



November 17, 2016

The Honorable Lori N. Boyer, President
The Honorable Danny Becton, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2016-577**

Application for: Kevin Road PUD

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairperson Becton and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

- Recommendation by JPDD: Approve Approve with Conditions Deny
- Recommendation by PC to LUZ: Approve Approve with Conditions Deny
- This rezoning is subject to the following exhibits:

1. The original legal description dated October 13, 2016.
2. The ~~original~~ revised written description dated ~~October 24~~ November 9, 2016.
3. The ~~original~~ revised site plan dated ~~October 24~~ November 9, 2016.
4. The Listed Species Report dated October 24, 2016.

- Recommended Planning Commission Conditions* to the Ordinance:

*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

1. ~~No access shall be permitted from Reed Road or Dovetail Court/Drive.~~
2. ~~Prior to requesting a final building inspection or occupying the facility in any manner, the lead horizontal and lead vertical design professionals shall submit to the Planning Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed, and all conditions to the development order have been satisfied. This condition shall apply to both phased and non-phased developments.~~

- Recommended PC Conditions that can be incorporated into the Written Description: None

- PC Vote: 6-0

PLANNING & DEVELOPMENT DEPARTMENT

- PC Commentary: The agent presented a revised written description and site plan which lowered the number of lots to 129 and restricted access from Kevin Road only. Since the written description contained the restriction to Kevin Road, condition #1 is not necessary.

There were approximately 9 speakers in opposition. Their concerns ranged from loss of habitat for wild animals which are now having more interaction with residents; building owner at Sunbeam and Kevin is concerned customers will not be able to access his building with more traffic; Kevin Road resident indicated the area is quiet and more traffic will be disruptive; Nature's Walk residents want larger buffer between developments; Concerned that two story homes will look into their backyards; density is too high; Kevin Road is not suitable for additional traffic.; previous land owner illegally contaminated the property.

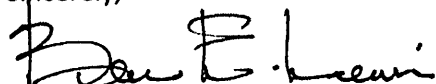
The agent indicated the property is not landlocked, there are three access points. Sunbeam Road is the most logical access point due to the 4 lane roadway whereas Hood Road is two lane. Sunbeam Road also has the higher Level of Service (LOS) than Hood Road.

Commissioner Adkison, from professional experience, felt the access to Sunbeam Road needed to be a right out only. Several accidents are common. Commissioner Adkison also felt that the PUD should have similar sized lots along the east property line. Commissioner Motes asked the agent if a larger buffer between developments is a deal breaker. Other commissioners felt an additional buffer was not necessary since both re single family uses.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Padgett, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Friley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chris Hagan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis, City Planner Supervisor
 Planning and Development Department

Exhibit "D"

~~Hunter's~~ Foster's Hideaway PUD

Written Description

Date: ~~October 12~~ November 09, 2016

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: LDR
- B. Current Zoning District: RR-Acre
- C. Requested Zoning District: PUD
- D. RE #: 149030 0050
- E. City Development Number: _____
- F. Project Architect/Planner: N/A
- G. Project Engineer:
Dominion Engineering Group, Inc.
4348 Southpoint Boulevard, Suite 204
Jacksonville, Florida 32216
- H. Project Developer:
H. Smith, Inc.
3741 San Jose Place, Suite 7
Jacksonville, FL 32257

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately ~~72.5957~~± acres of property from Rural Residential (RR-Acre) to Planned Unit Development (PUD). A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Revised Site Plan"). The proposed PUD rezoning permits the Property to be developed as an ~~upsealea~~ residential community consisting of up to one hundred ~~forty five (145)~~ twenty-nine (129) single family detached homes.

The proposed PUD differs from the usual application of the Zoning Code for RLD-50 by reducing the front setback from 20 feet to 10 feet (20 feet for the face of the garage). The lot width, size, other setbacks and lot coverage are all the same as would be allowed under comparable traditional RLD zoning ~~distreits~~ districts.

