

**AD-21-74**

**OCTOBER 18, 2022**

**LOCATION:** 0 Flynn Road between Cody Drive and Flynn Road West

**REAL ESTATE NUMBER:** 105920-0050

**DEVIATION SOUGHT:**

- 1. Reduce lot width from 100 feet to 99 feet.

**PRESENT ZONING:** RLD-100B

**CURRENT LAND USE:** LDR

**PLANNING DISTRICT:** 3

**COUNCIL DISTRICT:** 6

**SIGNS POSTED:** 1

**OWNER:**

William W. Anderson  
10468 Roxbury Lane  
Jacksonville, FL 32257

**AGENT:**

Alex Fink  
Brink Realty, LLC  
797 Blanding Blvd.  
Orange Park, FL 32065

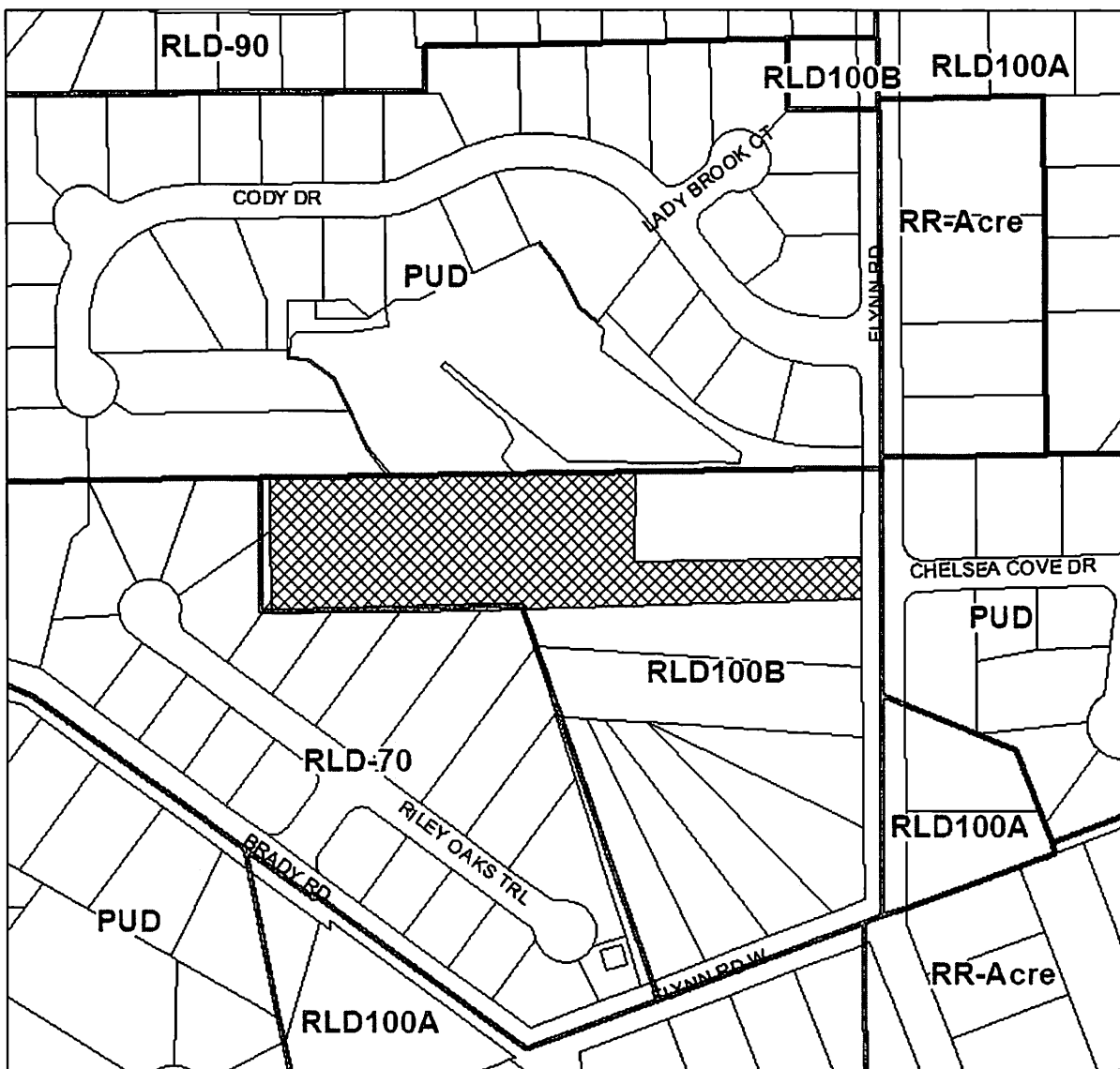
**STANDARDS, CRITERIA AND FINDINGS**

<p><b>1. Is this situation unique or similar to other properties in the neighborhood?</b></p>	<p><b><u>Recommendation:</u></b> Unique. This area of Mandarin contained large tracts of land that have been subdivided into smaller lots over the decades, with a few remaining large lots. This is one of those remaining lots. The applicant is requesting to reduce the required lot width from 100 feet to 99 feet. While there is no indication of similar deviations in the area, the pattern of development is similar for the surrounding neighborhood. The granting of this and similar deviations would be consistent with the area.</p>
<p><b>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</b></p>	<p><b><u>Recommendation:</u></b> Yes. It is impractical to strictly impose the RLD-100B lot width requirement for this property as it was platted at this width. It is unrealistic that the owner could purchase the additional two feet in width from adjacent property owners. The proposed lots will be consistent with and reflective of the established pattern of development.</p>

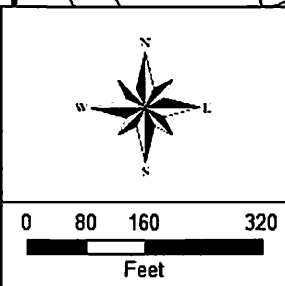
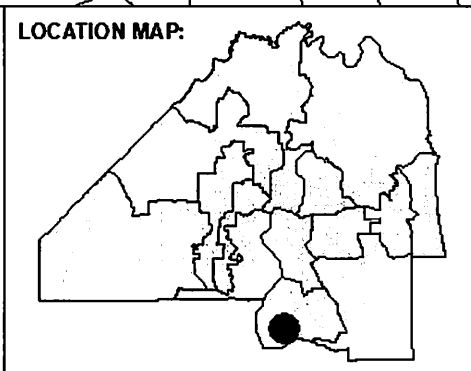
