

Application For Administrative Deviation

Planning and Development Department Info

Application # AD-20-74 **Staff Sign-Off/Date** CMC / 11/17/2020
Filing Date 11/17/2020 **Number of Signs to Post** 1
Current Land Use Category MDR
Deviation Sought 1. REDUCE MINIMUM LOT WIDTH FROM 40 FEET TO 30 FEET. 2. REDUCE MINIMUM LOT AREA FROM 4000 SQUARE FEET TO 3010 SQUARE FEET.
Applicable Section of Ordinance Code 656.306 (II) (D) (1) (I-II)
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association BETTER LIVING COMMUNITY ASSOCIATION; HABITAT FOR HUMANITY JAX; NEW TOWN SUCCESS ZONE
Overlay N/A

Application Info

Tracking # 3069 **Application Status** FILED COMPLETE
Date Started 08/21/2020 **Date Submitted** 08/26/2020

General Information On Applicant

Last Name DITTMER **First Name** SCOTT **Middle Name**
Company Name HABITAT FOR HUMANITY OF JACKSONVILLE, INC.
Mailing Address 2404 HUBBARD STREET
City JACKSONVILLE **State** FL **Zip Code** 32206
Phone 9042086631 **Fax** 904 **Email** SDITTMER@HABIJAX.ORG

General Information On Owner(s)

Last Name LEATHERBURY **First Name** ANGELA **Middle Name**
Company/Trust Name HABITAT FOR HUMANITY OF JACKSONVILLE, INC.
Mailing Address 2404 HUBBARD STREET
City JACKSONVILLE **State** FL **Zip Code** 32206
Phone 9042086664 **Fax** 9047982782 **Email** ALEATHERBURY@HABIJAX.ORG

Property Information

Previous Zoning Application Filed?
If Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 050919 0000	9	5	RMD-A

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre) 0.07

In Whose Name Will The Deviation Be Granted
 HABITAT FOR HUMANITY OF JACKSONVILLE, INC.

Is transferability requested? Yes No
 If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location COLLEGE PARK
House # 1310 **Street Name, Type and Direction** PRIOLEOU ST **Zip Code** 32209
Between Streets 3RD ST W and 4TH ST W
Utility Services Provider
 City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

- Reduce required minimum lot area from 4000 to 3010 square feet.
- Increase maximum lot coverage from % to %.
- Increase maximum height of structure from feet to feet.

Reduce required yard(s)
 REDUCE MINIMUM LOT WIDTH FROM 40 FEET TO 30 FEET.

- Reduce minimum number of off-street parking spaces from to .
- Increase the maximum number of off-street parking spaces from to .
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of 15 feet to feet.
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of 25 feet to feet.
- Decrease minimum number of loading spaces from required to loading spaces.

Reduce the dumpster setback from the required 5 feet along:

- North to feet;
- East to feet;
- South to feet;
- West to feet.
- Decrease the minimum number of bicycle parking spaces from required to spaces.
- Reduce the minimum width of drive from feet required to feet.
- Reduce vehicle use area interior landscape from square feet to square feet.
- Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to feet.
- Reduce the number of terminal island trees from terminal islands required to terminal islands.
- Reduce the landscape buffer between vehicle use area along
 Enter Street Name from 10 feet per linear feet of frontage and 5 feet minimum width required to feet per linear feet of frontage and feet minimum width.
- Reduce the number of shrubs along Enter Street Name from required to shrubs.
- Reduce the number of trees along Enter Street Name from required to trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from 5 feet minimum width required along:

- North boundary to feet;
- East boundary to feet;
- South boundary to feet;
- West boundary to feet.

Reduce the number of trees along:

- North property boundary from required to trees;
- East property boundary from required to trees;
- South property boundary from required to trees;
- West property boundary from required to trees.
- Increase the maximum width of the driveway access from Enter Street Name from 24 36 48 feet required to feet.
- Decrease the minimum width of the driveway access from Enter Street Name from 24 36 48 feet required to feet.

Increase the maximum width of the driveway access to adjoining property from 24 feet required along:

- North to feet;
- East to feet;
- South to feet;
- West to feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required along:

- North to feet;
- East to feet;
- South to feet;
- West to feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

- North property boundary to feet wide;
- East property boundary to feet wide;
- South property boundary to feet wide;
- West property boundary to feet wide.

