

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2016-810 (WRF-16-21)

FEBRUARY 7, 2017

Location: 3514 Rosemary Street
between Ashland Street and Sheridan Street

Real Estate Number(s): 069738-0000

Waiver Sought: Reduce Minimum Required Road Frontage from 48 feet to 18.5 feet for two lots

Present Zoning: Residential Low Density-60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

City Council Representative: The Honorable Lori Boyer, District 5

Agent: Eric J. Almond, PE
Almond Engineering, P.A.
6277 DuPont Station Court East, Suite 1
Jacksonville, Florida 32217

Owner: Jose Sanchez
P.O. Box 1405
Harrisburg, North Carolina 28075

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

The application for a Waiver of Minimum Required Road Frontage, **Ordinance 2016-810 (WRF-16-21)**, seeks to reduce the minimum required road frontage for the property at 3515 Rosemary Street from 48 feet to 18.5 feet for two lots. The site is 1.02 acres and is served by JEA water and septic system. The subject site is "L" shaped and consists of a single-family home, built in 1953. The waiver if granted would demolish the existing house and build two single family homes.

The area is characterized with single family dwellings on quarter acre lots. There is a small church across Rosemary Street from the subject property. The subject property is bordered with residential dwelling son the north, east and south. Structures along the west property line have been converted from residential to offices

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 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 parcel contains a single-family dwelling unit on 1.02 acres and 96 feet of frontage on Rosemary Street. The owner requests to subdivide the property creating two buildable lots which would otherwise meet the requirements for the RLD-60 Zoning District. In fact each lot would be approximately 17,000 to 18,000 square feet in area far exceeding the 6,000 square feet required by the RLD-60 Zoning District.

- (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 two separate lots, each containing a 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. 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 10,000 to 11,000 square feet in area, so the request is consistent with the average density of the neighborhood.

- (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 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. It is not anticipated that the subdivision of the lot and construction of two new dwellings would reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. 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.

The owner has provided a site plan of the two lots including building setbacks. The setbacks are in excess of the distances found in the RLD-60 Zoning District. The setback along the east property line is 10 feet instead of the required 5 feet. The south property line has a setback of 20 feet instead of the required 10 feet. These setbacks will protect the privacy of neighbors and, maintain property values. **Staff recommends the waiver be conditioned to include the site plan dated January 23, 2017.**

- (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 an access easement from Rosemary Street via a shared driveway.

- (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 Rosemary Street. 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 subject property on January 26, 2016 by the Planning and Development Department the required Notice of Public Hearing signs were posted.



