

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SIGN WAIVER ORDINANCE 2021-345 / SW-21-02**

**AUGUST 3, 2021**

***Location:*** 7061 Old Kings Road South between Toledo Road and Galicia Road

***Real Estate Number:*** 154068-0000

***Waiver Sought:*** Increase sign area from 24 sq. ft. to 30 sq. ft.  
Reduce setback from 20 ft. to 10 ft.

***Current Zoning District:*** Residential Medium Density-D (RMD-D)

***Current Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** 3-Southeast

***Applicant/Agent:*** Safa Mansouri  
2804 St. Johns Bluff Road South, #107  
Jacksonville, Florida 32246

***Owner:*** 7061 S. Old Kings Road, LLC  
46 Westchester Avenue  
Pound Ridge, New York 10576

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Sign Waiver **Ordinance 2021-354 (SW-21-02)** seeks to increase the sign area to 30 sq. ft. and reduce the setback to 10 ft. at the intersection of Old Kings Road and Toledo Road. The multi-family development is situated on 19.27 acres, with 34 buildings. An existing sign, which was installed in 1968, is greater than 42 sq. ft. has been removed.

**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. To the southwest of the subject property is a zoning district, which allows internal illumination. The surrounding zoning districts have a 24 square foot maximum sign area, but the increase is not significant to affect the general character.

- (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. Approval of the sign waiver will not promote the continued existence of non-conforming signs in the area. As the application states, the existing non-conforming sign, which is 42 square feet, will be removed for the proposed 30 square foot sign.

- (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.

- (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. The reduction in setback will not obstruct the sight lines for motorists at the intersection of Old Kings Road and Toledo Road. There will be no increase in the light, glare or other effects additional 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 to the public.

- (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?*

No, the subject property does exhibit specific physical limitations that make the strict letter of the regulation burdensome.

- (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. Staff finds no evidence 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 violation.

- (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?*

No. Staff has no evidence the proposed request accomplish a result in the public interest nor that it will further the preservation of any natural resources.

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

No. Strict compliance with the sign regulations would mean the existing sign is only allowed external illumination.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on June 24, 2021, by the Planning and Development Department, the Notice of Public Hearing signs were posted.



RECOMMENDATION

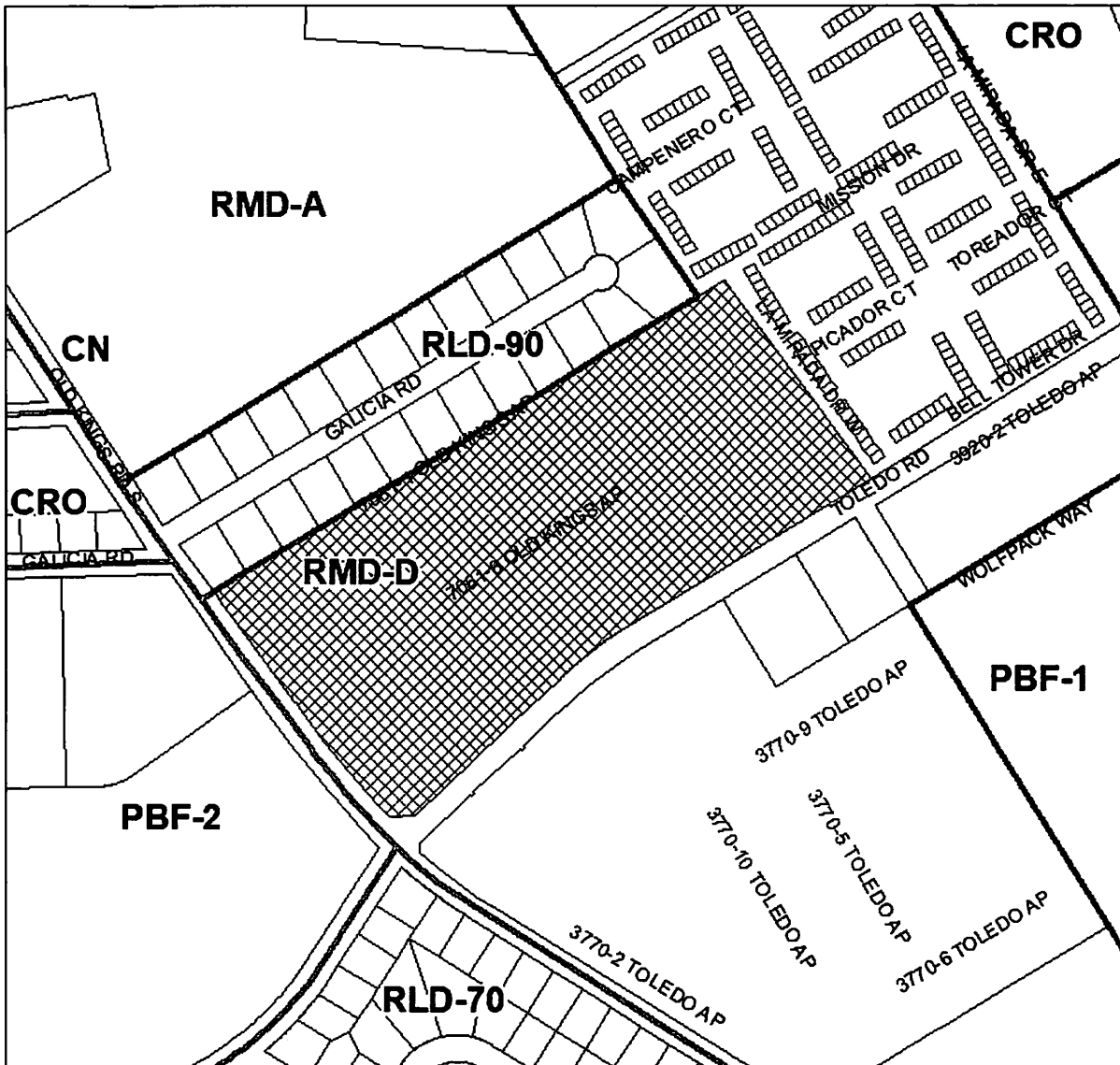
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver Ordinance 2021-345 / SW-21-02 be APPROVED.