Reduce the uncomplimentary land use buffer trees along:

- North property boundary from required to trees;
- East property boundary from required to trees;
- South property boundary from required to trees;
- West property boundary from required to trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

- North property boundary to feet tall and %;
- East property boundary to feet tall and %;
- South property boundary to feet tall and %;
- West property boundary to feet tall and %.

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- 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, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only
- Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

THIS APPLICATION AS IN ALL OF OUR CURRENT APPLICATIONS IS LIMITED TO THE REDUCTION OF MINIMUM PROPERTY AREA AND/OR WIDTH.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

THE LIMITS OF THE PROPERTY'S LEGAL AND SPATIAL BOUNDARIES ARE THE ROOT OF THE INSUFFICIENCY.

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

On File

Page 3 of 17

THE IS NOT AN ECONOMIC INCENTIVE TO BE HAD, BUT THE ABILITY TO PROVIDE LOW TO MODERATE INCOME HOUSING TO A HOUSEHOLD AND LOCALITY THAT WOULD BENEFIT IN HAVING A NEWLY-CONSTRUCTED HOME ERECTED AND THE PROVISION OF ADDITIONAL TAX REVENUE.

3. The proposed deviation 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 deviation;

IT IS NOT OUR BELIEF THAT SURROUNDING PROPERTY VALUES WILL NOT BE DIMINISHED, BUT ENHANCED RATHER, WITH THE ADDITION OF A NEWLY CONSTRUCTED, DETACHED, SINGLE FAMILY HOME.

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

IT IS NOT OUR BELIEF THAT IT WILL DO SO, BUT THE OPPOSITE AS A PROPERTY OWNER WILL EVENTUALLY CONTROL AND MAINTAIN WHAT IS NOW A VACANT LOT.

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

N/A

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

WE BELIEVE SO AS THE END RESULT IS THE HAVE DETACHED SINGLE-FAMILY HOUSING CONSTRUCTED.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

AS THE PROPERTY IS CURRENTLY VACANT, THERE IS NOT A CURRENT VIOLATION.

(ii) The length of time the violation has existed without receiving a citation; and

AS THE PROPERTY IS CURRENTLY VACANT, THERE IS NOT A CURRENT VIOLATION.

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

AS THE PROPERTY IS CURRENTLY VACANT, THERE IS NOT A CURRENT VIOLATION.

Public Hearings

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.

Application Certification

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.

Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee	\$966.00
2) Plus Notification Costs Per Addressee	
65 Notifications @ \$7.00/each:	\$455.00
3) Total Application Cost:	\$1,421.00

* Applications filed to correct existing zoning violations are subject to a double fee.
** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.

ORDINANCE _____

Legal Description

The North 30 feet of Lots 11 and 12, Block 23, COLLEGE PARK, according to plat thereof as recorded in Plat Book 4, Page 1 of the Public Records of Duval County, Florida

10/29/2020

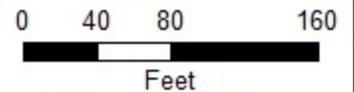
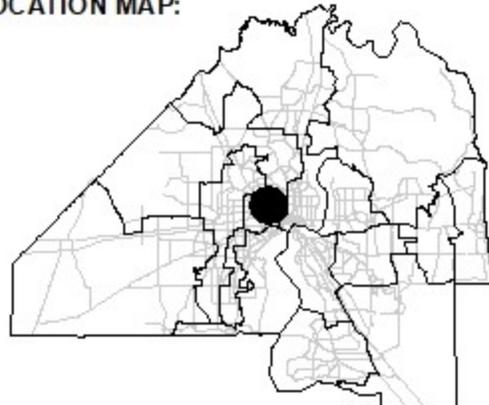




REQUEST SOUGHT:

**REDUCTION OF MINIMUM
PROPERTY AREA AND/OR
WIDTH**

LOCATION MAP:



COUNCIL DISTRICT:

9

TRACKING NUMBER

On File **T-2020-3069**
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**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: 11/06/2020

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: 1310 Prioleau Street Jacksonville, FL 32209 RE#(s): 050919-0000

To Whom it May Concern:

I Monte Walker, as President & CEO of Habitat for Humanity of Jacksonville, Inc., a corporation organized under the laws of the state of Florida, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Administrative Deviation submitted to the Jacksonville Planning and Development Department.