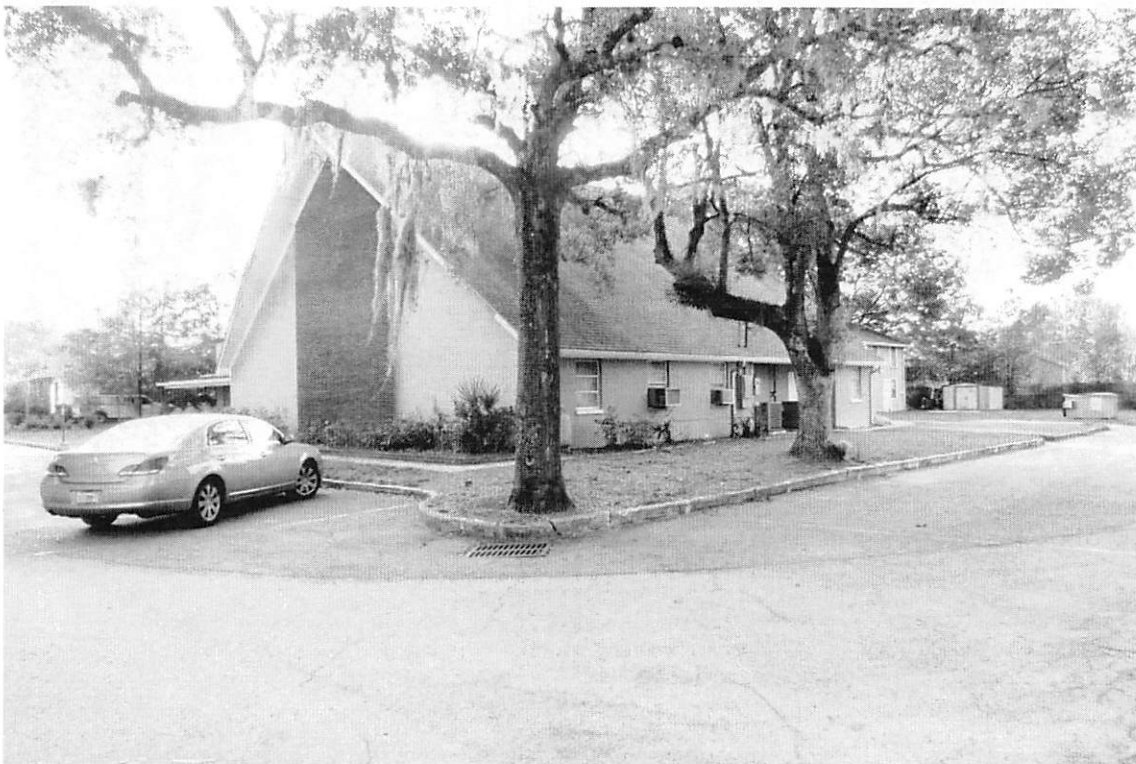
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the Application for Waiver of Minimum Required Road Frontage **Ordinance 2016-0810 / WRF-16-21** be **APPROVED WITH THE FOLLOWING CONDITION.**