<p><b>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</b></p>	<p><b><u>Recommendation:</u></b> Yes. There is no evidence that granting the deviation would reduce the cost of developing the site. The owner will need to construct a road to City Standards to the two lots. It is in the public interest to allow best use of the property since the result is in keeping with the pattern of development.</p>
<p><b>4. 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, in that...</b></p>	<p><b><u>Recommendation:</u></b> No. The proposed deviation will not substantially diminish property values, but instead allow for two single-family dwellings similar to the established pattern of development.</p>
<p><b>5. 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, in that...</b></p>	<p><b><u>Recommendation:</u></b> Yes. The proposed lots will be accessed by a private road from Flynn Road and have access to allow for City services including first responders. The property is consistent with the pattern of development and there is no evidence it will be a nuisance or public safety concern.</p>
<p><b>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</b></p>	<p><b><u>Recommendation:</u></b> Yes. The intent of the Zoning Code is to promote the health and safety of the public, while allowing for deviations that are within the public's best interest. The proposed deviation does not negatively affect the public's health or safety, and allows property owner to construct a single family dwelling.</p>
<p><b>7. The City landscape architect (has/has not) recommended the proposed deviation.</b></p>	<p>N/A</p>
<p><b>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</b></p>	<p>There are currently no existing Zoning Code violations associated with the subject property.</p>

