

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2016-0477 (WRF-16-07)

SEPTEMBER 7, 2016

Location: 1108 Palmer Terrace; on the north side of Atlantic Boulevard between Nicholson Road and Palmer Terrace in the St. Nicholas area

Real Estate Number: 145960-0000

Waiver Sought: Reduce minimum required road frontage from 90 feet to 20 feet for development of a single-family home

Present Zoning District: Residential Low Density (RLD-90)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council Representative: The Honorable Lori Boyer, District 5

Applicant/Agent: Paul M. Harden, Esq.
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner: Michael Legler
1108 Palmer Terrace
Jacksonville, Florida 32207

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage Ordinance 2016-0477 (WRF-16-07) seeks to reduce the minimum required road frontage from 90 feet to 20 feet to permit the development of a single-family residence on the western portion of the property. The site consists of 2.41 acres of land and was originally developed in 1917 with a 7,800 square foot

home. Also located on the site is a 1,400 square foot garage with an apartment above built in 1941 and a second 1,300 square foot home built in 1959. The site has had the current configuration since 1959. The owner is proposing to subdivide this property into five (5) separate lots, keeping the original home in the middle of the property and creating two (2) new lots on either side of it; with one being a riverfront lot and one not. There is a companion application WRF-16-08 seeking to reduce the minimum required road frontage for the proposed riverfront lot on the eastern portion of the site. All four of the new lots will meet all the requirements for the RLD-90 Zoning District, including lot size, width, area and setbacks. The surrounding area is developed with single family homes on a diverse number of lot sizes and shapes. This property is adjacent to single family homes to the west, a city park/river access to the east and the St Johns River to the north. The site is located in the "Suburban" development area and Scott Mill Hill septic tank failure area but is served by JEA water and sewer.

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 authorized to be granted by the City Council pursuant to the criteria set forth in Section 656.133(b) of the Zoning Code.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.133(d) 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 2.41 acres and 330 feet of road frontage along Call Street. The owner would like to subdivide the property, creating four new buildable lots which would otherwise meet the requirements for the RLD-90 Zoning District in addition to the original home on a parcel in between the proposed two new lots on the eastern and western sides. The new riverfront parcel "Lot 1A" will be accessible by a twenty foot wide driveway from Call Street.

- (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 subdivide the existing property into five separate lots, with the middle lot retaining the original single-family home. Approval of this request would not change the cost burden on the applicant for this, but rather, it would allow the construction that would otherwise not be permitted. It is not anticipated that the

applicant will need relief from any of the requirements of Chapter 654 of the Municipal Code. The parcel is designated for Low Density Residential land use by the 2030 Comprehensive Plan. It is presumed that the proposed subdivision of the property will result in net costs to the owner rather than a net savings. Other surrounding properties are typically one-third to one-half acre in size, so the request would bring the site into greater consistency the average density of the neighborhood. The Code of Subdivision Regulations will require a formal review for partitioning this parcel into three or more lots; which may require a tree survey and mitigation, the installation of sidewalks and on-site stormwater retention.

- (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. Section 656.137 of the City of Jacksonville Code of Ordinances requires notice to all property owners holding property within 350 feet of the subject property. The waiver would permit the subdivision of the parent parcel and creation of a riverfront lot meeting all requirements of the RLD-90 Zoning District except for road frontage for the construction of a new single-family dwelling to be constructed at a future date. The subject property has remained in its current configuration for many years, and the approval of this application would allow the property to be split and new homes to be built while retaining the original home. It is not anticipated that the subdivision of the lot and construction of four new dwellings would reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. As mentioned previously, there are a diverse number of lots of varying sizes and shapes in the area. These new lots would not be out of character with those found in the surrounding neighborhood as the resultant lots will be of a size that is consistent with the size of surrounding properties and will be used for the same purpose.

If approved, the request will result in property that is consistent with the size, uses and essential character of the surrounding area. The building permit process will ensure that whatever structures are erected comply with the minimum requirements of the Zoning Code (Part 4) for aesthetic quality and with all applicable provisions of the Florida Building Code for public health, safety and welfare. Site drainage pattern will be substantially unchanged and will be governed by the code of subdivision regulations and land development standards.