1. The waiver shall be subject to the site plan dated January 23, 2017.



View of property with existing house to be removed.



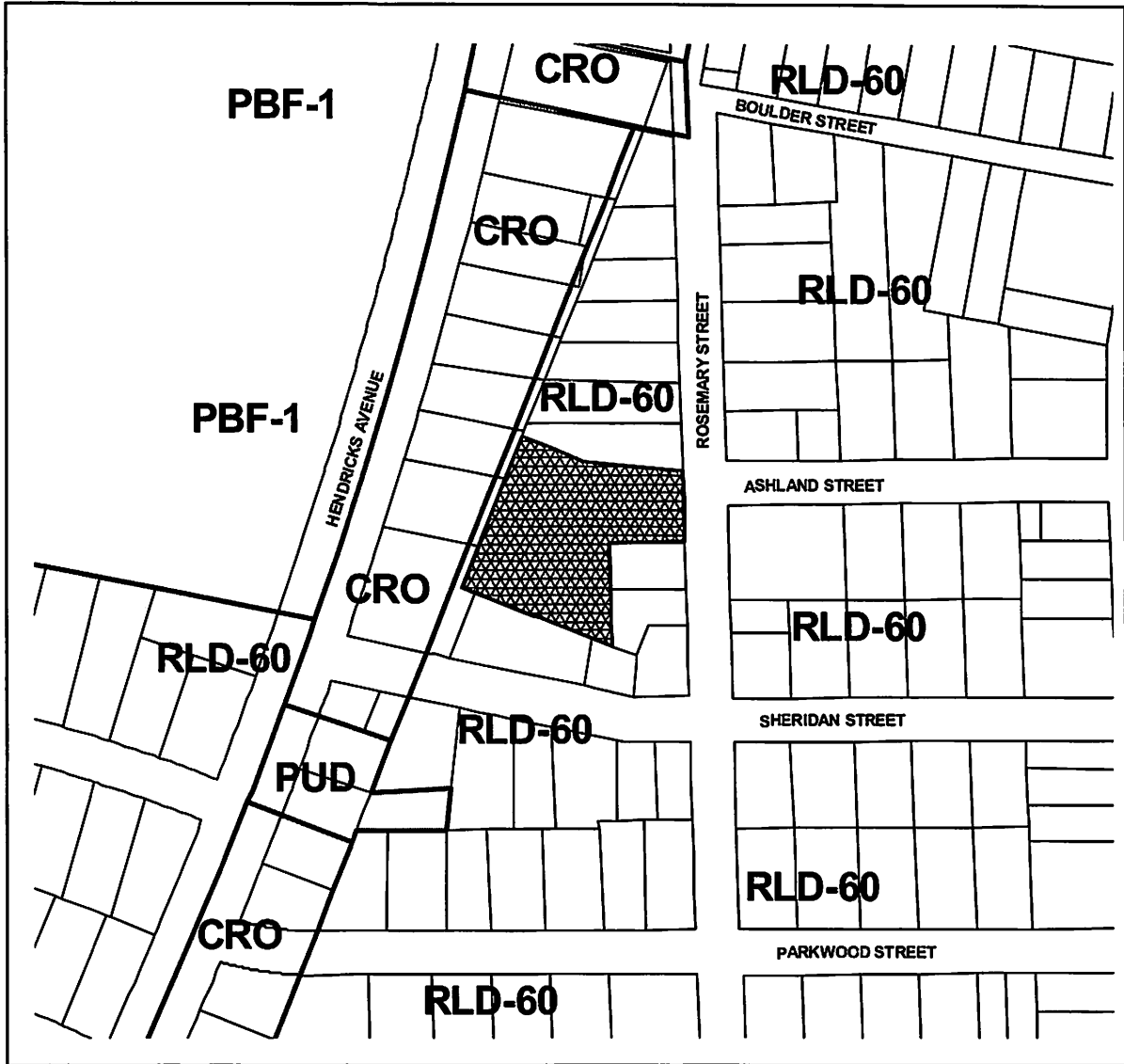
Church across rosemary Street from subject property.