The subject property (the "Property") is currently owned by Mary Lynn Conte and Nicholas Conte and is more particularly described in the legal description attached as Exhibit "1." The Property is located at the end of Kevin Road, as shown on Exhibit "K". The land use designation of the Property is LDR in the Future Land Use Map in the City's Comprehensive Plan and is undeveloped. The gross density of 21.8 units per acre is consistent with the seven (7) units per acre currently permitted under the Comprehensive Plan

The property is currently vacant and is a mix of cleared uplands and pine trees with some hardwoods on the majority of the eastern part of the property, and forested wetlands on the western portion of the property. The Property's elevation slopes from the east to the west towards the wetland on the western portion.

The proposed residential product will consist of one and two story fee simple homes on a mixture of lots with integrated ~~minimum two-car~~ garages. The proposed development of the Property will be both aesthetically and environmentally appealing. A recreational area, including but not limited to, picnic tables, benches and tot lot will be provided for the residents.

The project will be developed in two (2) phases. ~~The first phase of construction will commence in the early part of 2017, and will consist of roughly half the lots. The second phase will commence in mid to late 2018, and will consist of the remaining lots.~~

Wetlands are present along the western portion of the Property which make the clustering of the lots to the eastern side of the Property and the mixture of lot size appropriate as shown on the Revised Site Plan. A combination of buffering, landscaping and architectural controls are provided to create this integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses.

1. Maximum of one hundred ~~forty five (145)~~twenty-nine (129) one and two story single family units with enclosed ~~minimum two-car~~ garage;
2. Supporting amenities/recreation facilities including, but not limited to, tot lot, park and similar uses;
3. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
4. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
5. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.

6. Silviculture and other uses allowed in the RRLDR Land Use category shall be permitted.

7. Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.

B. Permitted Accessory Uses and Structures. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

C. Minimum Lot and Building Requirements.

1. **Minimum building setback and yard requirements.** The building setbacks for all uses and structures are as follows:

a. Front:

- (1) From face of garage – twenty (20) feet.
- (2) From building face – ten (10) feet.

b. Side – Five (5) feet.

c. Rear – Ten (10) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, patios, porches, screened enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. **Minimum Lot Requirements.** Fifty (50) feet wide by one hundred (100) feet deep. However, cul-de-sacs, curve and corner lots will require a minimum of twenty-five (25) feet of frontage. So long as a cul-de-sac, curve or corner lot is fifty (50) feet in width at some point (not necessarily at the BRL), the structure can be built anywhere on the lot so long as required setbacks and required building restriction lines are met.

3. **Maximum Height of Structures.** Thirty-five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

4. **Maximum parcel coverage by all buildings.** Fifty (50) percent.

D. Common Area Landscape Maintenance. The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowners association dues.

E. Access. ~~Access~~ As shown on the Site Plan, access to the site will be from Kevin Road only. ~~As indicated on the Site Plan, the Property will have one access point. The~~ The engineering and related design of the access point and internal roads as shown on the Site Plan may vary prior to

development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal road will be dedicated to the City. No access shall be permitted from Reed Road or Dovetail Court/Drive.

F. **Pedestrian Circulation.** The site will be developed with an internal sidewalk system. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department. External sidewalks will be provided consistent with the Comprehensive Plan.

G. **Recreational/Open Space.** Unless otherwise approved by the Planning and Development Department, recreational open space (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, walking/activity trails and similar uses) shall be provided at a ratio of a minimum of 150 square feet per lot.

H. **Signage.** The PUD shall be permitted one double-faced or two single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and twelve (12) feet in height, at the entrance.

Directional Signs that indicate ways to and from property entrances, major buildings, common areas and key components of the development within the PUD, for drivers of vehicles, and for pedestrian users of the PUD shall be permitted throughout the PUD. The design of such Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant project logo and name. Vehicle-oriented Directional Signs shall be a maximum of four (4) square feet in area per sign face. Pedestrian-oriented Directional Signs, such as "informational sidewalk kiosks," 1-, 2-, 3- or 4-sided (or cylindrical signs) shall be a maximum of four (4) square feet per side (or 16 square feet for a cylinder). Directional signs may be attached to lighting fixtures within the PUD.

Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated ~~two-car~~ garages, and sufficient driveway space to park one car without protruding into the internal sidewalk.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

J. **Landscaping/Fencing/Screening.** There will be a ~~ten (10) foot wide natural, undisturbed perimeter~~ buffer along the east and south boundaries of the Property where it currently borders existing single family residential neighborhoods. ~~There will also be a minimum six (6) foot high, 95% opaque fence installed along the east and south boundaries of the Property where proposed lots will back up to existing single family homes, as depicted on the revised site plan dated November 11, 2016 ("Buffer").~~ The Buffer shall be ten (10) feet wide where the rear of a house faces and abuts the easterly boundary or southerly boundary of the Property, and twenty (20) feet wide where the side of a house faces and abuts the easterly boundary or southerly boundary of the Property. The Buffer shall be platted as a separate tract of land and shall be owned by the Homeowners Association ("HOA") and once established, preserved as a natural vegetated buffer. There shall also be a minimum six (6) foot high, 95% opaque fence installed along the common property line of the Buffer and the proposed lots in the PUD. Buffering will be consistent with the requirements of Section 656.1222 of the Zoning Code.

K. **Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District, and may include underground detention vaults.

L. **Utilities.** Electric power, water and sewer services will be available to the site by JEA.

M. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed to be placed within the PUD.

N. **Modifications.** Amendments to this approved PUD district may be accomplished ~~by through either an administrative modification, administrative deviation, by minor modification, or by the filing of a rezoning an application pursuant to for rezoning as authorized by Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including Simultaneous with submittal to the Planning and Development Department of any administrative modification, a copy of the application for administrative deviations, minor modifications, or rezonings, may modification also shall be sought for individual parcels or access points within the PUD sent for informational purposes to Greater Hood Road Community Association, Inc., at the address on file with the City.~~

O. **Conceptual Site Plan.** The configuration of the development as depicted in the Revised Site Plan is conceptual and revisions to the Revised Site Plan, including internal circulation, location of stormwater ponds and location of recreational facilities, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

P. **Phasing.** Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of the residential and recreational buildings within the PUD prior to the recordation of the plat(s) for the subdivision.

IV. PUD REVIEW CRITERIA

A. **Consistency with Comprehensive Plan.** The Property is currently within the ~~RR~~RLDR land use category, which permits residential development at a density of up to ~~27~~ units per acre. At ~~55.5672.57±~~ acres, the proposed density of 1.998 ~~(1118~~ (129 d.u. / ~~55.5672.57±~~ acres) is consistent with the ~~RR~~RLDR land use category. The proposed development is consistent with the following policies of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.9, 1.1.12, 1.1.17, 1.4.5, 3.1.5, 3.1.6 and 3.1.7.

B. **Roadways / Consistency with the ~~Concurrence~~Concurrency Management System.** The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency will be submitted concurrently to the Concurrency Management System Office.

C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan.

D. **Internal Compatibility/Vehicular Access.** The Revised Site Plan attached as Exhibit "E" addresses access and circulation within the site. The Property will have one primary access point from ~~Grover~~Kevin Road. The ~~location and final~~ design of the access point are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal road will be dedicated to the City.

E. **External Compatibility/Intensity of Development.** The proposed development is consistent with and comparable to permitted development in the area. The Property is bounded to the north by single family lots in the RPI Land Use category and RLD-60 Zoning district, to the south by single family lots in the LDR Land Use category and PUD Zoning district, to the east by single family lots in the LDR Land Use category and the RLD-90 Land Use category and RR-Acre Zoning district, and to the west by the old Sunbeam Road landfill that is now a mixed use development with single family and multifamily units in the PBF Land Use category and PUD Zoning district. All along Sunbeam Road, which is the access point for this neighborhood, are various multifamily apartment complexes, high density single family residential, and commercial developments. The proposed use is compatible in both intensity and density with these surrounding uses and zoning districts.