The property at 1108 Palmer Avenue has been surveyed and been determined to be eligible for listing on the National Register of Historic Properties, however, the property has not been designated a local landmark. Part of the overall significance of the property, in addition to its architecture, is the fact that the property is located on a riverfront estate lot. As the lot contains three platted lots of record, the City cannot prevent the subdivision of the property by right into three separate lots and prevent the

demolition of the historic home built in 1917. By supporting this request, the owner has stated that the existing home will remain and four new homes will be built around it.

- (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?*

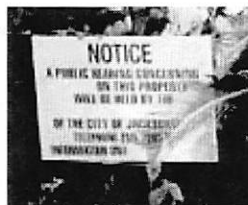
Yes. The proposed configuration will provide 20 feet of direct frontage on Call Street for ingress, egress and utilities via a driveway. The proposed site plan shows that access to this rear riverfront property would be kept in perpetuity, as part of the deed.

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

No. The proposed waiver will not be detrimental to the public health, safety, or welfare. The site can be accessed via Call Street. The development of the site will be required to comply with the Land Development Procedures Manual. The unrestricted access ensures that future owners of the property will have unimpeded access; therefore the long term utility and marketability of the property is ensured regardless of ownership of the adjoining properties.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the property on August 18, 2016 and the required notice signs were posted.



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 2016-0477 (WRF-16-07)** be **APPROVED**.



Aerial view of the subject site facing north



Facing north along Palmer Avenue with the subject site ahead on the left



Facing northwest at the Palmer Avenue/Call Street intersection towards the subject site



Facing north into the eastern side of the subject site from Call Street



Facing west along Call Street with the subject site on the right



Facing west along Call Street with the subject site on the right



Facing east along Call Street with the subject site on the left



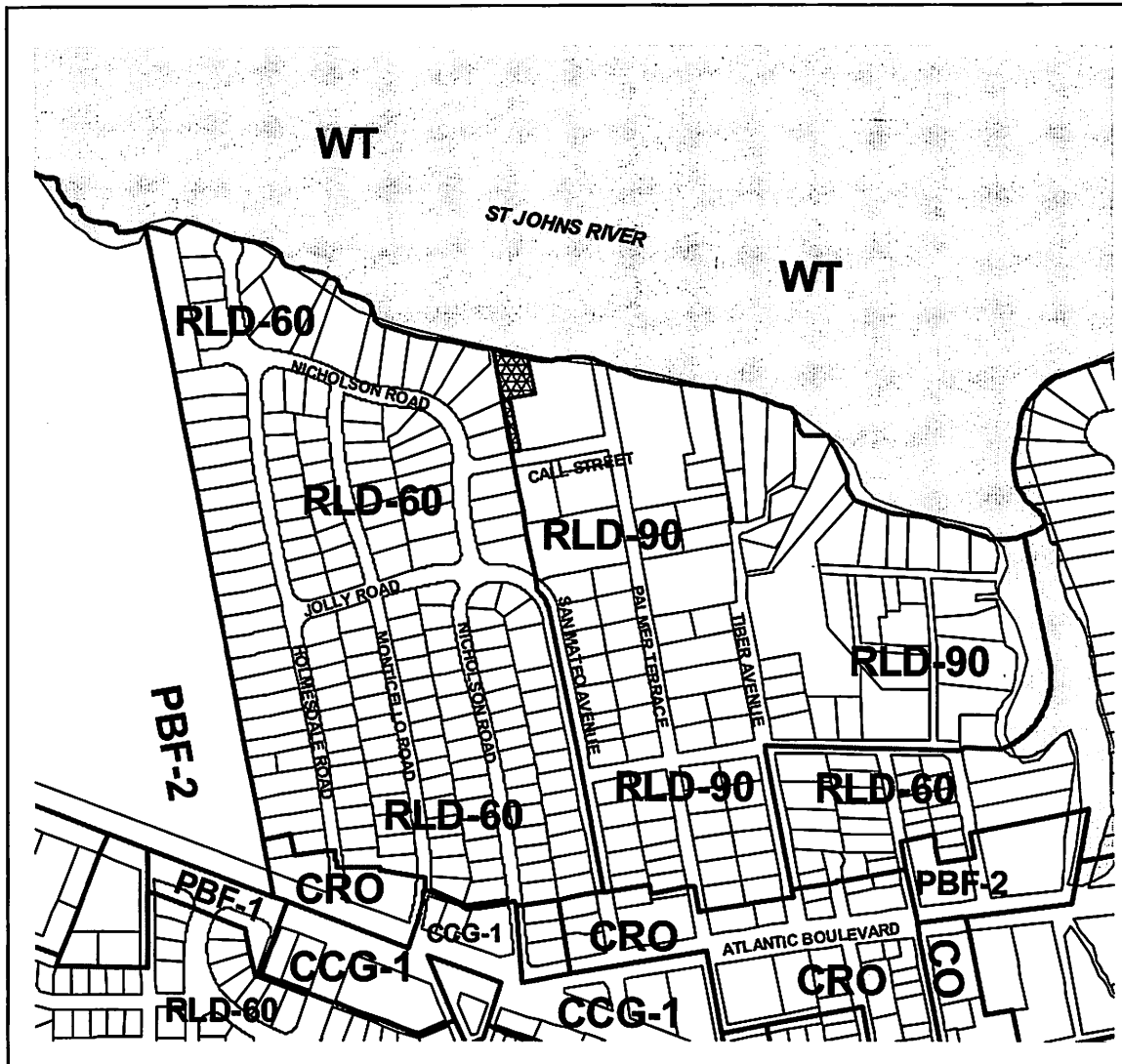
Facing east along Call Street with the subject site on the left