Dwelling on Sheridan Street which backs up to subject property.

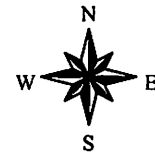
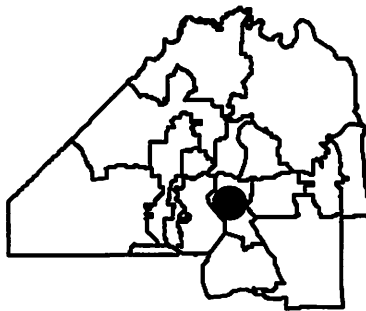


Dwelling on Sheridan Street which backs up to subject property.



REQUEST SOUGHT:

**REDUCE ROAD FRONTAGE
FROM 48 FT. TO 18.5**



0 100 Feet



COUNCIL DISTRICT:

05

APPLICATION NUMBER:

WRF-2016-0021

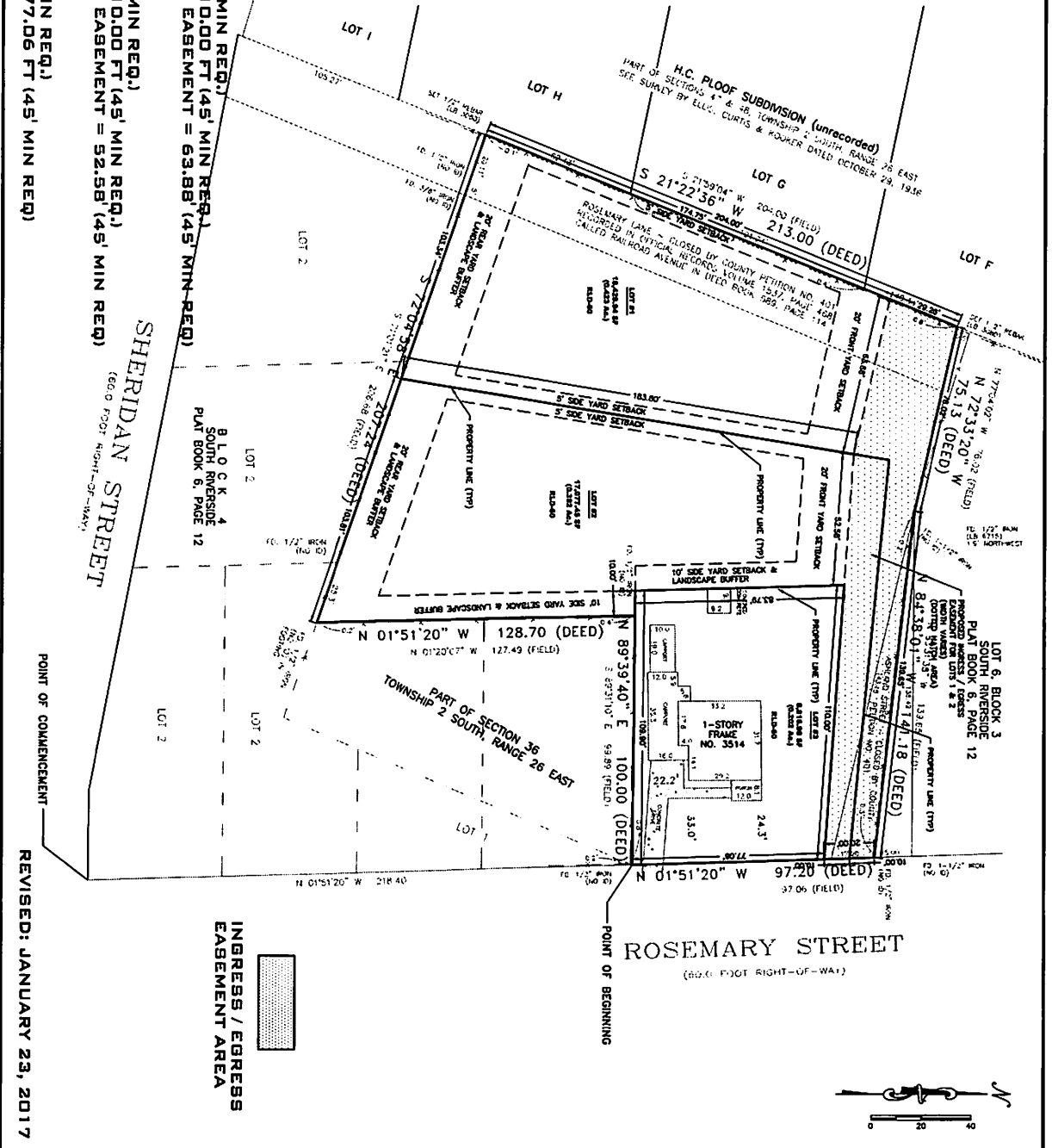
Exhibit 2

RLD-60
MINIMUM LOT REQUIREMENTS:
WIDTH: 60 FEET
AREA: 6000 SQUARE FEET
MAX LOT COVERAGE: 50%
MINIMUM YARD REQUIREMENTS:
FRONT: 20 FT
SIDE: 5 FT
REAR: 10 FT

PROPOSED LOT #1
 18,429 SF - 0.42 AC. (6,000 SF MIN REQ.)
 FRONTAGE AT ROSEMANY ST = 10,000 FT (45' MIN REQ.)
 FRONTAGE AT INGREGS/EGRESS EASEMENT = 63.88' (45' MIN REQ.)

PROPOSED LOT #2
 17,077 SF - 0.39 AC. (6,000 SF MIN REQ.)
 FRONTAGE AT ROSEMANY ST = 10,000 FT (45' MIN REQ.)
 FRONTAGE AT INGREGS/EGRESS EASEMENT = 52.58' (45' MIN REQ.)

PROPOSED LOT #3
 8,816 SF - 0.20 AC. (6,000 SF MIN REQ.)
 FRONTAGE AT ROSEMANY ST = 77.06 FT (45' MIN REQ.)