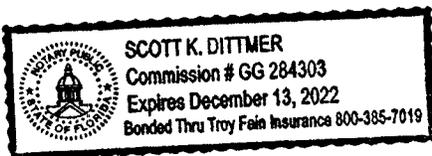
(signature) *Monte K. Walker*

(print name) Monte Walker

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 6th day of November 2020, by Monte Walker, as President & CEO, of Habitat for Humanity of Jacksonville, Inc., a Florida Non-Profit corporation, who is personally known to me or who has produced _____ as identification and who took an oath.



Scott Dittmer

(Signature of NOTARY PUBLIC)

Scott Dittmer

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: December 13, 2022

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 11/6/2020

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

Re: Agent Authorization for the following site location: 1310 Prioleau Street

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Scott Dittmer

Habitat for Humanity of Jax to act as agent to file application(s) 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.

If Owner is Individual:

By _____

Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:

Habitat for Humanity of Jax, Inc.

By Monte Walker

Print Name: Monte Walker

Its: President and CEO

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

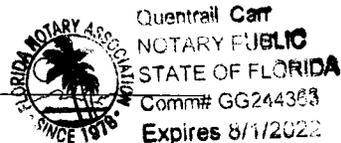
Sworn to and subscribed and acknowledged before me this 6th day of November ~~2014~~, by Monte Walker who is personally known to me, or who has produced _____ as identification and who took an oath.

(Signature of NOTARY PUBLIC)

Quentrail Octavious Carr
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____



FILING FEES

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

Base Fee

Non-residential Districts: \$1,091.00

Public Notices

\$7.00 per Addressee

Advertisement

Billed directly to owner/agent

AUTHORIZATION

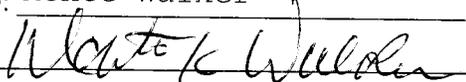
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The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

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.

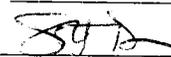
Owner(s)

Print name: Monte Walker

Signature: 

Applicant or Agent (if different than owner)

Print name: Scott Dittmer

Signature: 

Owner(s)

Print name: _____

Signature: _____

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

SUBMITTAL

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

Submit applications to:

Planning and Development Department, Zoning Section

214 North Hogan Street, 2nd Floor

Jacksonville, Florida 32202

(904) 255-8300



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
HABITAT FOR HUMANITY OF JACKSONVILLE, INC.

Filing Information

Document Number	N25616
FEI/EIN Number	59-2880071
Date Filed	03/28/1988
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/08/2010
Event Effective Date	NONE

Principal Address

2404 HUBBARD STREET
JACKSONVILLE, FL 32206

Changed: 10/01/1998

Mailing Address

2404 HUBBARD STREET
JACKSONVILLE, FL 32206

Changed: 10/01/1998

Registered Agent Name & Address

Walker, Monte PRES
2404 HUBBARD STREET
JACKSONVILLE, FL 32206

Name Changed: 10/12/2020

Address Changed: 03/12/2003

Officer/Director Detail

Name & Address

Title President & CEO

Walker, Monte
2404 HUBBARD ST
JACKSONVILLE, FL 32206

Title Chairman

Jones, J. Malcolm., III
2404 HUBBARD STREET
JACKSONVILLE, FL 32206

Title Vice Chairman & Secretary

Dilts, Robert
2404 HUBBARD STREET
JACKSONVILLE, FL 32206

Title Treasurer

Taylor, Ryan
2404 HUBBARD STREET
JACKSONVILLE, FL 32206

Annual Reports

Report Year	Filed Date
2019	04/05/2019
2020	02/17/2020
2020	10/12/2020

Document Images

10/12/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
02/17/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
09/14/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/21/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
02/21/2011 -- ANNUAL REPORT	View image in PDF format
06/08/2010 -- Amendment	View image in PDF format
04/05/2010 -- ANNUAL REPORT	View image in PDF format
02/16/2009 -- ANNUAL REPORT	View image in PDF format
03/10/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
12/28/2006 -- Amendment	View image in PDF format
04/27/2006 -- ANNUAL REPORT	View image in PDF format
05/06/2005 -- ANNUAL REPORT	View image in PDF format
09/02/2004 -- ANNUAL REPORT	View image in PDF format
03/12/2003 -- ANNUAL REPORT	View image in PDF format
04/18/2002 -- ANNUAL REPORT	View image in PDF format