F. **Recreation/Open Space.** ~~The PUD provides ample open spaces and recreational opportunities~~Recreation open space shall be provided at a ratio of 150 square feet per dwelling unit (minimum), with no maximum. Such recreation open space may consist of active recreation areas, trails, play areas, and/or neighborhood amenity center areas.

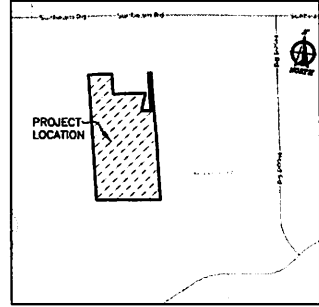
G. **Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed Species Regulations.** A listed species survey has been included with the PUD application.

I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above.

J. **Sidewalks, Trails, and Bikeways.** External sidewalks will be provided as required by the Comprehensive Plan. Internal sidewalks will be provided as shown on the Revised Site Plan. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

EXHIBIT E

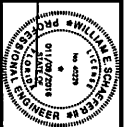
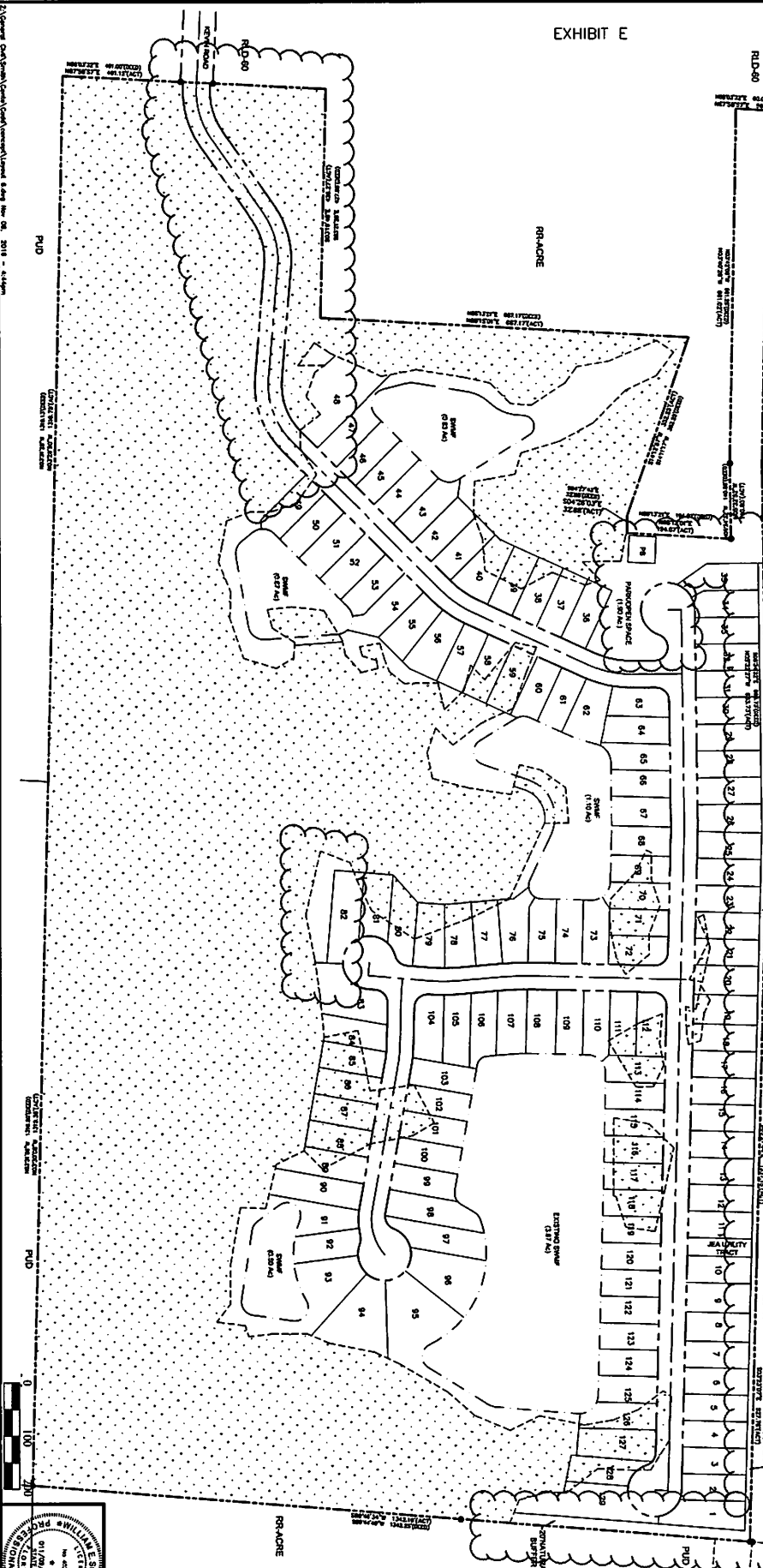