3514 ROSEMARY ST
069738 0000

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

Application No. WRF-16-21
Set for Public Hearing on:
Notice of Violation:

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: 10/21/16	2. Date Filed: 11/9/16	3. Current Zoning District(s): RLD 60	4. Future Land Use Map Category (FLUMs): LDR	5. Applicable Section of Ordinance Code: 656.407
6. LUZ Public Hearing Date: ___/___/___		7. City Council Public Hearing Date: ___/___/___		
8. Neighborhood Association: <u>South Riverside Neigh. Assoc</u> <u>San Marco Pres. Society</u> <u>N. St. Augustine Road Neigh Assoc</u>				
9. Number of Signs to be Posted: <u>SE CRAC</u>				

TO BE COMPLETED BY APPLICANT

10. Complete Property Address: 3514 Rosemary Street	13. Between Streets: Ashland Street and Sheridan Street
11. Real Estate Number: 069738 0000	
12. Date lot was recorded: N/A	
14. Waiver Sought: 2 LOTS EACH REQUESTING 48' to 18.50' Reduce Required Minimum Road Frontage from 48 feet to 18.50 feet.	
15. In whose name will the exception be granted? Jason Giles, Giles Alliance, LLC	
16. Land Area (1/100 Acres): 1.02	
17. Utility Services Provider Well: _____ Septic: X City Water: X City Sewer: _____	

$58 \times 7 = 406 + 1161 = \1567

Application for Waiver of Road Frontage 150522.doc

CR388602

*** * * 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;

Answers attached in separate sheet

(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.

***** 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: Jose Sanchez

Address: PO Box 1405

City: Harrisburg

State: NC Zip: 28075

Email: _____

Daytime Telephone: _____

SIGNATURE OF OWNER(S)

Name and address of Authorized Agent(s)

Name: Eric J Almond P.E./Almond Engineering, P.A.

Address: 6277 DuPont Station Court East, Suite 1

City: Jacksonville

State: FL Zip: 32217

Email: ealmond@almondengineering.com

Daytime Telephone: 904.306.0162

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.

Property Ownership Affidavit - Individual

Date: OCTOBER 24, 2016

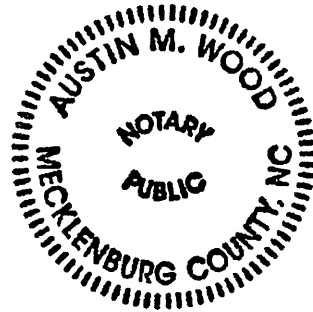
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 3514 ROSEMARY STREET RE#(s): 069738 0000

To Whom it May Concern:

I JOSE SANCHEZ hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for WAIVER OF ROADWAY FRONTAGE submitted to the Jacksonville Planning and Development Department.

By [Signature]
Print Name: JOSE SANCHEZ



STATE OF NORTH CAROLINA
COUNTY OF ~~CABARRUS~~ Mecklenburg

Sworn to and subscribed and acknowledged before me this 3rd day of November 2016, by Jose Sanchez, who is personally known to me or who has produced NC DL as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)
Austin M. Wood
(Printed name of NOTARY PUBLIC)
State of North Carolina. My commission expires: 01/31/2020

INSTRUCTIONS FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

An Application for Waiver of Minimum Required Road Frontage is filed with Planning and Development Department, Zoning Section, Ed Ball Building, 214 North Hogan Street, 2nd Floor, Jacksonville, Florida 32202, (904) 255-8300. All applications must be complete when filed. The following is a step by step guide to help persons interested in applying for the Waiver.

Items 1 thru 9

These blocks are for official use only and will be completed by the Zoning Section Staff.

Item 10 - Complete Property Address

Enter the physical address of the property. If the property has not been addresses, please inform the Current Planning Section.

Items 11 and 12 – Real Estate Number / Date lot was recorded

The real estate number(s), and the date that the lot was officially recorded as shown on the original deed for the parcel. Real estate numbers can best be obtained through the Property Appraiser's Office in the Claude Yates Building on 231 E. Forsyth Street, Room 270.

Item 13 - Intersecting Streets

Provide the names of the two streets closest to the property, not including the street on which ingress and egress will occur. Normally, these streets intersect the street on which the proposed development is located.

Item 14 – Waiver Sought

If unsure, please verify the requested reduction in road frontage corresponds with the requirements of the Zoning Code.