View of subject property and location of new sign



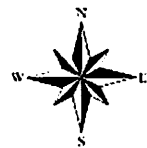
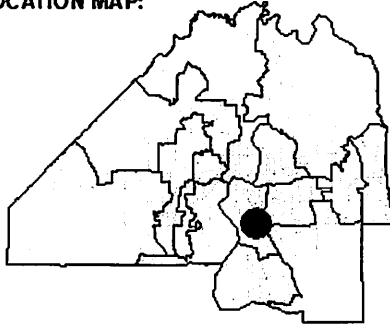
View of subject property with sign removed.



**REQUEST SOUGHT:**

**INCREASE SIGN AREA AND  
REDUCE SIGN SETBACK**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**5**

**TRACKING NUMBER**

**SW-21-02**

**EXHIBIT 2  
PAGE 1 OF 1**

Date Submitted:	4/27/21
Date Filed:	5/03/21

Application Number:	SW-21-02
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:	RMDD	Current Land Use Category:
Council District:	3	Planning District:
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 65 6-1303(a)(2)(C)		
Notice of Violation(s): none found		
Neighborhood Associations: The Colony at San Jose HOA		
Overlay: none		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	4	Amount of Fee:
		Zoning Asst. Initials:

CR# 587551

<b>PROPERTY INFORMATION</b>	
1. Complete Property Address: 7061 Old Kings Rd. s., Jacksonville, FL 32217	2. Real Estate Number: 154068-0000
3. Land Area (Acres): 20	4. Date Lot was Recorded: 2/9/21
5. Property Located Between Streets: CORNER OF TOLED & OLD KINGS 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 24 sq. ft. to 30 sq. ft. (maximum request 25% or 10 sq. ft., whichever is less) *see attached sheet.*  
 Please note existing sign installed in 1968 at property is over 42 sq. ft. (see attached photo). This sign will be eliminated.

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 20 feet to 10 feet (less than 1 ft. may be granted administratively)

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**8. In whose name will the Waiver be granted?**  
 7061 S OLD KINGS ROAD LLC

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**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: 7061 S OLD KINGS ROAD LLC	11. E-mail: OFFICE@JAXRE.COM
12. Address (including city, state, zip): 46 WESTCHESTER AVE POUND RIDGE, NY 10576	13. Preferred Telephone: 904-642-2603 EXT. 701

**APPLICANT'S INFORMATION (if different from owner)**

14. Name: SAFA MANSOURI	15. E-mail: SMANSOURI@JAXRE.COM
16. Address (including city, state, zip): 2804 ST. JOHNS BLUFF RD. S.#107 JACKSONVILLE, FL 32246	17. Preferred Telephone: 904-237-0884

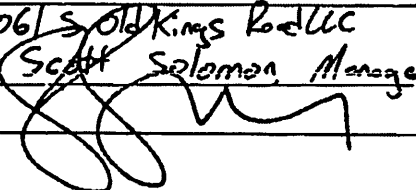


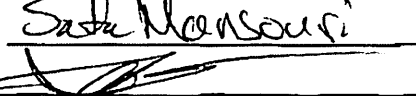
**AUTHORIZATION**

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) 7061 S. Old Kings Rd LLC  
Print name: Scott Solomon, Manager  
Signature: 

Applicant or Agent (if different than owner)  
Print name: Sara Mansouri  
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, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