Facing north into the western side of the subject site from Call Street

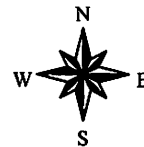
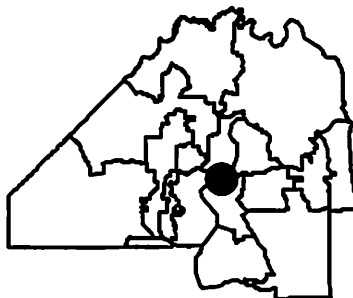


Facing east along Call Street with the subject site on the left at the Palmer Avenue intersection



REQUEST SOUGHT:

REDUCE ROAD FRONTAGE
FROM 90 FT. TO 20 FT.



0100 Feet



COUNCIL DISTRICT:

5

APPLICATION NUMBER:

WRF-2016-0007

Exhibit 2

Historic Property

**APPLICATION FOR
WAIVER OF MINIMUM
REQUIRED ROAD
FRONTAGE**

Application No. WRF-16-7
Set for Public Hearing on:
Notice of Violation: None Pending

This application must be typed or printed in black ink and submitted in person with three (3) other copies, for a total of four (4) copies.
Jacksonville,

Planning and Development Department
Zoning Section
Ed Ball Building
214 North Hogan Street, 2nd Floor
Florida 32202

FOR INFORMATION REGARDING THIS FORM, CALL: (904) 255-8300.

For Official Use Only				
1. Date Submitted: 6/1/16	2. Date Filed: 6/7/16	3. Current Zoning District(s): RLD-90	4. Future Land Use Map Category (FLUMs): LDR	5. Applicable Section of Ordinance Code: 656.305 A(1)(b)(1)(iv)
6. LUZ Public Hearing Date: ___/___/___		7. City Council Public Hearing Date: ___/___/___		
8. Neighborhood Association: <u>None</u>				
9. Number of Signs to be Posted: <u>2</u>				

TO BE COMPLETED BY APPLICANT

10. Complete Property Address: 1108 Palmer Terrace (portion of lot 1)	13. Between Streets: Palmer Terrace and Holmesdale Road
11. Real Estate Number: 145690-0000 (portion) 145960 0000	
12. Date lot was recorded: _____	
14. Waiver Sought: Reduce Required Minimum Road Frontage from <u>90</u> feet to <u>20</u> feet.	
15. In whose name will the exception be granted? <u>Mitchell W. Legler</u>	
16. Land Area (1/100 Acres): <u>0.50</u>	
17. Utility Services Provider Well: _____ Septic: _____ City Water: <u>X</u> City Sewer: <u>X</u>	

CR 370901 for \$1,256

*** * * NOTICE TO OWNER/AGENT * * ***

Section 656.101(i), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage requirements, pursuant to Section 656.407, Ordinance Code, Section 656.133 (b) 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:

18. Provide answers to the following questions pertaining to the standards and criteria. You may attach a separate sheet if necessary. (Please note that failure by the applicant to adequately substantiate the need for the exception and to meet the criteria set forth below may result in a denial).