LOCATION MAP
KTS

SITE SUMMARY

1. OWNER:
MARY CONTE
23 DOGWOOD DRIVE
MIDDLESEX, NJ 08846
2. DEVELOPER:
NATE DAY
W.S.MITH, INC.
ONE SAN JOSE PLACE, SUITE 7
JACKSONVILLE, FLORIDA 32257
PHONE: 904-268-9990
3. ENGINEER:
DOMINION ENGINEERING GROUP
4348 SOUTHPOINT BLVD, SUITE 204
JACKSONVILLE, FLORIDA 32216
PHONE: 904-854-4500
PHONE: 904-854-4505
4. SURVEYOR:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3151 SAN JOSE PLACE, SUITE 15
JACKSONVILLE, FLORIDA 32257
PHONE: 904-279-0088
5. EXISTING VEGETATION:
WOODED
6. ZONING/PLUD:
PUD
7. TOTAL SITE AREA SUMMARY:
TOTAL SITE AREA = 72.57 AC.± (100%)
SINGLE FAMILY AREA = 20.74 AC.± (28.58%)
ACTIVE REC/OPEN SPACE = 1.90 AC.± (2.62%)
PASSIVE OPEN SPACE, WETLANDS, PONDS = 44.73 AC.± (61.6%)
PUBLIC & PRIVATE R/W = 5.19 AC.± (7.2%)
MAXIMUM COVERAGE OF BUILDINGS = 13.88 AC.± (5.22%)
TOTAL NUMBER OF LOTS = 129
8. TYPICAL LOT SIZES: 50'x110'
9. MIN LOT AREA: 5,000 sf
10. BUILDING SET BACK INFORMATION:
FRONT = 10' TO FACE OF BUILDING AND
20' TO FACE OF GARAGE
SIDE = 5'
REAR = 10'
11. MAXIMUM LOT COVERAGE: 55%
12. MAXIMUM HEIGHT OF BUILDING: 35'
13. TOTAL OF ANTICIPATED PHASES: 2
14. WATER SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
15. SEWER SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
16. ELECTRICAL SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
17. FIRE PROTECTION: 6" FIRE HYDRANTS SERVED BY WATER MAIN EXTENSION
18. FLOOD ZONE: ZONE X (PANEL No. 12031C0553H & 12031C0554)
19. CITY DEV. No. XXXX
20. REAL ESTATES No. 149030 0050

NOTE: THIS A CONCEPTUAL SITE PLAN, LOT LINES, SIZES, ROADWAY LAYOUTS, RIGHT OF WAY, AND STORM WATER PONDS MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY, AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.



DATE: NOVEMBER 09, 2016

PAGE ___ OF ___

Exhibit 4
Page 1 of 1



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FOSTER'S HIDEAWAY, INC.
FOR
H. SMITH
PRELIMINARY SITE PLAN

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 204, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 C.A. NUMBER: 28821 FAX 904-854-4505
www.dom-eng.com