

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2022-674 (WRF-21-29)

OCTOBER 18, 2022

Location: 0 Flynn Road between Flynn Road West and Cody Drive

Real Estate Number(s): 105920-0050

Waiver Sought: Reduce Minimum Required Road Frontage from 160 Feet to 68 Feet

Present Zoning: Residential Low Density 100B (RLD-100B)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 3-Southeast

Applicant: Alex Fink
Brink Realty, LLC
797 Blanding Boulevard
Orange Park, Florida 32065

Applicant/Owner: William Anderson
10458 Roxbury Lane
Jacksonville, FL 32257

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-674 (WRF-21-29)** seeks to reduce the required minimum road frontage from 160 feet to 68 feet to split the subject parcel into two lots. The subject property is approximately 2.89 acres and has frontage on Flynn Road. The proposed new lots will have access from Flynn Road through a cul-de-sac.

The owner has also applied for an Administrative Deviation (AD-21-74) to reduce the minimum lot width from 100 feet to 99 feet.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are granted by the City Council pursuant to the criteria set forth in Section 656.133 of the Zoning Code.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application **meets all** of the following criteria:

- (i) ***Are there practical or economic difficulties in carrying out the strict letter of the regulation?***

Yes. The site contains approximately 2.89 acres and is accessible by frontage on Flynn Road. When divided, the proposed lots. Strict enforcement of the road frontage requirement would leave this property unbuildable until the road frontage minimum is acquired, which is unrealistic given there are dwellings on either side.

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

No. The applicant is proposing to construct a new single family home on a new parcel split from the parent parcel. If the waiver is not approved, the owner could subdivide the property, but would be required to construct a City approved road for access. It is not anticipated that the applicant will need relief from any of the requirements of Chapter 654 of the Municipal Code.

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

No. The waiver would permit two new single family dwellings to be constructed. The subject property is currently undeveloped. It is not anticipated that the construction of the new dwellings will reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. The proposed single-family dwellings and lot sizes are not out of character with the surrounding neighborhood.

- (iv) *Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?*

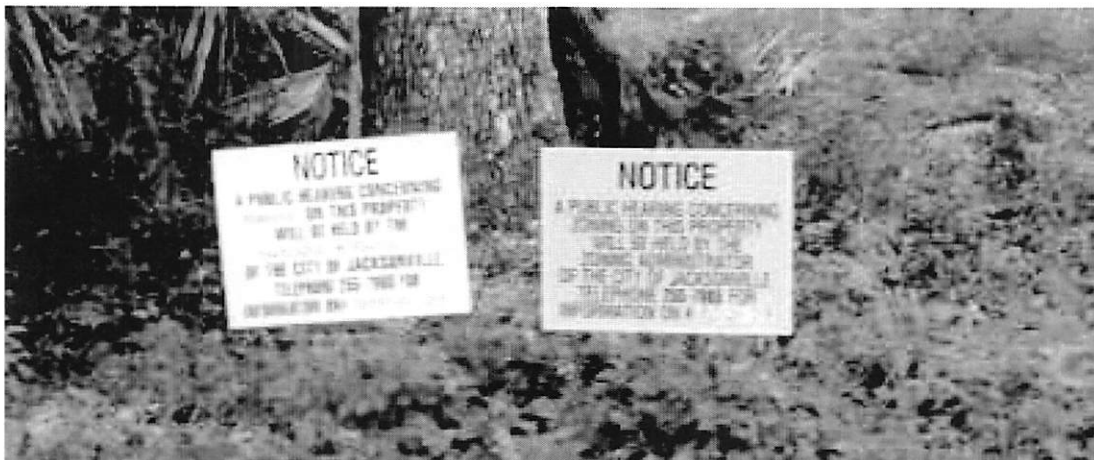
No. The property owner will construct an approved private street from Flynn Road to the proposed two lots. No easement is required.

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

No. The grant of the proposed waiver should not create a detriment to any surrounding property. This driveway should remain unobstructed and accessible for all property owners.