(i) There are practical or economic difficulties in carrying out the strict letter of the regulation;

See attached.

(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);

(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;

(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;

(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.

19. Attachments - One of each of the following should be included in each copy of the application, providing for four (4) complete copies. All copies, with the exception of the 2 required large site plans, should be on 8 1/2" x 11" paper.

Survey (as required by the Current Planning Section)

Site Plan as required per instructions. (2 copies on 8 1/2 x 11 and 2 copies on 11 x 17 or larger)

Letter of Authorization for Agent/Applicant is required if application is made by any person other than the property owner.

Legal description, may be either lot and block or metes and bounds, including real estate assessment number(s) of the subject property

Proof of valid and effective easement for access to the property.

- 18(i) There are practical difficulties in carrying out the strict letter of the regulation, in that the subject lot has substantially greater square footage than necessary to meet the criteria of the appropriate zoning district; however, removing frontage in excess of that requested in the waiver will affect the viability of an adjoining lot.**
- 18(ii) The request is not based on a desire to reduce the cost of development. Indeed, the cost of development will be increased. Rather, it is based on a desire to make available infill urban area lots.**
- 18(iii) The waiver will not diminish property values in the area and is consistent with the essential character of the area surrounding the site, in that the lots are the same size and of substantially greater value than adjoining lots.**
- 18(iv) There is effective access for vehicular traffic along a public street as shown on the site plan.**
- 18(v) The waiver is not detrimental to the public health, safety or welfare and will not result in additional expense, creation of nuisance or conflict with applicable law. The waiver simply allows for development a single platted lot into two lots both meeting the zoning criteria applicable other than the road frontage.**

***** NOTICE TO OWNER / AGENT *****

Please review your application. All spaces noted as "TO BE COMPLETED BY APPLICANT" must be filled in for the application to be accepted.

No application will be accepted as "Complete and filed" until all 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. You (or your agent) must be present at the public hearing.

The required signs must be posted on the property within five (5) working days after the filing of this application. The sign(s) must remain posted and maintained until a final determination has been made on the application. Proof of notice publication must be submitted to the Current Planning Division, Planning and Development Department, Ed Ball Building, 214 North Hogan Street Suite 300, Jacksonville, Florida 32202, (904) 255-7800 PRIOR TO THE HEARING.

Also, an agent's letter of authorization must be attached if the application is not signed by the owner of record and also if someone attends the meeting on the applicant's behalf without prior authorization.

FILING FEES	NOTIFICATION COSTS:
RESIDENTIAL DISTRICTS..... \$1,073.00	\$7.00 PER ADDRESSEE
NON-RESIDENTIAL DISTRICTS..... \$1,091.00	ADVERTISING COSTS:
	BILLED TO OWNER/AGENT

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

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.

PLEASE PRINT:

Name and address of Owner(s)
Name: Mitchell W. Legler
Address: 1108 Palmer Terrace

City: Jacksonville
State: FL Zip: 32207
Email: _____
Daytime Telephone: _____

SIGNATURE OF OWNER(S) SIGN

Name and address of Authorized Agent(s)
Name: Paul M. Harden
Address: 501 Riverside Ave., Suite 901

City: Jacksonville
State: FL Zip: 32202
Email: paul_harden@bellsouth.net
Daytime Telephone: 396-5731
Paul M Harden

SIGNATURE OF AUTHORIZED AGENT(S)

SIGNATURE OF OWNER(S)

Letter of Authorization for Agent is required if application is made by any person other than the property owner. Also, a larger scale drawing may be required for commercially zoned property with an existing structure or otherwise as required by the Planning and Development Department's Zoning Section.