[04/25/2001 -- ANNUAL REPORT](#)

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[07/23/1997 -- ANNUAL REPORT](#)

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[04/17/1996 -- ANNUAL REPORT](#)

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[02/20/1995 -- ANNUAL REPORT](#)

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FILED 2008-03-03 10:21 AM

Filing # 108287358 E-Filed 06/02/2020 04:50:11 PM

IN THE CIRCUIT COURT OF THE
FOURTH JUDICIAL CIRCUIT, IN
AND FOR DUVAL COUNTY, FLORIDA.

HABITAT FOR HUMANITY OF)
JACKSONVILLE, INC., a Florida)
corporation,)
)
Plaintiff,)
)
Vs.)
)
PANAMA PROPERTY RESOURCES,)
LLC., a Florida limited liability company,)
)
Defendant.)
_____)

CASE NO.: 2020-CA-01559
DIVISION: CV-B

DEFAULT FINAL JUDGMENT

THIS CAUSE came on to be heard upon Plaintiff's Motion for Default Final Judgment after the entry of Clerk's default against the Defendant. Based upon the pleadings filed herein, and it being otherwise advised in the premises and appearing that the Court has jurisdiction over the parties and subject matter and that the equities are with the Plaintiff, upon consideration, it is thereupon

ADJUDGED THAT:

1. The Plaintiff, **HABITAT FOR HUMANITY OF JACKSONVILLE, INC., a Florida corporation**, is adjudged to be the owner of, and seized and possessed of the fee simple title in and to the property in Duval County, Florida, described as:

**THE NORTH 30 FEET OF LOTS 11 AND 12, BLOCK 23,
COLLEGE PARK, AS RECORDED IN PLAT BOOK 4,
PAGE 1 OF THE CURRENT PUBLIC RECORDS OF**

DUVAL COUNTY, FLORIDA.

R.E. # 050919-0000

2. That the Plaintiff, **HABITAT FOR HUMANITY OF JACKSONVILLE, INC.**, a Florida corporation, acquired title to said land under and by virtue of a Tax Deed from the County of Duval, State of Florida, issued under the provisions of the law of the State of Florida. Said Tax Deed was regularly executed and recorded in the public records of Duval County, Florida, on the 4th day of March, 2020, Official Records, Book 19127, Page 1858 of the Current Public Records of Duval County, Florida.

3. That any claim, title and interest of the Defendant be, and the same is hereby declared to be null, void and of no effect.

4. That the title to the said property be, and it is hereby quieted and confirmed in the Plaintiff, free and clear of any claims of all former lien or encumbrance holders and free and clear of all devisees and claimants, prior to the issuance of said Tax Deed herein described and against all parties claiming by, through, under or against them.

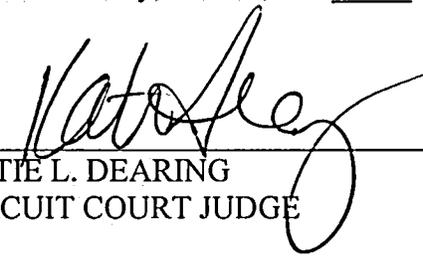
5. That the respective instruments, records or other evidence of title, claim, or interest in or lien upon the said herein described property, in favor of the Defendant herein, which cast a cloud or doubt or suspicion on the title of Plaintiff to said described property, be, and the same is hereby canceled and declared null and void as such clouds upon Plaintiff's title to said property.

6. That the Defendant and any and all persons claiming by, through, under or against them be and they are severally, hereby perpetually enjoined and restrained from asserting or claiming any right, title or interest in or to the said property herein described, adverse to the title

of the Plaintiff, and are further perpetually enjoined and restrained from ever in any way disturbing the possession of the Plaintiff, its successors, legal representatives, assigns or grantees in and to said property, and said Plaintiff is hereby declared to be the true holder of the legal title of said land.

