTO SERVICE CENTER)
- SOUTH - ROW (FDDOT)
- WEST - ROW (CITY OF JACKSONVILLE)

PLANS PREPARED BY

ATKINS
 SNC • LAWLIN
 CONSULTING ENGINEERS
 4830 W. BOY SCOUT BLVD
 TAMPA, FL 33609-2387
 TEL: 813-881-7775
 FAX: 813-881-7775
 www.atkinsgroup.com



UNIVERSITY BOULEVARD WEST

JAX008 KRystal PLAN