**Legal Description April 27, 2021  
Exhibit 1**

**Schedule 1  
Description of Property**

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF TRACT 1 OF THE ACREAGE REPLAT OF PART OF DIXIE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 100 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, COUNTY ROAD NO. 39 (A 66-FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE SOUTHEASTERLY LINE OF THE PLAT OF PHILIPS PLACE AS RECORDED IN PLAT BOOK 20, PAGE 43, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 58 DEGREES 37 MINUTES 04 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE OF THE PLAT OF PHILIPS'S PLACE AND THE NORTHEASTERLY PROLONGATION THEREOF, 1,411.35 FEET; THENCE SOUTH 36 DEGREES 41 MINUTES 56 SECONDS EAST AND PARALLEL TO THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, 572.40 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF TOLEDO ROAD (A 60-FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 58 DEGREES 32 MINUTES 30 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY OF TOLEDO ROAD, 642.94 FEET TO A P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,462.40 FEET; THENCE SOUTH 52 DEGREES 33 MINUTES 30 SECONDS WEST AND CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF TOLEDO ROAD AND AROUND AND ALONG SAID CURVE, 304.88 FEET (CHORD BEARING AND DISTANCE) TO THE P.T. THEREOF; THENCE SOUTH 46 DEGREES 34 MINUTES 30 SECONDS WEST AND CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF TOLEDO ROAD, 446.26 FEET TO THE CURVED NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, SAID CURVED NORTHEASTERLY RIGHT OF WAY LINE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1,399.40 FEET; THENCE NORTH 41 DEGREES 10 MINUTES 01 SECONDS WEST AROUND AND ALONG SAID CURVED NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, 218.00 FEET (CHORD BEARING AND DISTANCE) TO THE P.T. THEREOF; THENCE NORTH 36 DEGREES 41 MINUTES 56 SECONDS WEST AND CONTINUING ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD SOUTH, 483.33 FEET TO THE POINT OF BEGINNING

**EXHIBIT A**

**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: 04/21/2021

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: 7061 OLD KINGS RD S RE#(s): 154068-0000

JACKSONVILLE, FL 32217

To Whom it May Concern:

I, SCOTT E SOLOMON, as MANAGER of  
7061 S OLD KINGS ROAD LLC, a Limited Liability Company organized under the laws of the  
state of FL, 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) 

(print name) Scott Solomon, Manager

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  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 22 day of  
April 2021, by Scott Solomon as  
Manager of 7061 S Old Kings Rd, LLC Limited Liability  
Company, who is personally known to me or who has produced \_\_\_\_\_  
as identification and who took an oath.

JASON HAROUNIAN  
Notary Public, State of New York  
No. 02HA6300884  
Qualified in Nassau County  
Commission Expires April 7 2022

  
\_\_\_\_\_  
(Signature of NOTARY PUBLIC)

Jason Harounian  
\_\_\_\_\_  
(Printed name of NOTARY PUBLIC)

State of Florida at Large. 4/21/21  
My commission expires: \_\_\_\_\_

**EXHIBIT B**

**Agent Authorization – Limited Liability Company (LLC)**

Date: 4/21/21

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: 7061 OLD KINGS RD S RE#(s): 154068-000

JACKSONVILLE, FL 32217  
To Whom It May Concern:

You are hereby advised that SCOTT E. SOLOMON, as MANAGER of 7061 SOLD KINGS ROAD LLC, a Limited Liability Company organized under the laws of the state of FL, hereby certifies that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers SAFA MANSOURI to act as agent to file application(s) for SIGN WAVER 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) 

(print name) SCOTT E. SOLOMON

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 22 day of April 2021, by Scott Solomon, as Manager, of 7061 S Old Kings Road LLC, a Limited Liability Company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

JASON HAROUNIAN  
Notary Public, State of New York  
No. 02HA8300884  
Qualified in Nassau County  
Commission Expires April 7 2021

  
\_\_\_\_\_  
(Signature of NOTARY PUBLIC)

Jason Harounian  
\_\_\_\_\_  
(Printed name of NOTARY PUBLIC)

State of FL at Large.

My commission expires: 4/7/22

Prepared By and Return To:  
Morrison Cohen LLP  
909 Third Avenue  
New York, New York 10022  
Attention: Robert Katsnelson

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**PARCEL IDENTIFICATION NO.: 154068-0000-1**

**SPECIAL WARRANTY DEED**

This Special Warranty Deed made this 9<sup>th</sup> day of February \_\_, 2021, by and between FRAYDUN MANOCHERIAN, a natural person, whose address is c/o Pan-Am Equities, Inc., 46 Westchester Avenue, Pound Ridge, New York 10576, hereinafter called the Grantor; and 7061 S OLD KINGS ROAD LLC, a Florida limited liability company, having an address at c/o Pan-Am Equities, Inc., 46 Westchester Avenue, Pound Ridge, New York 10576, hereinafter called the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of ten dollars and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Duval, State of Florida, more particularly described on Schedule I annexed hereto.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

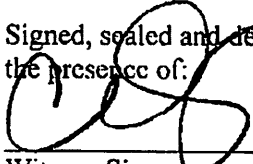
AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants the title to the land is free from all encumbrances made by Grantor except for encumbrances, reservations, covenants and easements of record; and Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

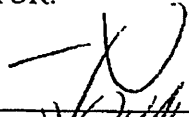
[The rest of this page left intentionally blank; signature page to follow]

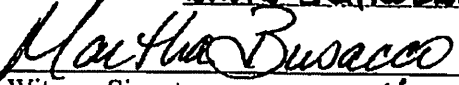
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

  
Witness Signature  
Printed Name: DAVID SCHROEDER

  
FRAYDUN MANOCHERIAN

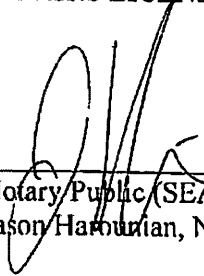
  
Witness Signature  
Printed Name: MARSHA BUSACCO

STATE OF New York

COUNTY OF New York

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2/09/2021 by FRAYDUN MANOCHERIAN, who is personally known to me or who has produced a DRIVERS LICENSE as identification.