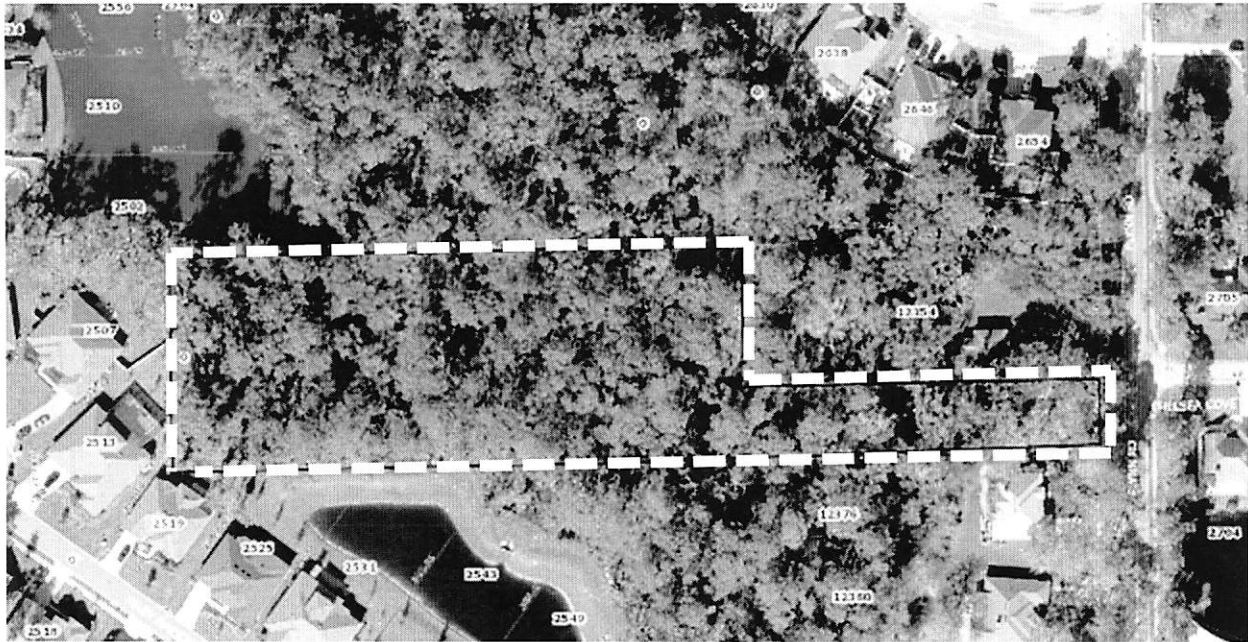
SUPPLEMENTARY INFORMATION

The required Notice of Public Hearing sign **was** posted by the property owner.



RECOMMENDATION

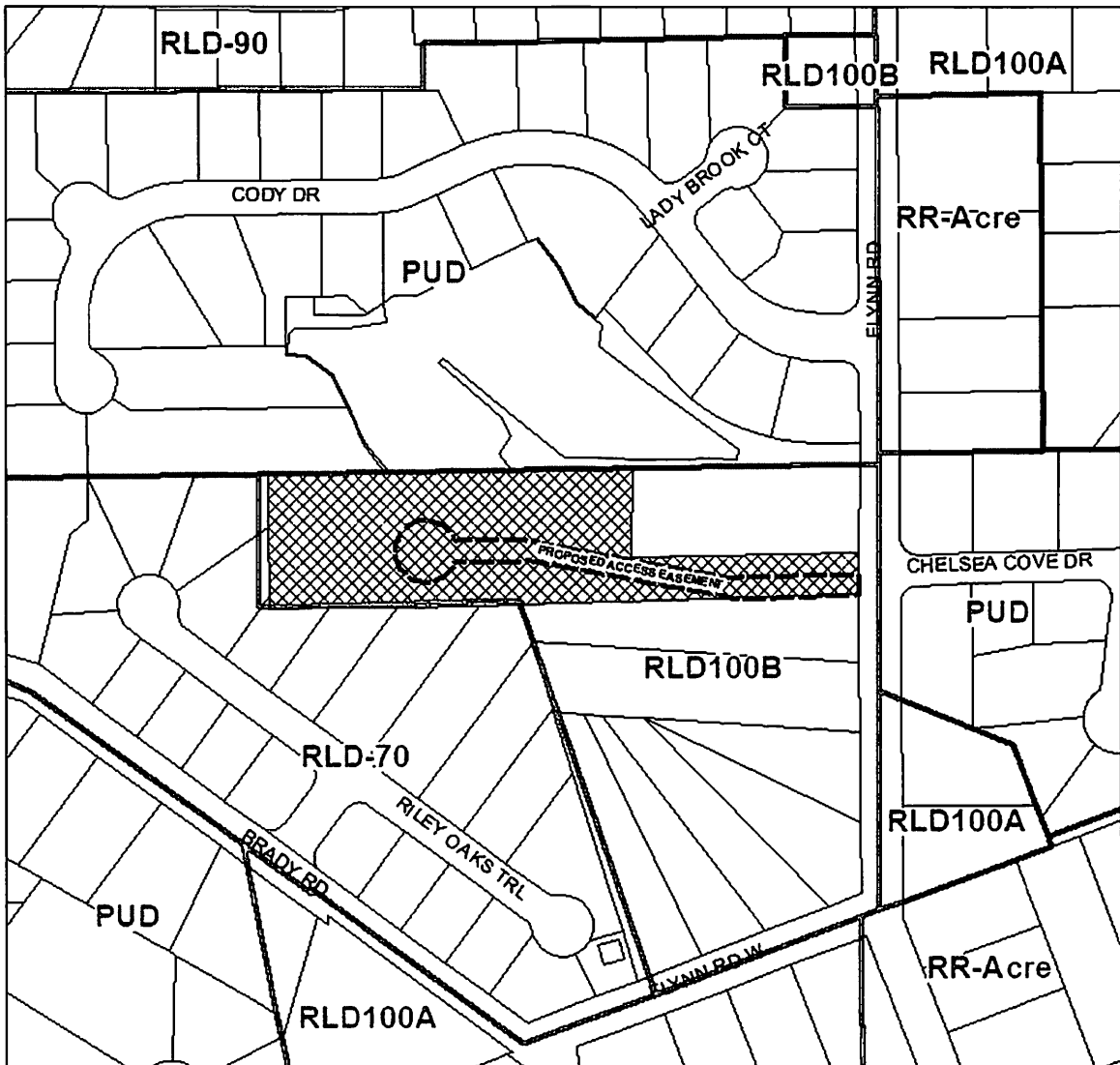
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-674 (WRF-21-29)** be **APPROVED**.