EXHIBIT A - Property Ownership Affidavit

Date: 6/21/16

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:
RE#145960-0000

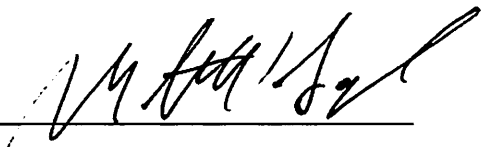
To Whom it May Concern:

I Mitchell W. Legler hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Road Frontage submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:


By 
Print Name: Mitchell W. Legler

By _____
Print Name: _____
Its: _____

*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.

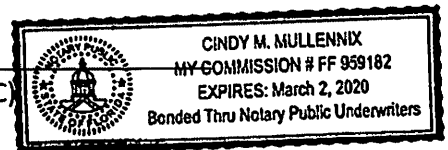
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 22nd day of June 2016 by Mitchell W. Legler, who is personally known to me or who has produced _____ as identification and who took an oath.


(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



Agent Authorization

Date: May 31, 2016

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / Ed Ball Building,
214 North Hogan Street, Suite 300, Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

RE#145960-0000

Gentleman:

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

Paul M. Harden

to act as agent to file application(s) for

Waiver of Road Frontage

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.

Mitchell W. Legler
Owner's Signature

STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ OKALOSA

The foregoing affidavit was sworn and subscribed before me this 30th day of

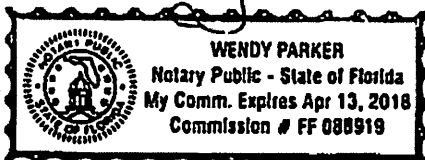
May (month), 2016 (year) by

Mitchell W. Legler, who is personally known to me or has

produced _____ as identification.

(Notary Signature)

Wendy Parker



Legal Description

6/21/2016

A PORTION OF WATER LOT 1, HOLMES REPLAT, OF LOT 1, ST. NICHOLAS SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 8 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE LANDS LYING NORTHERLY OF SAID LOTS 1, 2 AND 3, SOUTHERLY OF THE WATERS OF THE ST. JOHNS RIVER AND BETWEEN THE NORTHERLY PROLONGATION OF THE EASTERLY AND WESTERLY LINE OF THE LANDS DESCRIBED ABOVE AND TOGETHER WITH ANY RIPARIAN AND LITTORAL RIGHTS THEREUNTO APPERTAINING; FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID WATER LOT 1, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY OF CALL STREET, A 90 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE NORTH 10°08'08" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF SAID WATER LOT 1, A DISTANCE OF 389 FEET MORE OR LESS TO THE APPROXIMATE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE SOUTHEASTERLY ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, A DISTANCE OF 122' MORE OR LESS TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID WATER LOT 1; THENCE SOUTH 10°39'15" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 142 FEET MORE OR LESS; THENCE SOUTH 79°20'45" WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 10°39'15" EAST, A DISTANCE OF 190.00 FEET TO THE INTERSECTION WITH THE AFORESAID NORTHERLY RIGHT OF WAY OF CALL STREET; THENCE SOUTH 79°20'45" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. LANDS THUS DESCRIBED CONTAINS 21,937 SQUARE FEET OR 0.50 ACRES, MORE OR LESS IN AREA.