JASON HAROUNIAN  
Notary Public, State of New York  
No. 02HA6300884  
Qualified in Nassau County  
Commission Expires April 7 2022

  
Notary Public (SEAL)  
Jason Harounian, Notary Public

## Detail by Entity Name

Florida Limited Liability Company  
7061 S OLD KINGS ROAD LLC

### Filing Information

**Document Number** L21000000468  
**FEI/EIN Number** NONE  
**Date Filed** 12/30/2020  
**State** FL  
**Status** ACTIVE

### Principal Address

46 WESTCHESTER AVENUE  
POUND RIDGE, NY 10576

### Mailing Address

46 WESTCHESTER AVENUE  
POUND RIDGE, NY 10576

### Registered Agent Name & Address

CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301-2525

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SOLOMON, SCOTT E  
46 WESTCHESTER AVENUE  
POUND RIDGE, NY 10576

Title MGR

MANOCHERIAN, GREG  
46 WESTCHESTER AVENUE  
POUND RIDGE, NY 10576

### Annual Reports

**No Annual Reports Filed**

### Document Images

12/30/2020 -- Florida Limited Liability

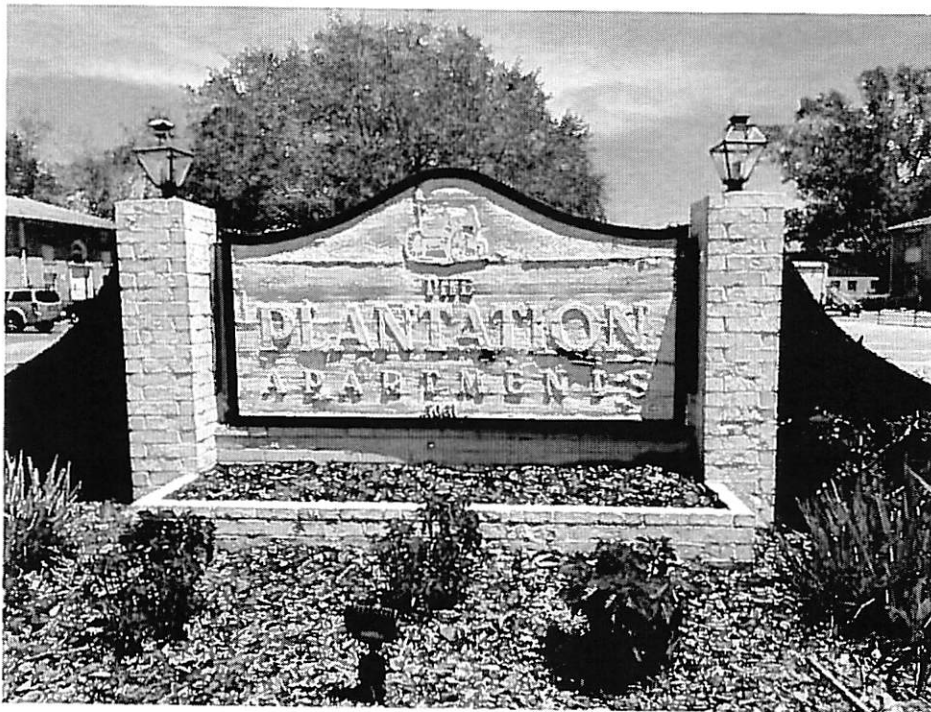
[View image in PDF format](#)