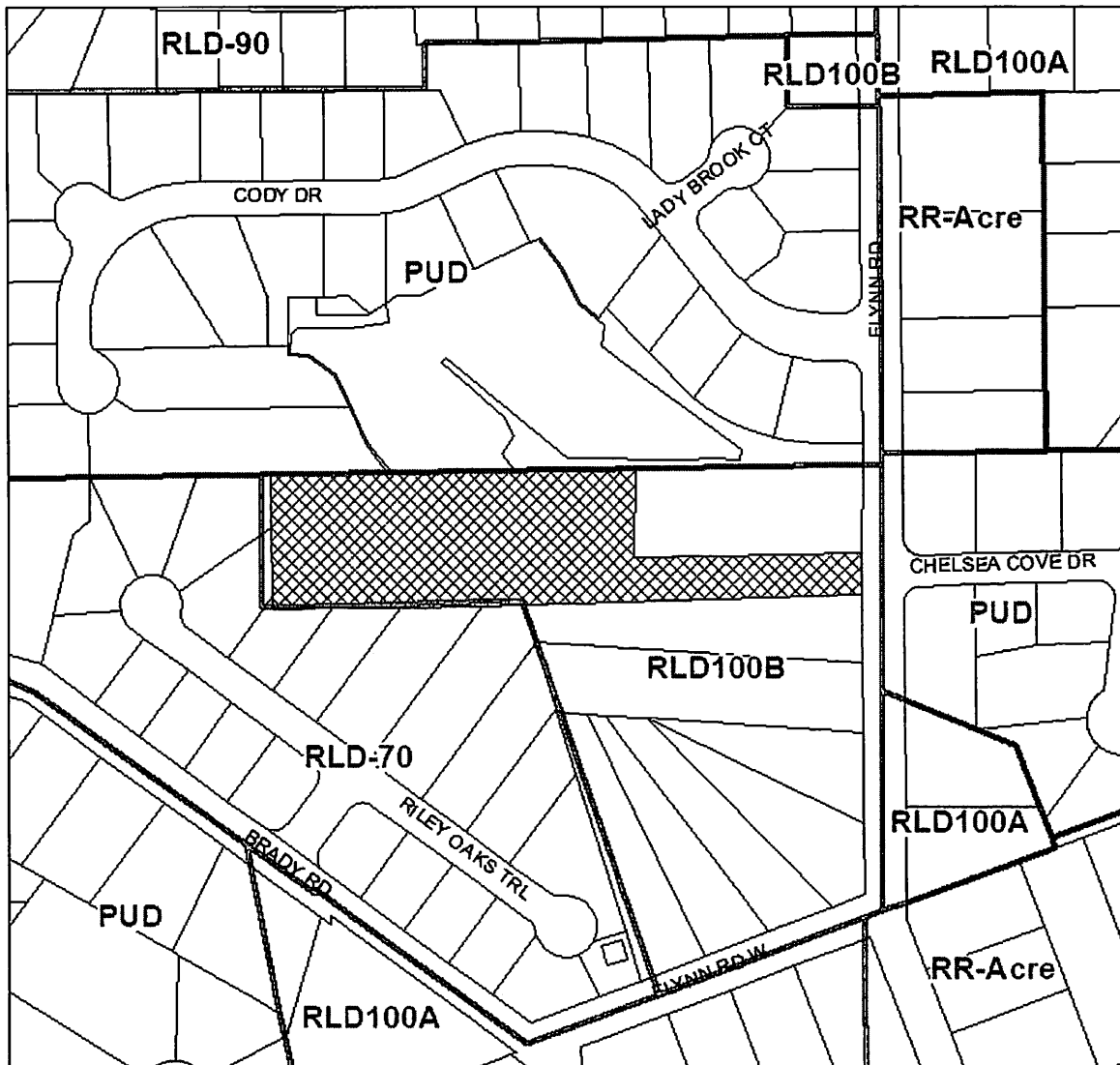
Aerial view of subject property

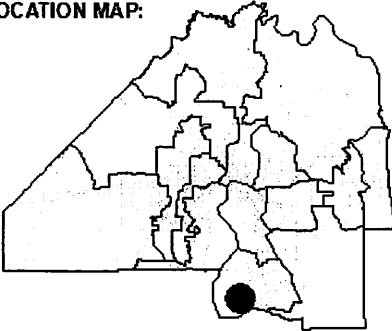
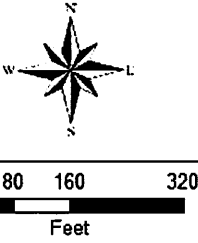


View of subject property



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED FRONTAGE FROM 160 FEET TO 68 FEET</p>	<p>LOCATION MAP:</p>	<p>0 80 160 320 Feet</p>
<p>ORDINANCE NUMBER ORD-2022-0674</p>	<p>TRACKING NUMBER WRF-21-29</p>	<p>COUNCIL DISTRICT: 6</p> <p>EXHIBIT 3 PAGE 1 OF 1</p>



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED FRONTAGE FROM 160 FEET TO 68 FEET</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>6</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0674</p>	<p>TRACKING NUMBER</p> <p>WRF-21-29</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Date Submitted: <i>12/28/21</i>	COMPANION APPLICATION / <i>WRF-21-21</i>	Application Number: <i>WRF-21-29</i>
Date Filed:	<i>AD-21-74</i>	Public Hearing:

Application for Waiver of Minimum Required Road Frontage
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District: <i>RLD-100B</i>	Current Land Use Category: <i>LDR</i>	
Council District: <i>6</i>	Planning District: <i>3</i>	
Previous Zoning Applications Filed (provide application numbers): <i>none</i>		
Applicable Section of Ordinance Code: <i>656.407</i>		
Notice of Violation(s): <i>none found</i>		
Neighborhood Associations: <i>Chelsea Cove HOA, Hammond Oaks Beautif. Comm., Mandarin Garden Club, Old Mandarin Neighborhood Assoc.</i>		
Overlay: <i>none</i>		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: <i>1</i>	Amount of Fee: <i>\$1161.</i>	Zoning Asst. Initials: <i>cll</i>

Fee only / companion

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

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

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

CRITERIA
<p>Section 656.101(I), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> <i>i. There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> <i>ii. The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i> <i>iii. The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i> <i>iv. There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i> <i>v. The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i>

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

The lot in subject has road frontage which is only 68 feet along Flynn Road. This distance does not permit a structure to be built to the local zoning requirements. To build on this lot requires that a private drive be created off Flynn Road which will lead to the back of the lot. Towards the back of the lot is an area large enough to build single family homes. Hence the wavier of road frontage is being submitted to reduce the road frontage requirement to 68 feet as suggested by the City of Jacksonville Planning and Development Department.