LOT 1A

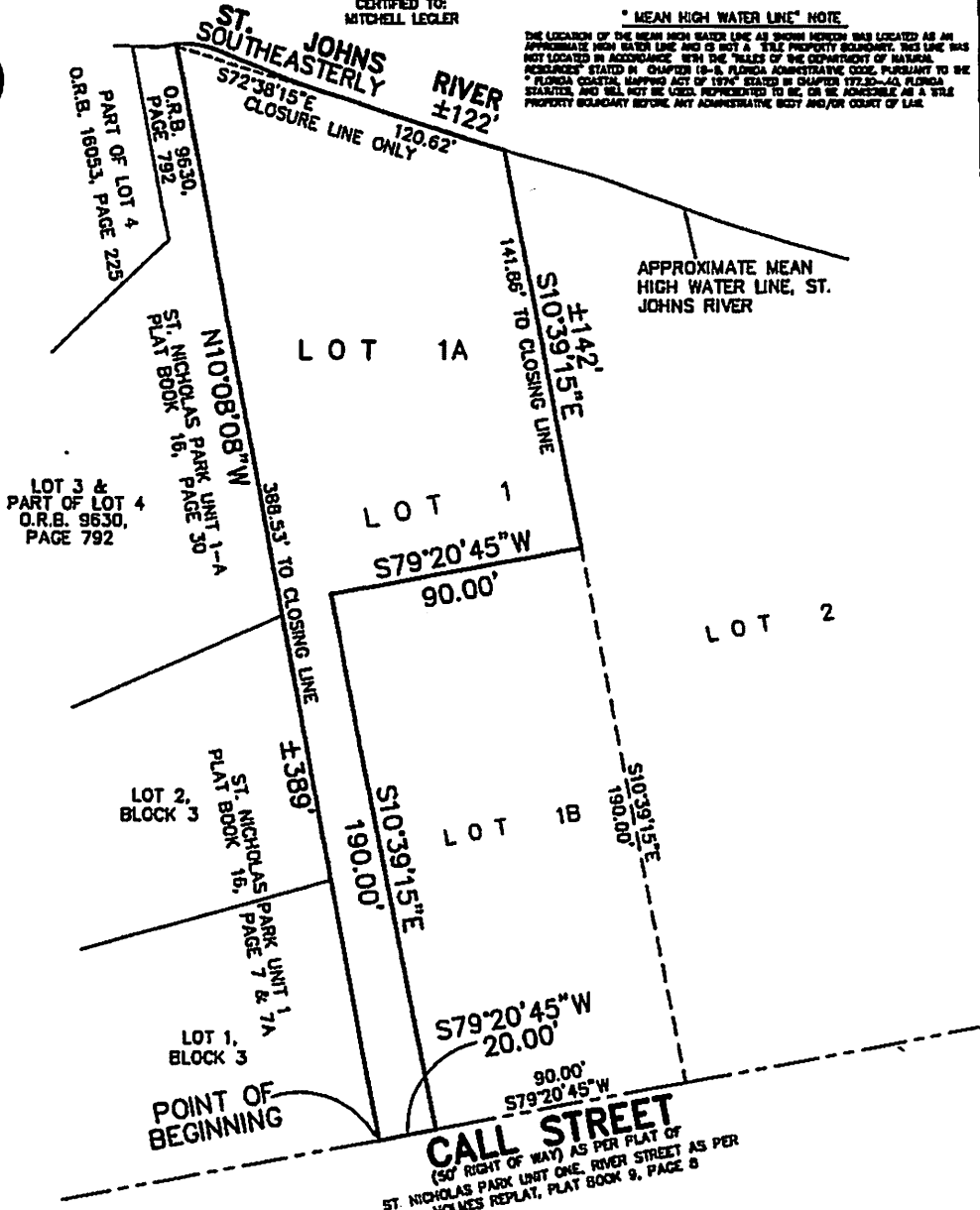
MAP SHOWING

A PORTION OF WATER LOT 1, HOLMES REPLAT, OF LOT 1, ST. NICHOLAS SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 8 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE LANDS LYING NORTHERLY OF SAID LOTS 1, 2 AND 3, SOUTHERLY OF THE WATERS OF THE ST. JOHNS RIVER AND BETWEEN THE NORTHERLY PROLONGATION OF THE EASTERLY AND WESTERLY LINE OF THE LANDS DESCRIBED ABOVE; AND TOGETHER WITH ANY RIPARIAN AND LITTORAL RIGHTS THEREUNTO APPERTAINING, FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID WATER LOT 1, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY OF CALL STREET, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE NORTH 10°08'08" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG THE WESTERLY LINE OF SAID WATER LOT 1, A DISTANCE OF 389 FEET MORE OR LESS TO THE APPROXIMATE MEAN HIGH WATER LINE OF THE ST. JOHNS RIVER; THENCE SOUTHEASTERLY ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, A DISTANCE OF 122' MORE OR LESS TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID WATER LOT 1; THENCE SOUTH 10°39'15" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 142 FEET MORE OR LESS; THENCE SOUTH 79°20'45" WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 10°39'15" EAST, A DISTANCE OF 190.00 FEET TO THE INTERSECTION WITH THE AFORESAID NORTHERLY RIGHT OF WAY OF CALL STREET; THENCE SOUTH 79°20'45" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. LANDS THUS DESCRIBED CONTAINS 21,937 SQUARE FEET OR 0.50 ACRES, MORE OR LESS IN AREA.