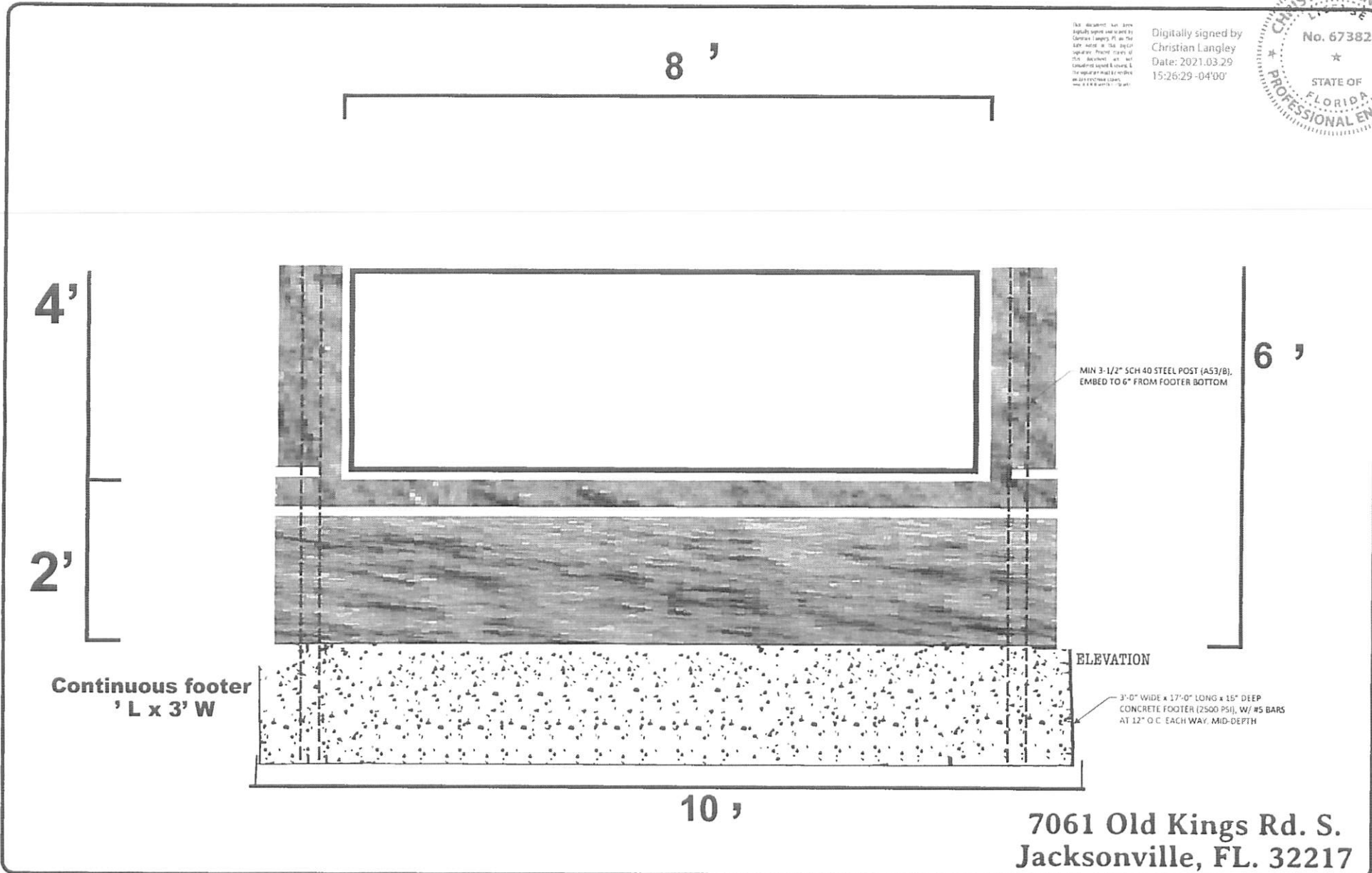
The current sign located on the property is situated on Old Kings Road S. It is currently over 42 square feet and was erected in the late 1960's when the property was developed on a 20-acre parcel with 284 Apartments.

It is our wish to upgrade and beautify certain aspects of the property and therefore the neighborhood, i.e., construction of a new fountain was recently completed and erection of signage more representative and current with its vast size. Property has over 1,600 feet of frontage on Toledo Road and over 600 feet on Old Kings Road S.

This is to propose elimination of existing sign (see below photo) and replacing with a new one at a new location on the site to allow for more visibility.



# PROPOSED SIGN DESIGN



Christian Langley  
Florida PE #67382  
Cert of Auth #31124

1200 N Federal Hwy, #200  
Boca Raton, FL 33432  
1-888-371-3113

ASCE 7-16 - V=20 mph  
WIND LOADS: - Exposure C  
- Risk Category I Struct  
- ASD Load Comb = 0.6  
- Sign Height = 15 ft max  
- K<sub>z</sub> = 1.0, K<sub>d</sub> = 0.85, G = 0.85  
- C<sub>f</sub> = 1.55 (w/ ratio = 1/2) ± 21.0 psf

Solid free-standing sign at grade

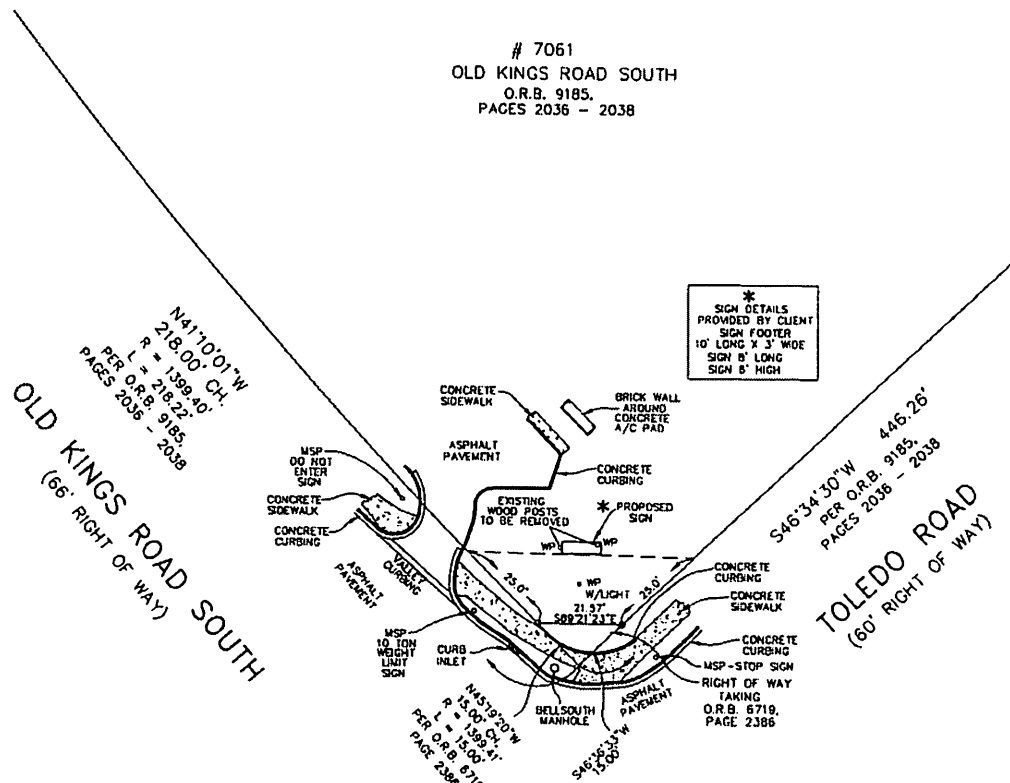
General: Design in accordance with the requirements of the Fla. Bldg. Code 716 Ed. (2019) for use within & outside the High Wind & Hurricane Zone (HWZ). - This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. - Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. - This design meets requirements of ACI 113-14, ACI 109-10, ACI 308-11, & ACI 308-12. - Notes: - All components shall be coated, painted, or otherwise protected against corrosion per IRC, Sec. 1201.2.7222.4. - Mass components in contact with earth or embedded in concrete shall be painted or protected as prescribed in ACI 308-11. - All exposed fasteners shall be 3.5" or have a protective coating for corrosion protection. - All welding shall comply with AWS requirements. - Steel work, EPOxy electrodes, 4041 Alloy - Alkan extrusions, 6061 T6 or stronger, UMG