**PLANNER RECOMMENDATION:** Approve





**REQUEST SOUGHT:**  
**REDUCE MINIMUM LOT AREA**



**COUNCIL DISTRICT:**  
**6**

**TRACKING NUMBER**  
**AD-21-74**

**EXHIBIT 2**  
**PAGE 1 OF 1**

Date Submitted:	12.3.21
Date Filed:	12/7/21

Application Number:	AD-21-74
Public Hearing:	1/7/22

**Zoning Application for an Administrative Deviation**  
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:	RLD-100B	Current Land Use Category:	LDR
Deviation Sought:	REDUCE LOT WIDTH FOR TWO LOTS 100' TO 99' (EACH LOT)	Applicable Section of Ordinance Code:	656.305 AII(d)(iii)
Council District:	6	Planning District:	3
Previous Zoning Applications Filed (provide application numbers): NONE			
Notice of Violation(s): N/A			
Number of Signs to Post:	1	Amount of Fee:	1,407
Zoning Asst. Initials: <i>[Signature]</i>			
Neighborhood Associations: MANDARIN GARDEN CLUB, CHLOSEA COVE HOA, HAMMOCK DALE BRATIFICATION COMM. (OLD MANDARIN NEIGHBORHOOD ASSOCIATION)			
Overlay:			

PROPERTY INFORMATION	
1. Complete Property Address: 0 Flynn Road	2. Real Estate Number: 105920 0050
3. Land Area (Acres): 2.89	4. Date Lot was Recorded: 5/22/1972 ?
5. Property Located Between Streets: Flynn Road and Cody Drive	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. In whose name will the Deviation be granted: Brink Realty LLC	
8. Is transferability requested? <i>If approved, the administrative deviation is transferred with the property.</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

9. Deviation Sought:

- Reduce Required Minimum Lot Area from lot width 100' to 99' (2 lots) feet. /
- Increase Maximum Lot Coverage from \_\_\_\_\_ % to \_\_\_\_\_ %.
- Increase Maximum Height of Structure from \_\_\_\_\_ to \_\_\_\_\_ feet.
- Reduce Required Yard(s) \_\_\_\_\_
- 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 \_\_\_\_\_.
- 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 \_\_\_\_\_.
- Decrease minimum number of loading spaces from \_\_\_\_\_ required to \_\_\_\_\_ loading spaces.
- Reduce the dumpster setback along \_\_\_\_\_ from the required 5 feet 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 \_\_\_\_\_ sq. ft. required to \_\_\_\_\_ sq. ft.
- Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to \_\_\_\_\_ provided as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the number of terminal island trees from \_\_\_\_\_ terminal islands required to \_\_\_\_\_ terminal islands as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the landscape buffer between vehicle use area along \_\_\_\_\_ 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 \_\_\_\_\_ from \_\_\_\_\_ required to \_\_\_\_\_ shrubs and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the number of trees along \_\_\_\_\_ from \_\_\_\_\_ required to \_\_\_\_\_ trees and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the perimeter landscape buffer area between vehicle use area and abutting property along the north / east / south / west property boundary from 5 feet minimum width required to \_\_\_\_\_ feet.
- Reduce the number of trees along the north / east / south / west property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.

<sup>(Circle)</sup> Increase the maximum / Decrease the minimum width of the driveway access from \_\_\_\_\_ <sup>(Circle)</sup> from 24 / 36 / 48 feet required to \_\_\_\_\_ feet.

<sup>(Circle)</sup> Increase the maximum / Decrease the minimum width of the driveway access to adjoining property along the <sup>(Circle)</sup> north / east / south / west property boundary from 24 feet required to \_\_\_\_\_ feet.

Reduce the uncomplimentary land use buffer width along the <sup>(Circle)</sup> north / east / south / west property boundary from 10 feet wide required to \_\_\_\_\_ feet wide.

Reduce the uncomplimentary land use buffer trees along the <sup>(Circle)</sup> north / east / south / west property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees.

Reduce the uncomplimentary land use buffer visual screen along the <sup>(Circle)</sup> north / east / south / west property boundary from 6 feet tall and 85 % opaque required to \_\_\_\_\_ feet tall and \_\_\_\_\_ %.