68

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

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.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>.
- Proof of valid and effective easement for access to the property.

FILING FEES

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

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

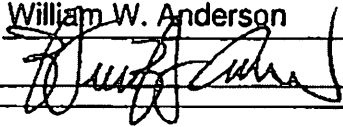

FILING FEES		
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Non-residential Districts: \$1,173.00		

AUTHORIZATION

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

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

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

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

SUBMITTAL

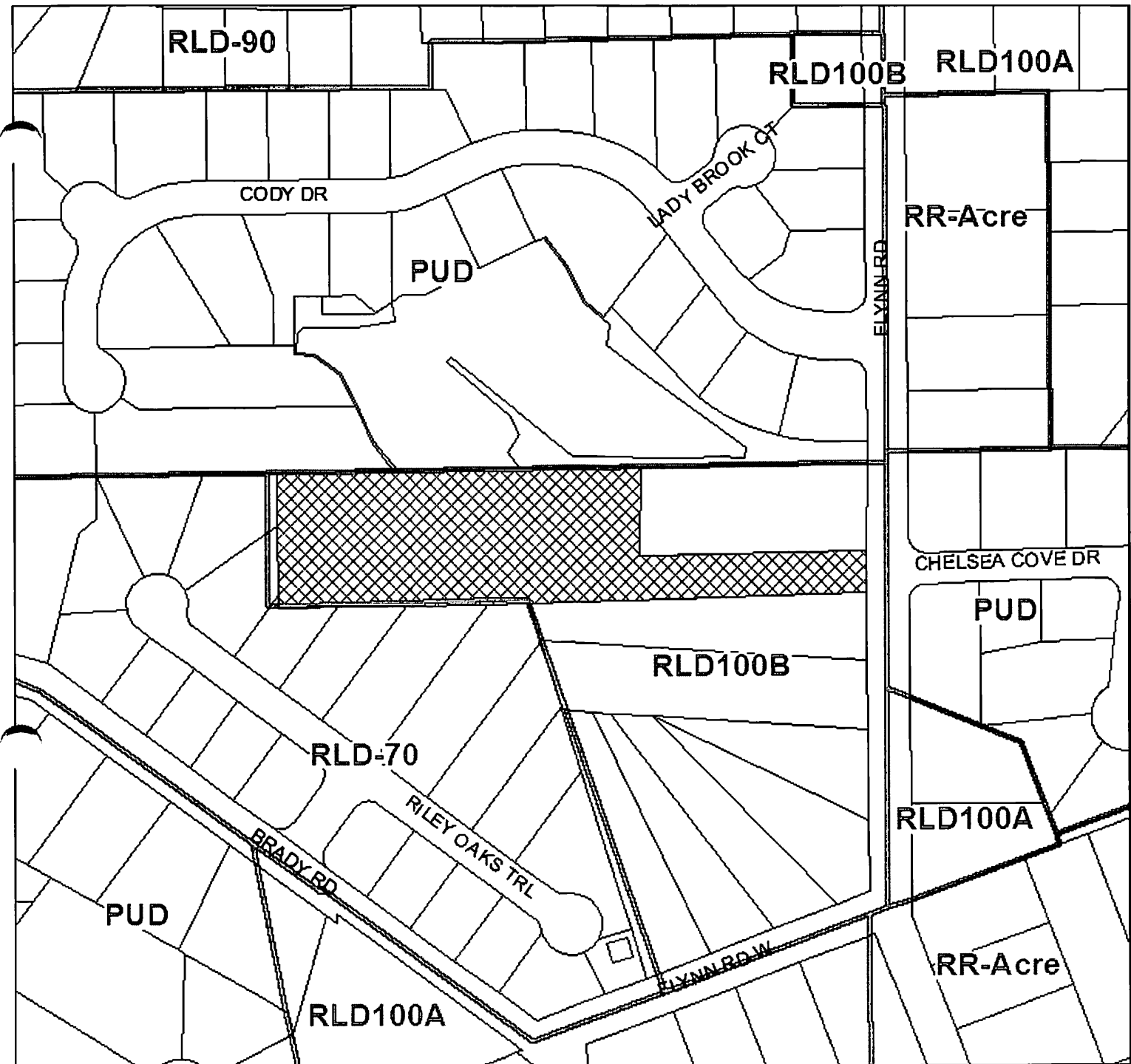
This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:
 Planning and Development Department, Zoning Section
 214 North Hogan Street, 2nd Floor
 Jacksonville, Florida 32202
 (904) 255-8300