# MAP SHOWING SPECIFIC PURPOSE SURVEY OF

PART OF THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, SITUATE, LYING AND BEING  
A PART OF TRACT 1 OF THE ACREAGE REPLAT OF PART OF DIXIE FARMS, AS RECORDED  
IN PLAT BOOK 14, PAGE 100 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9185, PAGE 2036. OF  
THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



# 7061  
OLD KINGS ROAD SOUTH  
O.R.B. 9185,  
PAGES 2036 - 2038



\*  
SIGN DETAILS  
PROVIDED BY CLIENT  
SIGN FOOTER  
10' LONG X 3' WIDE  
SIGN 8' LONG  
SIGN 8' HIGH

THE SPECIFIC PURPOSE OF THIS SURVEY WAS TO SHOW THE EXISTING CONDITIONS ON THE SUBJECT PROPERTY AT THE INTERSECTION OF OLD KINGS ROAD SOUTH AND TOLEDO ROAD TO BE USED TO OBTAIN A PERMIT TO INSTALL A SIGN.

NOTES: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDRESS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

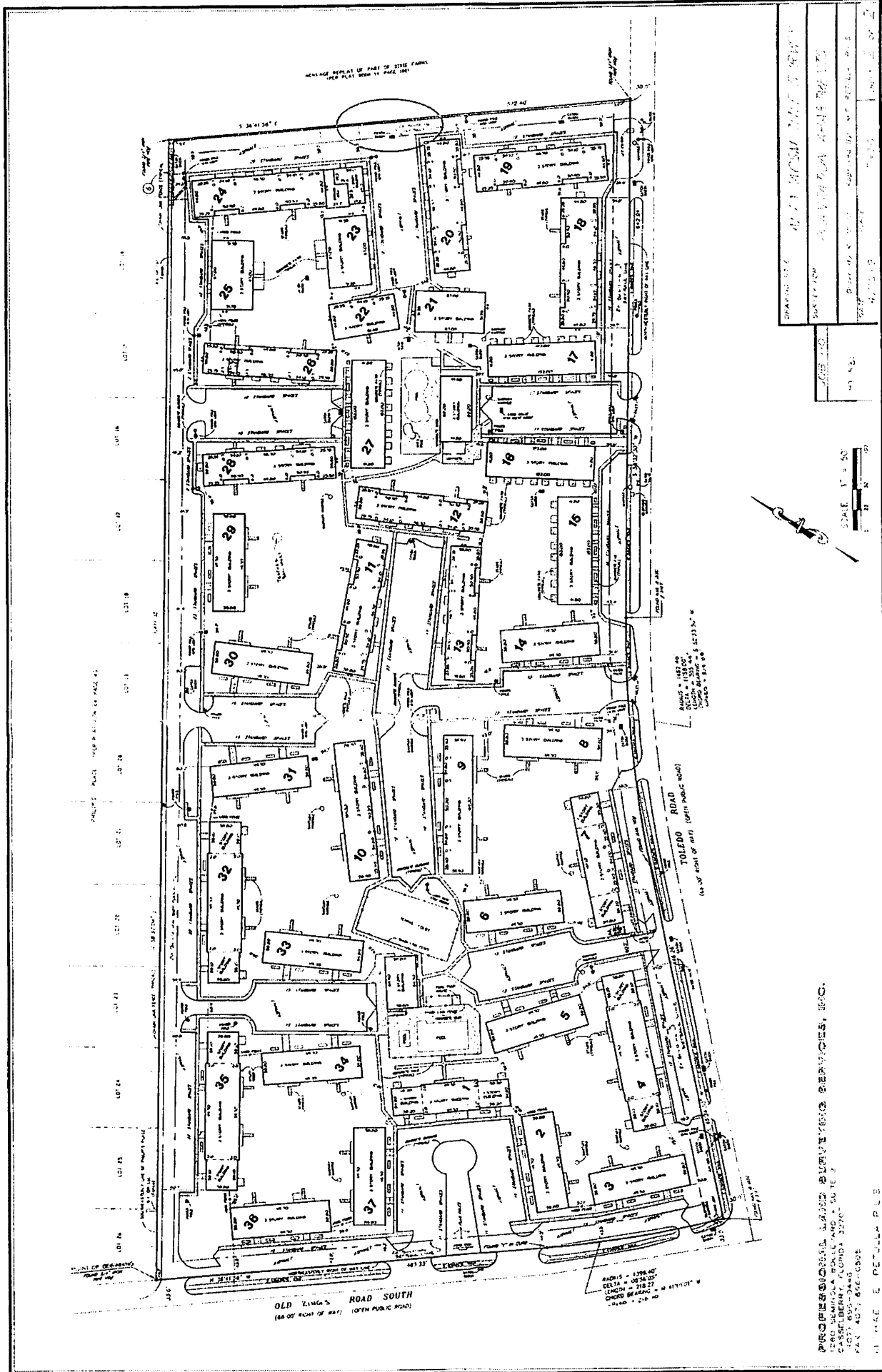
1. BEARINGS ARE BASED ON THE NORTHWESTERLY R/W LINE OF TOLEDO ROAD AS BEING S 48°34'30" E, PER DEED
2. THIS IS A SPECIFIC PURPOSE SURVEY.
3. ELEVATIONS SHOWN THIS (D.S.) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 83).
4. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONE'S "M" (UNSHADED) 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 FOLDER NUMBER 120077 0348 N : MAP REVISED DATE: 08/03/2013, MAP NUMBER 12031001004.
5. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
6. THERE MAY BE RESTRICTIONS ON EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