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
10. Name: <b>William W. Anderson</b>	11. E-mail: <b>mojoandy49@aol.com</b>
12. Address (including city, state, zip): <b>10468 Roxbury Lane Jacksonville FL 32257</b>	13. Preferred Telephone: <b>904-333-9843</b>

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
14. Name: <b>Alex Fink, Brink Realty, LLC</b>	15. E-mail: <b>alexfink@me.com</b>
16. Address (including city, state, zip): <b>797 Blanding Blvd. Orange Park FL 32065</b>	17. Preferred Telephone: <b>407-373-3383</b>

## 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:

- 1. 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.***
- 1. There are practical or economic difficulties in carrying out the strict letter of the regulation;***
- 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.***
- 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;***
- 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;***
- 5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and***
- 6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.***

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;***
- (ii) The length of time the violation has existed without receiving a citation; and***
- (iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.***



18. Given the above definition of an "administrative deviation" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the deviation 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 deviation and to meet the criteria set forth above may result in a denial.

The lot is 198 feet wide and zoning requires each lot to be 100 ft wide and we only have 99 feet per lot. We had a meeting with Tonya from the City of Jacksonville planning, she instructed us to submit this variance to resolve the above stated issue.

**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.coj.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coj.net/pao_propertySearch/Basic/Search.aspx), or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Letter from the Department of Children and Family Services (DCFS) – **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 are required with **height increase requests** and must be drawn to scale

**FILING FEES**

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

<u>Base Fee</u>	<u>Public Notices</u>
Residential Districts: \$966.00	\$7.00 per Addressee
Non-residential Districts: \$952.00	

**AUTHORIZATION**

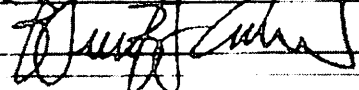
Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval. The owner and/or authorized agent must be present at the public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

Signature: 

**Applicant or Agent (if different than owner)**

Print name: Alex Fink

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.

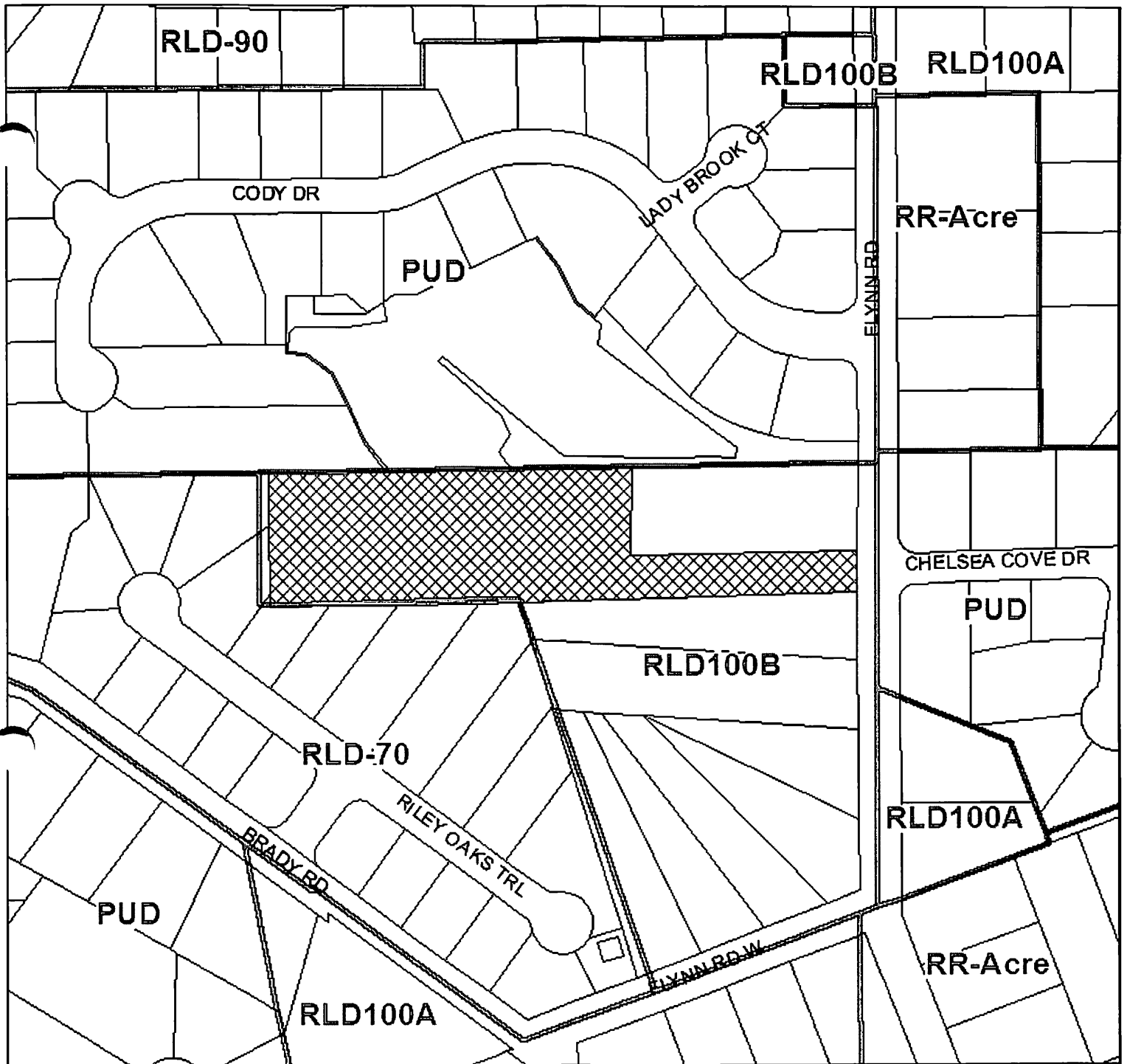
Submit applications to:

Planning and Development Department, Zoning Section  
214 North Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

## **LEGAL DESCRIPTION**

**June 30, 2021**

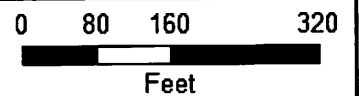
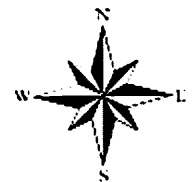
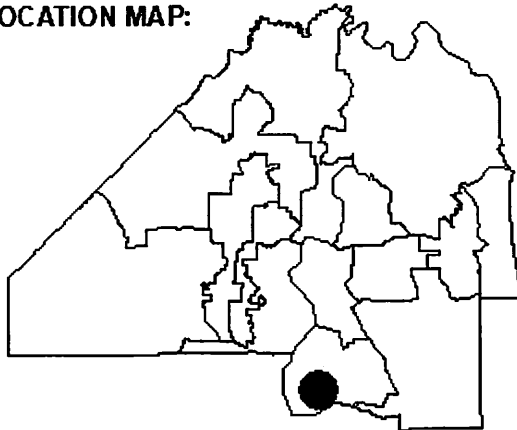
A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THE LANDS NOW OWNED BY ROBERT HARTLEY AS DESCRIBED IN DEED BOOK 1615, PAGE 186, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 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 MINIMUM LOT AREA**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**6**