LEGAL DESCRIPTION

June 30, 2021

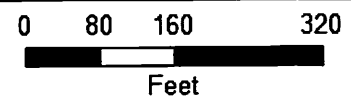
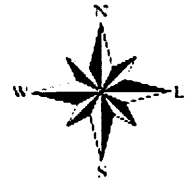
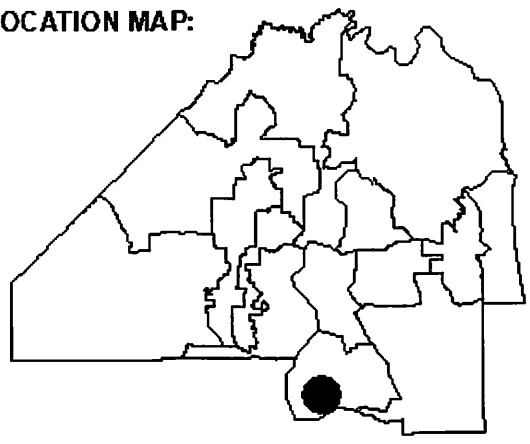
A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THE LANDS NOW OWNED BY ROBERT HARTLEY AS DESCRIBED IN DEED BOOK 1615, PAGE 186, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24 AND RUN $S00^{\circ}31'03''E$ A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE $S00^{\circ}31'03''E$ A DISTANCE OF 68 FEET; THENCE RUN $S89^{\circ}07'40''W$ A DISTANCE OF 860.78 FEET; THENCE RUN $N00^{\circ}23'10''W$ A DISTANCE OF 198 FEET; THENCE RUN $N89^{\circ}07'39''E$ A DISTANCE OF 522.33 FEET; THENCE RUN $S00^{\circ}31'03''E$ A DISTANCE OF 130 FEET; THENCE RUN $N89^{\circ}07'40''E$ A DISTANCE OF 335 FEET TO THE POINT OF BEGINNING.



REQUEST SOUGHT:

REDUCE REQUIRED FRONTAGE FROM 160 FEET TO 68 FEET

LOCATION MAP:



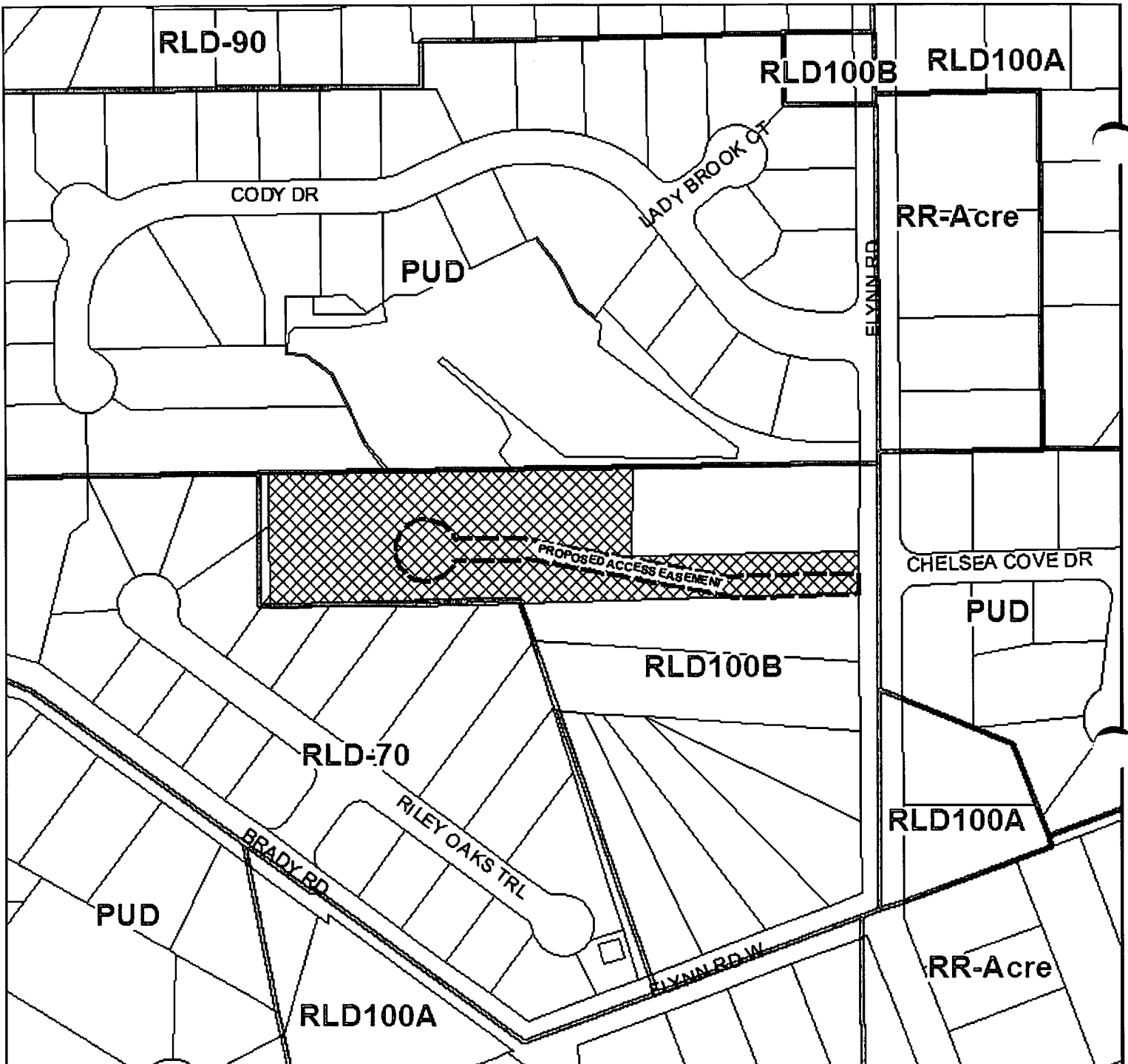
COUNCIL DISTRICT:

6

TRACKING NUMBER

WRF-21-29

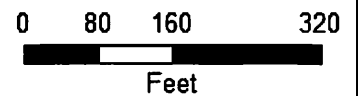
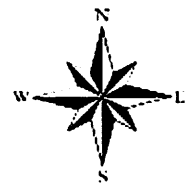
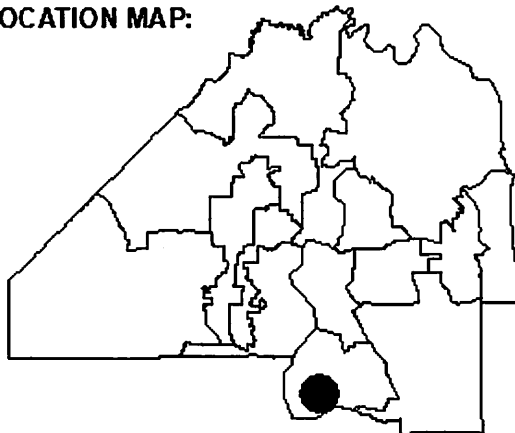
**EXHIBIT 2
PAGE 1 OF 1**



REQUEST SOUGHT:

REDUCE REQUIRED FRONTAGE FROM 160 FEET TO 68 FEET

LOCATION MAP:



COUNCIL DISTRICT:

6

TRACKING NUMBER

WRF-21-29

**EXHIBIT 3
PAGE 1 OF 1**

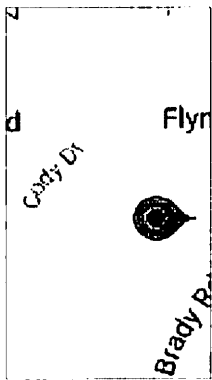
BOUNDARY SURVEY OF:
XXX FLYNN ROAD
JACKSONVILLE, FL 32223

PREPARED FOR:
MARIKA SEVIN

Flood Zone: X
 Community Number: 120077
 Parcel: 1203102644
 Suffix: J
 Base Flood Elevation: N/A
 FIRM Date: 11/02/2018
 FIRM Elevation: 11022018

LEGAL DESCRIPTION:
 A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THE LANDS NOW OWNED BY ROBERT HARTLEY AS DESCRIBED IN DEED BOOK 1615, PAGE 186, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24 AND RUN 500°31'03"E A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE 500°31'03"E A DISTANCE OF 68 FEET; THENCE RUN S89°07'40"W A DISTANCE OF 860.78 FEET; THENCE RUN N00°23'10"W A DISTANCE OF 198 FEET; THENCE RUN N89°07'39"E A DISTANCE OF 522.33 FEET; THENCE RUN 500°31'03"E A DISTANCE OF 130 FEET; THENCE RUN N89°07'40"E A DISTANCE OF 335 FEET TO THE POINT OF BEGINNING.

SCALE: 1"=40'