7. The Court retains jurisdiction to enforce the terms of this Final Judgment.

DONE AND ORDERED in Chambers, Jacksonville, Duval County, Florida, this 2nd day of ~~May~~, 2020.
June


KATIE L. DEARING
CIRCUIT COURT JUDGE

COPIES TO:

Rehan N. Khawaja, Esquire
Law Offices of Rehan N. Khawaja
817 North Main Street
Jacksonville, Florida 32202
Attorney for Plaintiff

PANAMA PROPERTY RESOURCES, LLC., a Florida Limited Liability Company
c/o Ronald Bergwerk, its Registered Agent
10175 Fortune Parkway
Suite # 103
Jacksonville, Florida 32256

DESCRIPTION:

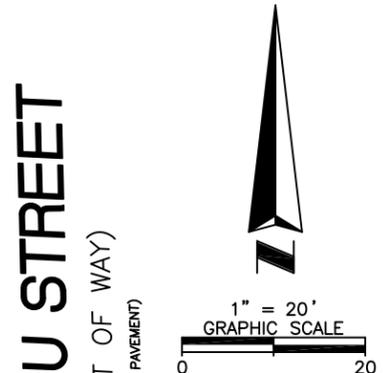
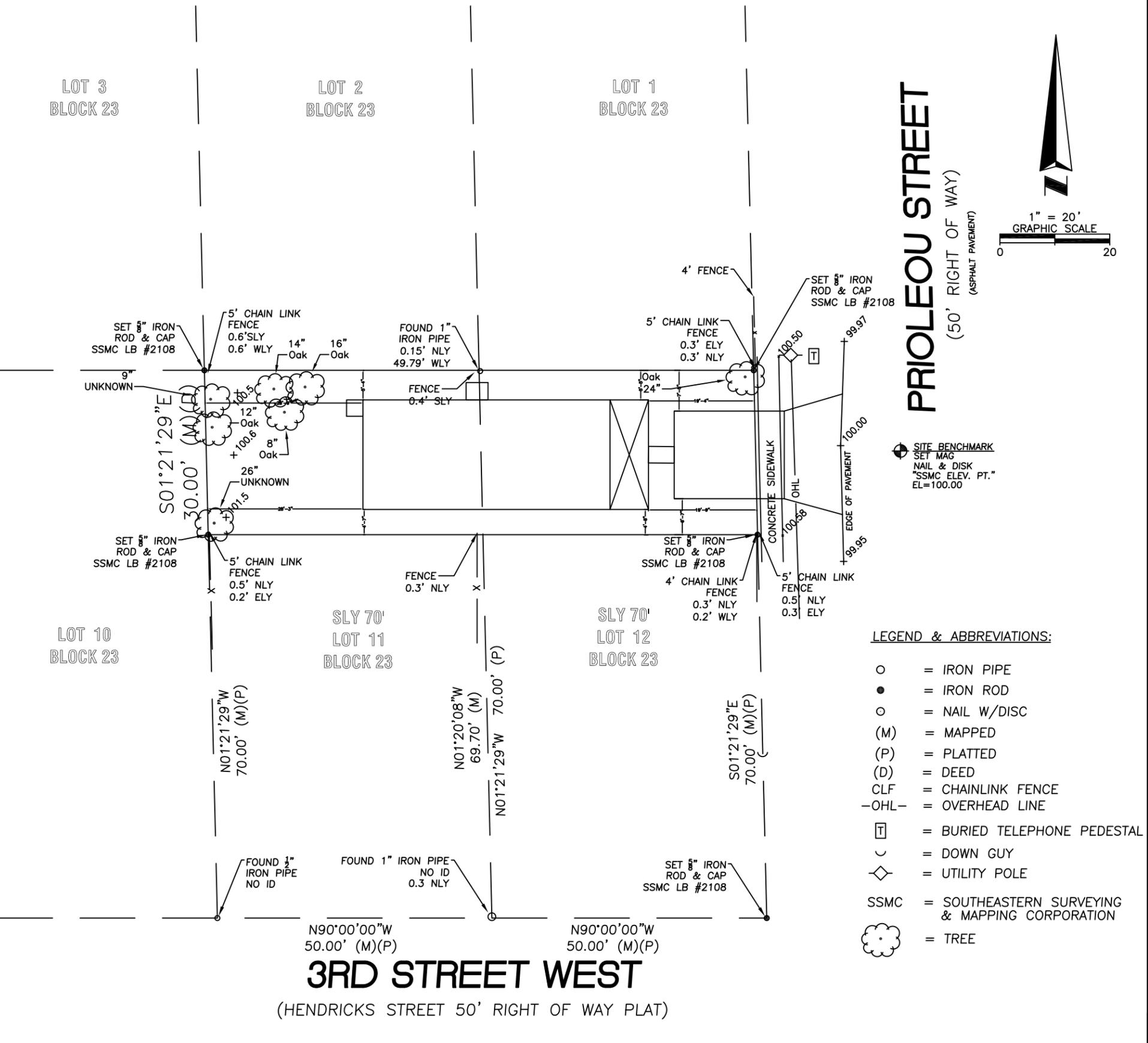
The North 30' of Lots 11 and 12, Block 23, COLLEGE PARK according to plat thereof as recorded in Plat Book 4, Page 1 of the Public Records of Duval County, Florida.