**TRACKING NUMBER**

**AD-21-74**

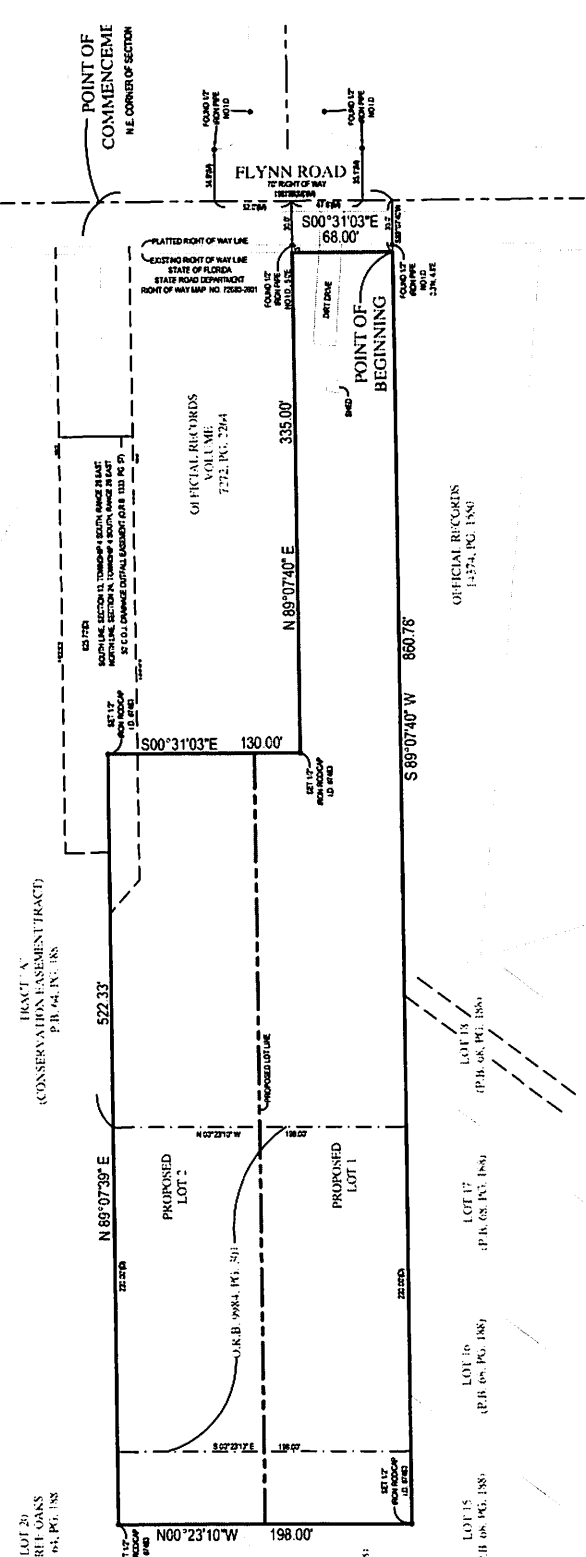
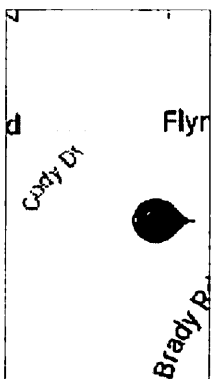
**EXHIBIT 2  
PAGE 1 OF 1**

BOUNDARY SURVEY OF  
**XXX FLYNN ROAD**  
**JACKSONVILLE, FL 32223**

PREPARED FOR:  
**MARIKA SEVIN**

Flood Zone: X  
 Community Number: 120077  
 Parcel: 12031C0544  
 Suffix: J  
 Base Flood Elevation: N/A  
 FIRM Date: 11/02/2018  
 FIRM Effect/Rev Date: 11/02/2018

**LEGAL DESCRIPTION:**  
 A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 4 SOUTH, RANGE 28 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°31'03"E A DISTANCE OF 130 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°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 S00°31'03"E A DISTANCE OF 130 FEET; THENCE RUN N89°07'40"E A DISTANCE OF 335 FEET TO THE POINT OF BEGINNING.



- LEGEND**
- 1. EXISTING RIGHT-OF-WAY LINE
  - 2. EXISTING EASEMENT
  - 3. EXISTING CONVEYANCE
  - 4. EXISTING SURVEY
  - 5. EXISTING PROPERTY
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  - 100. EXISTING ADJACENT CONVEYANCE

6250 N. MILITARY TRAIL  
 WEST PALM BEACH, FL 33407  
 PHONE: 561.640.4800  
 FAX: 561.640.0576  
 LB #7463



Product C-533603  
 Date 04-19-2022  
 Scale 1"=40'

PROPERTY OF COMPASS SURVEYING, INC.  
 THIS DOCUMENT IS THE PROPERTY OF COMPASS SURVEYING, INC.  
 IT IS TO BE USED ONLY FOR THE PROJECT AND DATE SPECIFIED HEREON.  
 WITHOUT A WRITTEN INSTRUMENTAL AND SIGNATURE.