TRACT 'A'
 (CONSERVATION EASEMENT TRACT)
 P.B. 64, PG. 188

LOT 25
 THREE OAKS
 P.B. 04, PG. 158

LOT 13
 P.B. 08, PG. 188

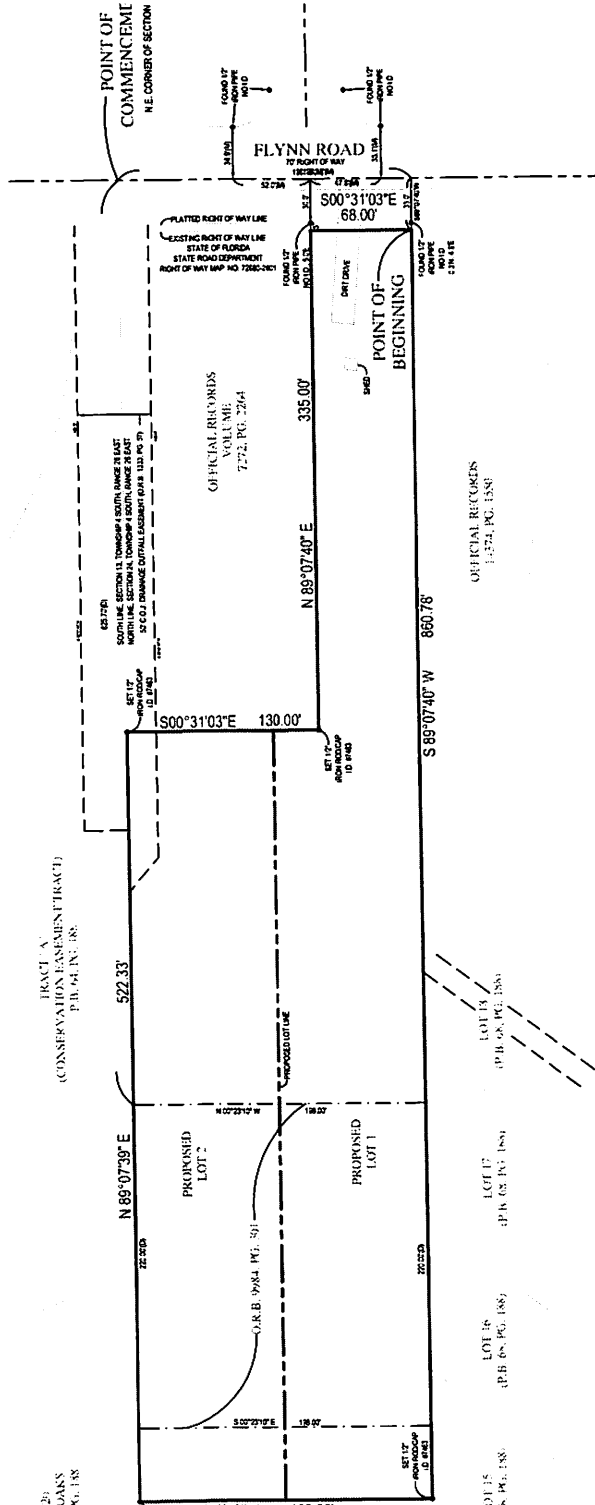
LOT 14
 P.B. 08, PG. 188

LOT 15
 P.B. 08, PG. 188

LOT 16
 P.B. 08, PG. 188

LOT 17
 P.B. 08, PG. 188

LOT 18
 P.B. 08, PG. 188



LEGEND
 1. EXISTING SURVEY
 2. EXISTING ROAD RIGHT-OF-WAY
 3. EXISTING EASEMENT
 4. EXISTING CONVEYANCE
 5. EXISTING ENCUMBRANCE
 6. EXISTING ENCUMBRANCE
 7. EXISTING ENCUMBRANCE
 8. EXISTING ENCUMBRANCE
 9. EXISTING ENCUMBRANCE
 10. EXISTING ENCUMBRANCE
 11. EXISTING ENCUMBRANCE
 12. EXISTING ENCUMBRANCE
 13. EXISTING ENCUMBRANCE
 14. EXISTING ENCUMBRANCE
 15. EXISTING ENCUMBRANCE
 16. EXISTING ENCUMBRANCE
 17. EXISTING ENCUMBRANCE
 18. EXISTING ENCUMBRANCE
 19. EXISTING ENCUMBRANCE
 20. EXISTING ENCUMBRANCE

6250 N. MILITARY TRAIL
 WEST PALM BEACH, FL 33407
 PHONE: 561.640.4800
 FAX: 561.640.0576
 LB #7483



Project C-533803
 Date 04-19-2022
 Scale 1"=40'

ANY WORK CONTRACT, PLAN, SPECIFICATION, CONTRACT, OR AGREEMENT SHALL BE VOID AND CONSIDERED NULL AND VOID WITHOUT THE SIGNATURE OF THE SURVEYOR AND WITHOUT A PROPER LICENSE AND SEAL.

REVISIONS:
 1. CREATE OVERALL LEGAL DESCRIPTION 07-21-2022
 DATE OF FIELD WORK: 04-19-2022
 DATE OF MAP: 04-20-2022

NOTES:
 1. LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING.
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THE OFFICE.
 3. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THE OFFICE.
 4. SOME FEATURES MAY NOT BE AT SCALE NUMBER TO SHOW DETAIL.
 5. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE, HAVING A BEARING OF S89°07'40"W.

Property Ownership Affidavit - Individual

Date: 11/17/21

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: RE#(s):

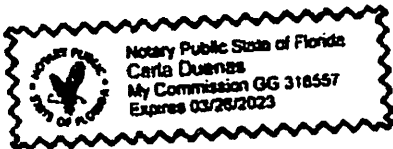
To Whom it May Concern:

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

By [Signature]
Print Name: William Anderson

STATE OF FLORIDA
COUNTY OF DUVAL

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



[Signature]
(Signature of NOTARY PUBLIC)

Carla Duenas
(Printed name of NOTARY PUBLIC)

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

Agent Authorization – Individual

Date: 11/17/21

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

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

Address: O Flynn Rd Jacksonville, FL 32223

RE#(s): 105920 -0050

To Whom it May Concern:

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

By: [Signature]