LEGEND		DATE
□	INDICATES CONCRETE MONUMENT	APRIL 9, 2021
—	INDICATES FENCE	SCALE
○	INDICATES 1/2" IRON PIPE SET	1" = 30'
●	INDICATES 1/2" IRON PIPE FOUND	JOB NO.
⊗	INDICATES CROSS CUT	52176
		F. BOOK(S)
		584
		PAGE(S)
		78
		COMPUTER
		5-07-2021-52176-SIGN.DWG
		FILE NAME
		(LEFT ON SERVER)

**A & J LAND SURVEYORS, INC.**  
 CERTIFICATE OF AUTHORIZATION NO. LB 6661  
 PROFESSIONAL LAND SURVEYORS  
 5847 LUELLA STREET  
 JACKSONVILLE, FLORIDA 32207  
 OFFICE: (904) 346-1733  
 FAX: (904) 346-1736

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY				
P.C.P.	PERMANENT CONTROL POINT	E.M.T.	EASEMENT	
P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LOCKED BUSINESS	
P.O.C.	POINT ON CURVE	J.E.A.	JACKSONVILLE ELECTRIC AUTHORITY	
P.O.B.	POINT OF BEGINNING	W.S.P.	WETLAND SIGN POST	
P.O.R.	POINT OF RESUMPTION	SQ.	SQUARE	
P.C.	POINT OF CURVATURE	A/C	AGE CONDITIONER	
P.T.	POINT OF TANGENCY	W.P.	WOOD POST	
P.C.C.	POINT OF COMPOUND CURVE	NO ID	NO IDENTIFICATION	
P.R.C.	POINT OF REVERSE CURVATURE	R.E.	RADIUS EQUALS	
PAGE	PAGE	L=	ARC LENGTH EQUALS	
R/W	RIGHT OF WAY	CH=	CHORD BEARING & DISTANCE EQUALS	
O.R.B.	OFFICIAL RECORDS BOOK	Δ=	DELTA OR CENTRAL ANGLE EQUALS	
F.B.	FIELD BOOK	I.P.	IRON PIPE	
NO.	NUMBER	CONC.	CONCRETE	
ENL.	BUILDING RESTRICTION LINE			

GEORGE J. WARD, STATE OF FLORIDA  
 REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 5155



DATE: 11/11/50	BY: J. H. HARRIS
PROJECT: 100	NO. 100
OWNER: J. H. HARRIS	NO. 100
NO. 100	NO. 100



PURPOSE: TO BE A RESIDENTIAL DEVELOPMENT, INC.  
 1000 N. W. 10th St., Miami, Fla.  
 CASSELL, FLA.  
 1001-1005-1009  
 PAT. 407, 646-0002  
 J. H. HARRIS, P.E.