CERTIFIED TO:
MITCHELL LECLER

*** MEAN HIGH WATER LINE* NOTE**

THE LOCATION OF THE MEAN HIGH WATER LINE AS SHOWN HEREON WAS LOCATED AS AN APPROXIMATE MEAN WATER LINE AND IS NOT A TITLE PROPERTY BOUNDARY. THIS LINE WAS NOT LOCATED IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT OF NATURAL RESOURCES STATED IN CHAPTER 61-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO THE FLORIDA COASTAL MAPPING ACT OF 1974 STATED IN CHAPTER 172.05-04, FLORIDA STATUTES, AND WILL NOT BE USED, REPRESENTED TO BE, OR BE ASCRIBED AS A TITLE PROPERTY BOUNDARY BEFORE ANY ADMINISTRATIVE BODY AND/OR COURT OF LAW.



NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR OMISSIONS 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 HOLMES REPLAT OF LOT 1, ST. NICHOLAS SUBDIVISION, PLAT BOOK 9, PAGE 8.
2. THIS IS A MAP TO SHOW SKETCH OF THE LANDS DESCRIBED HEREON.
3. 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.
4. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

LEGEND

- DENOTES CONCRETE MONUMENT
- DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET (AS NOTED)
- DENOTES IRON PIPE FOUND (AS NOTED)
- DENOTES CROSS CUT

DATE MAY 11, 2016
 SCALE 1" = 50'
 JOB NO. 42021
 P. BOOK(S) _____
 PAGE(S) _____
 COMPUTER FILE NAME 42021 CALL ST.DWG

A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 8661 OFFICE: (904) 348-1733
 PROFESSIONAL LAND SURVEYORS 5847 LUELLA STREET FAX: (904) 348-1738
 JACKSONVILLE, FLORIDA 32207

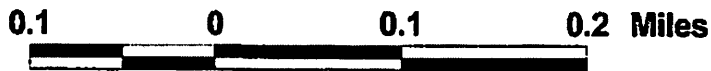
ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

P.C.P.	PERMANENT CONTROL POINT	EMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
P.O.C.	POINT OF CURVE	W.F.F.	WIRE FENCE
P.O.B.	POINT OF BEGINNING	C.L.F.	CHAIN LINK FENCE
P.O.R.	POINT OF REFERENCE	W.P.F.	WOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	A/C	ALL CONDITIONS
P.T.	POINT OF TANGENCY	W/A	WITH
P.C.C.	POINT OF COMPOUND CURVE	O/L	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	F/L	FIELD MEASURED
P.I.	POINT OF INTERSECTION	F/E	FEET EQUALS
R/W	RIGHT OF WAY	L/E	ARC LENGTH EQUALS
O.R.V.	OFFICIAL RECORDS VOLUME	D/A	DELTA OR CENTRAL ANGLE EQUALS
D.B.	DEED BOOK	L/P	IRON PIPE
P.L.	PAGE	C/C	CONCRETE
D.R.	BUILDING RESTRICTION LINE		

Call Street Property
 Conceptual Site Plan
 May 11, 2016



1108 Palmer Terrace



- Major Highways
- Text Highway Text
- Street Text
- Parcels - April 4, 2016
- River
- Downtown Overlay Districts per ord. 2012-364**
- Brooklyn & Riverside
- Cathedral
- Central Civic Core
- Church
- Institutional
- La Villa
- River Park
- Riverfront
- Southbank
- Stadium
- zoning Overlay Districts**
- Kingspoint
- Mandarin
- Riverside
- San Marco
- Springfield
- Airport Noise Contours - (PART-10)**
- 60
- 65
- 70
- 75
- 80
- 85
- Municipal Boundaries 20150428