Print Name: William Anderson

STATE OF FLORIDA
COUNTY OF DUVAL

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

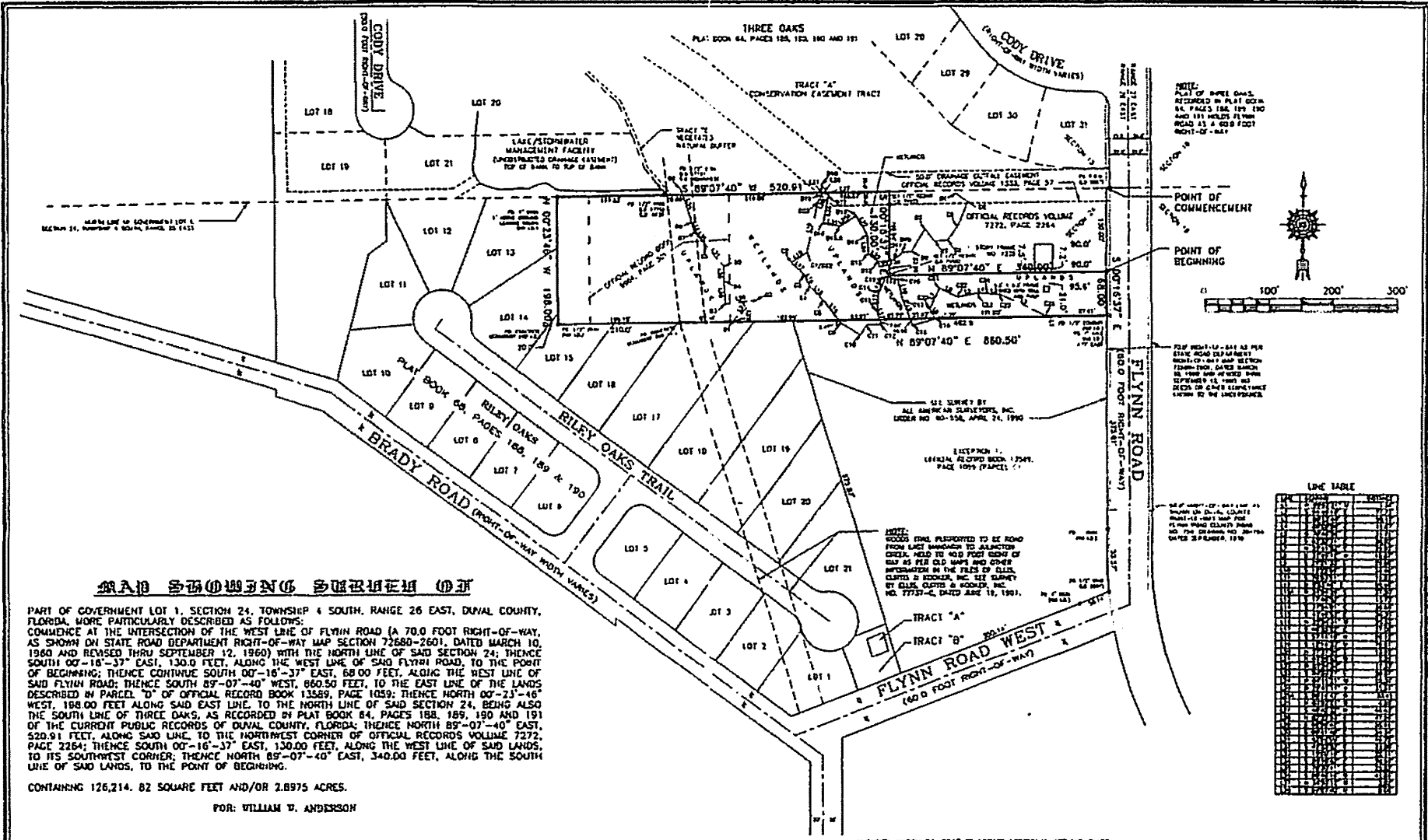


[Signature]
(Signature of NOTARY PUBLIC)

Carla Duenas
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 3/26/23



PART OF GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF FLYNN ROAD (A 70.0 FOOT RIGHT-OF-WAY, AS SHOWN ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72680-2601, DATED MARCH 10, 1960 AND REASED THRU SEPTEMBER 12, 1960) WITH THE NORTH LINE OF SAID SECTION 24; THENCE SOUTH 00°-18'-37" EAST, 130.0 FEET, ALONG THE WEST LINE OF SAID FLYNN ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°-18'-37" EAST, 660.00 FEET, ALONG THE WEST LINE OF SAID FLYNN ROAD; THENCE SOUTH 89°-07'-40" WEST, 660.50 FEET, TO THE EAST LINE OF THE LANDS DESCRIBED IN PARCEL "D" OF OFFICIAL RECORD BOOK 13569, PAGE 1059; THENCE NORTH 00°-23'-46" WEST, 196.00 FEET ALONG SAID EAST LINE, TO THE NORTH LINE OF SAID SECTION 24, BEING ALSO THE SOUTH LINE OF THREE OAKS, AS RECORDED IN PLAT BOOK 64, PAGES 188, 189 AND 191 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA; THENCE NORTH 89°-07'-40" EAST, 520.91 FEET, ALONG SAID LINE, TO THE NORTHWEST CORNER OF OFFICIAL RECORDS VOLUME 7272, PAGE 2264; THENCE SOUTH 00°-16'-37" EAST, 130.00 FEET, ALONG THE WEST LINE OF SAID LANDS, TO ITS SOUTHWEST CORNER; THENCE NORTH 89°-07'-40" EAST, 340.00 FEET, ALONG THE SOUTH LINE OF SAID LANDS, TO THE POINT OF BEGINNING.

CONTAINING 126,214.82 SQUARE FEET AND/OR 2.8975 ACRES.

FOR: WILLIAM V. ANDERSON

ADDITIONAL GENERAL NOTES:

- 1) DESCRIPTION PREPARED BY THE UNDERSIGNED.
- 2) THIS IS A SURFACE SURVEY ONLY, THE EXTENT OF FOOTINGS AND UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.
- 3) JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.
- 4) WETLANDS MARKED BY: PEACOCK CONSULTING GROUP, LLC AND FIELD LOCATED BY ECK LAND SURVEYORS. TOTAL WETLANDS 43,426.054 SQUARE FEET, AND / OR 1.0443 ACRES. TOTAL UPLANDS 82,788.086 SQUARE FEET, AND / OR 1.8534 ACRES.

AMENDED: MARCH 24, 2017 TO LOCATE ADDITIONAL WETLAND FLAGS.

<p>LEGEND:</p> <ul style="list-style-type: none"> 1) CONDOCK CORNER 2) PERM PERM OR SCD 3) CONDOCK ELECTRIC 4) OVERHEAD ELECTRIC 5) CEMENT OR IN CONCRETE 6) FENCE <p>An best determined from an inspection of these boundaries. Also shown 12/27/17 0244 N. dated 8/2/12, the boundary surveyed to at Zone 5.</p>	<p>ECK LAND SURVEYORS, INC.</p> <p>1520 SHORLOW STREET JACKSONVILLE, FLORIDA 32207 (904) 398-8334 FAX (904) 398-9367 email: eck@eckland.com LD 1947</p>	<p>RECORDED SINCE 1981</p> <p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1) This is a boundary survey. 2) No abstracts of title furnished. 3) Not abstracted for comments. 4) Dates of Surveys Assumed: N. 87°-07'-40" E. along the North line of Section 24. <p>Not valid unless Surveyor's Official Seal is embossed hereon.</p>
<p>SCALE: 1"=100' DATE: 1/3/17 FIELD BOOK: 778, PAGE 4 DRAFTSMAN: H.G.E. CHECKER: 13-65 - G</p>		

RELEVANT

APPLICANT: [Name]
PROJECT: [Name]
DATE: [Date]



SINGLE FAMILY RESIDENCES
SINGLE-FAMILY ZONING

PROPOSED SITE DEVELOPMENT PLAN

NO.	REVISION	DATE

SCALE: AS SHOWN
A 1.00