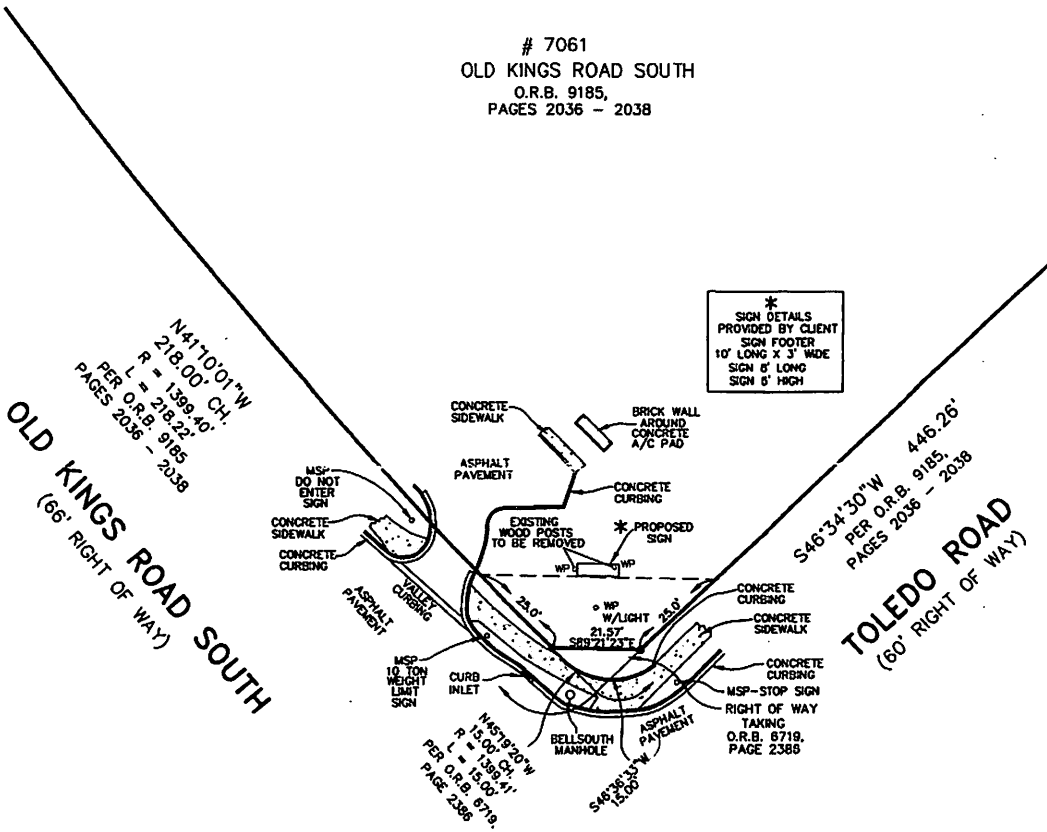
Site Plan

# MAP SHOWING SPECIFIC PURPOSE SURVEY OF

PART OF THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF TRACT 1 OF THE ACREAGE REPLAT OF PART OF DIXIE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 100 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9185, PAGE 2036. OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



# 7061  
 OLD KINGS ROAD SOUTH  
 O.R.B. 9185,  
 PAGES 2036 - 2038



\* SIGN DETAILS PROVIDED BY CLIENT  
 SIGN FOOTER  
 10' LONG X 3' WIDE  
 SIGN 8' LONG  
 SIGN 6' HIGH

THE SPECIFIC PURPOSE OF THIS SURVEY WAS TO SHOW THE EXISTING CONDITIONS ON THE SUBJECT PROPERTY AT THE INTERSECTION OF OLD KINGS ROAD SOUTH AND TOLEDO ROAD TO BE USED TO OBTAIN A PERMIT TO INSTALL A SIGN.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- NOTES:**
1. BEARINGS ARE BASED ON THE NORTHWESTERLY R/W LINE OF TOLEDO ROAD AS BEING S 48°34'30" E, PER DEED.
  2. THIS IS A SPECIFIC PURPOSE SURVEY.
  3. ELEVATIONS SHOWN THIS (15.0) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
  4. BY GRAPHIC PLATTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIES WITHIN ZONES "X" (UNSHADDED) 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 (ZONES "X" - MAP REVISED DATE: 06/03/2013, MAP NUMBER: 120077030804).
  5. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL, THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
  6. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

LEGEND		DATE
□	DENOTES CONCRETE MONUMENT	APRIL 9, 2021
x-x	DENOTES FENCE	SCALE
○	DENOTES 1/2" IRON PIPE SET A & J L.S. 8891	1" = 30'
●	DENOTES 1/2" IRON PIPE FOUND	JOB NO.
○	DENOTES CROSS CUT	52178
		F. BOOK(S)
		584
		PAGE(S)
		78
		COMPUTER
		6-07-2021-52178-SIGN.DWG
		FILE NAME
		(JEFF ON SERVER)

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 PROFESSIONAL LAND SURVEYORS  
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 FAX: (904) 346-1736

*George L. Ward* 4-21-21  
 GEORGE L. WARD, STATE OF FLORIDA  
 REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 5155

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY			
P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	J.E.A.	JACKSONVILLE ELECTRIC AUTHORITY
P.O.B.	POINT OF BEGINNING	M.S.P.	METAL SIGN POST
P.O.R.	POINT OF REFERENCE	SQ.	SQUARE
P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER
P.T.	POINT OF TANGENCY	W.	WELL
P.C.C.	POINT OF COMPOUND CURVE	W.P.	WOOD POST
P.R.C.	POINT OF REVERSE CURVATURE	NO ID	NO IDENTIFICATION
P.O.	POINT	R.E.	RADIUS EQUALS
R/W	RIGHT OF WAY	L.	ARC LENGTH EQUALS
O.R.B.	OFFICIAL RECORDS BOOK	CH=	CHORD BEARING & DISTANCE EQUALS
F.B.	FIELD BOOK	Δ=	DELTA OR CENTRAL ANGLE EQUALS
N.O.	NUMBER	I.P.	IRON PIPE
B.R.	BUILDING RESTRICTION LINE	CONC.	CONCRETE