REVISIONS:  
 1. CREATE OVERALL LEGAL DESCRIPTION 01-21-2022

NOTES:  
 1. LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING.  
 2. ALL DISTANCES AND BEARINGS SHOWN HEREON ARE AS SHOWN ON THIS SURVEY.  
 3. NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.  
 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED.  
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.  
 6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE, HAVING A BEARING OF S89°07'40".

DATE OF FIELD WORK: 04-18-2022  
 DATE OF MAP: 04-20-2022

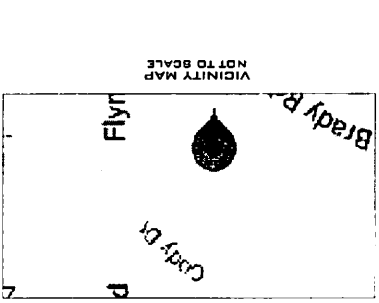
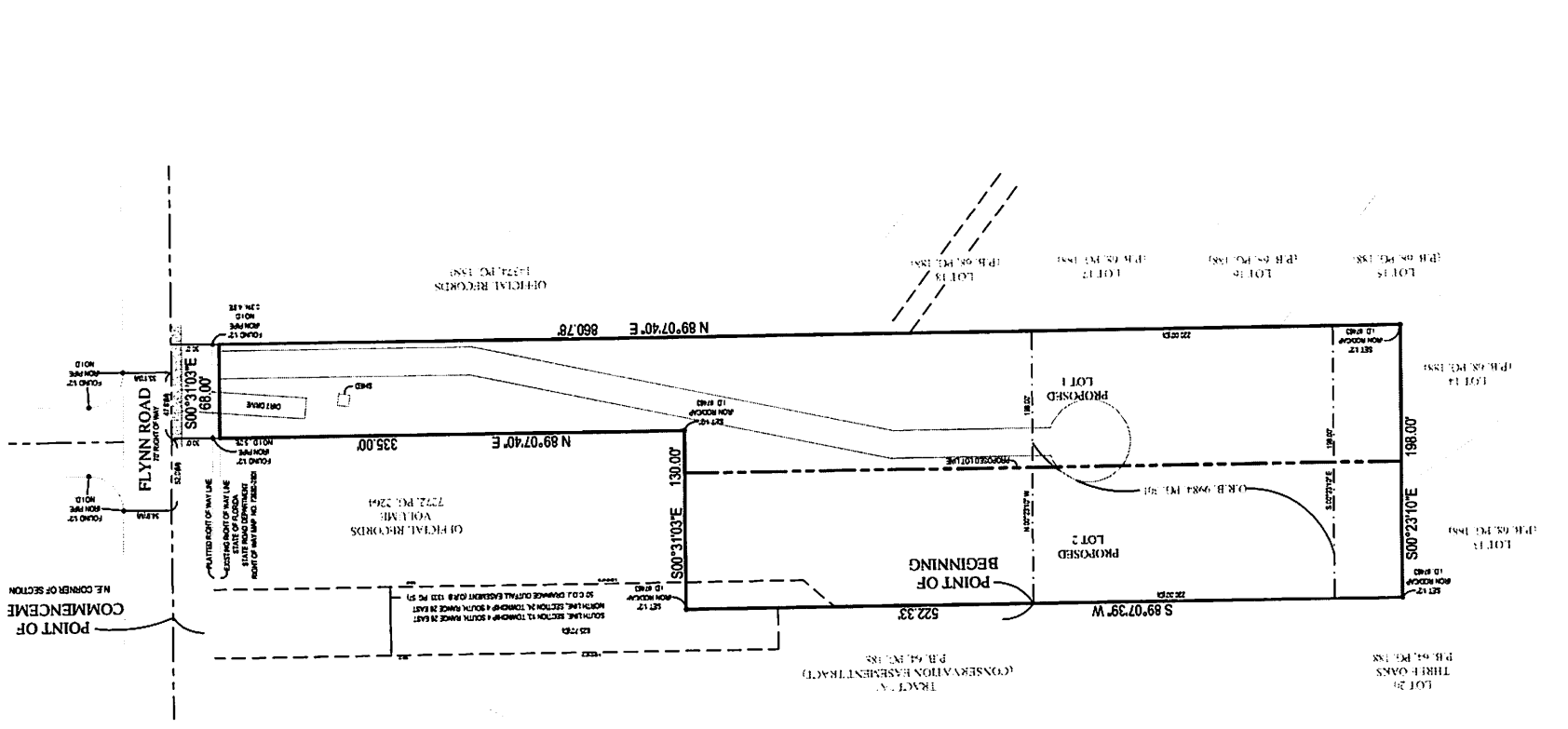
NOTES:  
 1. LEGAL DESCRIPTION PROVIDED BY CLIENT.  
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.  
 3. NO SURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.  
 4. ALL ANGLES ON BEYONDS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED.  
 5. SOME FEATURES MAY NOT BE AT SCALE OR GIVEN TO SHOW DETAIL.  
 6. THE BEYONDS SHOWN HEREON ARE BASED UPON THE NORTH LINE, HAVING A BEYOND OF SURVEY.