SURVEYOR'S REPORT:

- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States standard feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations have not been located.
- Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- Features shown by symbol as indicated in the legend are not to scale.
- 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.
- Vertical information shown hereon refers to assumed datum of 100.00 feet.
- Bearings shown hereon are based on assumed Westerly Right of Way line of Prioleou street as S01°21'28"E Bearings and distances shown hereon are measured unless otherwise noted.
- This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
- Unless shown, only those visible features found within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.
- Right of Way information shown hereon was determined by found monumentation, recorded plats, and information obtained on the Duval County Property Appraisers web site.
- Adjacent property information shown hereon, that was not furnished to this surveyor, was compiled using latest available data. No attempt was made by this firm to verify its accuracy.
- Based on the National Flood Insurance Program FIRM Map No. 12031C0352H, dated June 03, 2013, the above described property lies within Flood Zone "X".

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.



- LEGEND & ABBREVIATIONS:**
- = IRON PIPE
 - = IRON ROD
 - = NAIL W/DISC
 - (M) = MAPPED
 - (P) = PLATTED
 - (D) = DEED
 - CLF = CHAINLINK FENCE
 - OHL- = OVERHEAD LINE
 - ⊠ = BURIED TELEPHONE PEDESTAL
 - ∩ = DOWN GUY
 - ◇ = UTILITY POLE
 - SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
 - ☁ = TREE

3RD STREET WEST
(HENDRICKS STREET 50' RIGHT OF WAY PLAT)

Certified to: HABITAT FOR HUMANITY OF JACKSONVILLE, INC.		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: small;">REVISION DATE</th> <th style="font-size: small;">REVISION</th> <th style="font-size: small;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISION DATE	REVISION	BY										
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DRAWING NUMBER PRIOLEOU ST - S113-PLAN	BOUNDARY SURVEY 1310 PRIOLEOU STREET JACKSONVILLE, FLORIDA 32209	ROBERT W. GARDNER Registered Land Surveyor and Mapper Number 5603													
SHEET NUMBER 1 OF 1	Survey Date: 3/13/2020	Drawn By: JTA	Scale: 1"=20' SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8641 Baypine Road, Suite 5 Jacksonville, Florida 32256 (904) 737-5990 Fax (904) 737-5995 e-mail: info@ssmc.us												



DESCRIPTION:

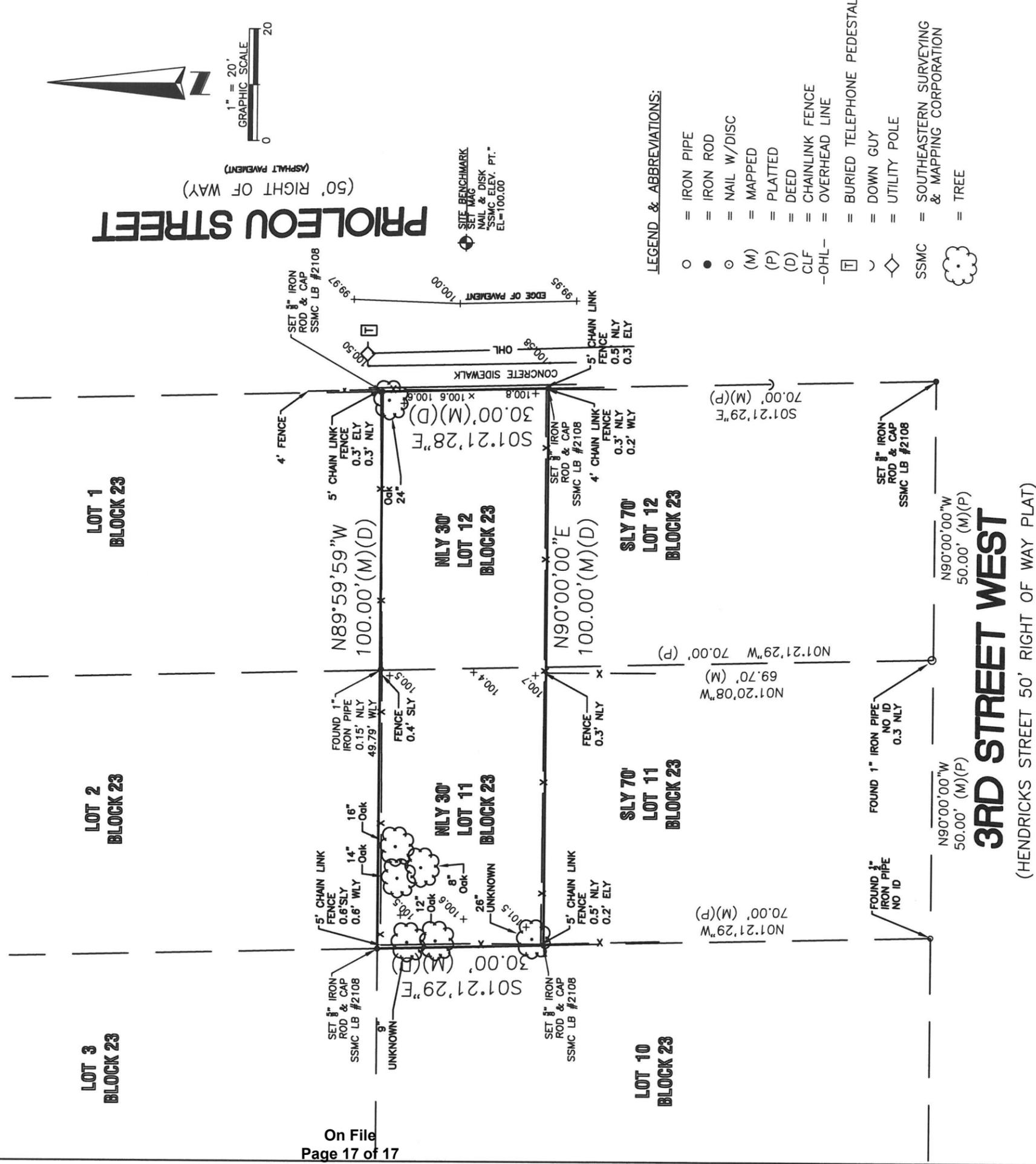
The North 30' of Lots 11 and 12, Block 23, COLLEGE PARK according to plat thereof as recorded in Plat Book 4, Page 1 of the Public Records of Duval County, Florida.

SURVEYOR'S REPORT:

- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States standard feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations have not been located.
- Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- Features shown by symbol as indicated in the legend are not to scale.
- 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.
- Vertical information shown hereon refers to assumed datum of 100.00 feet.
- Bearings shown hereon are based on an assumed Westerly Right of Way line of Prioleou street as S01°21'28"E Bearings and distances shown hereon are measured unless otherwise noted.
- This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
- Unless shown, only those visible features found within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.
- Right of Way information shown hereon was determined by found monumentation, recorded plats, and information obtained on the Duval County Property Appraisers web site.
- Adjacent property information shown hereon, that was not furnished to this surveyor, was compiled using latest available data. No attempt was made by this firm to verify its accuracy.
- Based on the National Flood Insurance Program FIRM Map No. 12031C0352H, dated June 03, 2013, the above described property lies within Flood Zone "X".

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.



On File
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HABITAT FOR HUMANITY OF JACKSONVILLE, INC.

BOUNDARY SURVEY

Project:
1310 PRIOLEOU STREET
JACKSONVILLE, FLORIDA 32209

Robert W. Gardner
ROBERT W. GARDNER
Registered Land Surveyor and Mapper
Number 5603

Survey Date: 3/13/2020
Drawn By: JTA
Scale: 1"=20'

1 OF 1

REVISION DATE	REVISION	BY

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
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