DATE OF FIELD WORK: 04-19-2022  
 DATE OF MAP: 05-03-2022

PROJECT: C-533603  
 DATE: 04-19-2022  
 SCALE: 1"=40'



6250 N. MILITARY TRAIL  
 SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE: 561.640.0800  
 FAX: 561.640.0576  
 LB #7463



SCALE: 1"=40'

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 168, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCEMENT AT THE NORTHEAST CORNER OF SAID SECTION 24 AND RUN SOUTH 89° 07' 40" MIN. 40 SEC. ALONG THE NORTH SAID LINE OF SAID SECTION 24, A DISTANCE OF 625.7 FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE SOUTH 89° 07' 40" SEC. WEST, ALONG SAID SECTION LINE 220 FEET TO A FOUND IRON PIPE. NORTH LINE OF SAID ROBERT HARTLEY LANDS. THENCE RUN SOUTH 0° 23' MIN. 10 SEC. EAST, 198 FEET TO SOUTH LINE OF SAID ROBERT HARTLEY LANDS. RUN THENCE NORTH 89° 07' 40" MIN. 49 SEC. EAST, 220 FEET TO AN IRON PIPE. RUN THENCE NORTH 0° 23' MIN. 10 SEC. WEST, 198 FEET TO POINT OF BEGINNING.

Flood Zone: X  
 Community Number: 120077  
 Panel: 12031C0544  
 Base Flood Elevation: NA  
 Firm Date: 11/02/2018  
 FIRM Effect/Rev Date: 11/02/2018

BOUNDARY SURVEY OF  
 XXXX FLYNN ROAD  
 JACKSONVILLE, FL 32223  
 PREPARED FOR:  
 MARIKA SEVIN

**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):

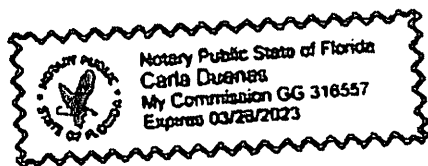
To Whom it May Concern:

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: 0 Flynn Rd Jacksonville, FL 32223

RE#(s): 105920 -0050

To Whom it May Concern:

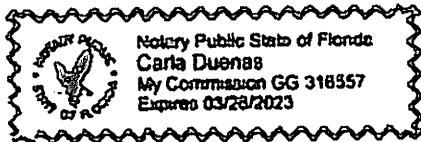
You are hereby advised that William Anderson as owner of 0 Flynn Rd, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Alex Fink/Brink Realty LLC to act as agent to file application(s) for Zoning Variance for the above 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



RELEVANT

111 West 11th Street, Florida 32204  
Office (407) 238-1001  
Email: jason@revelant.com  
License: 18072288



SINGLE FAMILY  
RESIDENCES  
PROPOSED SITE  
DEVELOPMENT  
11/17/21

PROPOSED SITE  
DEVELOPMENT  
11/17/21

Project No.  
Drawn By  
Checked By  
Date

ARCHITECTURAL  
SITE PLAN  
A 1.00