Item 15 – Name to whom the waiver will be granted.

The applicant must provide the name of the person for whom the waiver is to be granted. All waivers for reduction of the minimum required road frontage are automatically transferable unless otherwise ordered by the City Council.

Item 16 – Land Area (acres)

Total land area of the proposed site within 1/100 of an acre (i.e. 1.01 acres)

Item 17 – Utility Services Provider.

Identify type of services (i.e. well, septic, etc.)

Item 18 – Criteria

There are five (5) criteria used by the City Council to either approve, approve with condition or deny and Application for Waiver of Minimum Required Road Frontage. The owner / agent / applicant must provide answers and be prepared to explain how the specific request meets all applicable criteria, thereby providing substantial competent evidence to approve the proposed waiver.

Item 19 - Attachments An Application for Waiver of Minimum Required road Frontage **must** consist of four (4) complete sets of the application and all required attachments. All required attachments should be provided on 8 ½ " x 11" paper, with the exception of two of the four application sets, which will include site plans at 11" x 17" or larger.

- Survey-(signed and sealed by a licensed surveyor within the last five (5) years or as required by the Current Planning Division.) The same shall show all improvements existing on the property as of the date this application is filed.
- Legal Description-(either lot and block or metes and bounds). The legal description for the property is to be provided on Exhibit 1 to the application. **The legal description must be typed and legible.**
- Site Plan
- Letter of Authorization for Agent / Applicant **is required** if application is made by **any person other than the property owner**. This must be included on the prescribed Exhibit B template included with the application.
- Proof of Ownership: (i.e. deed), Exhibit A – Ownership Affidavit must be included with the application.

The following information **must be shown** on the site plan:

- A. Property dimensions and total land area
- B. Buildings (*including dimensions and total lot coverage area*)
- C. Parking spaces and dimensions (*including handicap*) **Commercial Only**
- D. Loading and unloading area, if applicable, with turn around area and dimensions **Commercial Only**
- E. Landscape areas and dimensions **Commercial Only**
- F. Ingress and egress (*driveways, alleys and easements*)
- G. Adjacent streets and right-of-way
- H. North arrow, map scale, and date of drawing
- I. Signage (*if any*)
- J. Building setbacks per Zoning Code
- K. Adjacent zoning districts and property uses

All drawings must be drawn to scale. Failure to have a "to-scale" drawing with each of the items above shown could result in your application being deferred or denied by the Planning Commission.

Section 18

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

There are no economic difficulties, this Waiver Application stems from a practical “geometric” difficulty. The parcel, in its current configuration, has 97.06 feet of frontage along Rosemary Street and is zoned RLD-60. When the master parcel is subdivided, the lot containing the existing single family home will be required to have 60 feet of frontage along Rosemary in order to remain a legal conforming lot of record. The remaining frontage remaining along Rosemary will be reduced to 37.06 feet (each of the proposed 2 lots will have exactly one-half of this distance as road frontage along Rosemary Street – 18.50’), which is below the required minimum lot frontage of 45 feet (75% of the minimum width required for RLD-60 Zoning).

- (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);**

Correct, the applicant has explored other options to meet the Zoning Code Requirements, however was unsuccessful in purchasing land to the south to gain the minimum required frontage along Sheridan Street (For Lot #2). Lot #1 will never be able to meet the minimum lot frontage requirements, there is simply not enough frontage available along Rosemary Street. The applicant attempted to purchase 30 feet of land from two parcels along Hendricks, but was unsuccessful in his attempts.

- (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;**

No. The waiver will improve property values by adding 2 homes which, when developed, will be in the price range of \$200,000 to \$250,000. This value is \$143,229 higher than the median value of the addresses listed below for properties located on Rosemary Street (\$225,000 – Median Parcel Value), \$83,077 higher than the median value of the addresses listed below for properties located on Sheridan Street and \$17,949 higher than the median value of the addresses listed below for properties located on Hendricks Avenue.

The surrounding and adjacent properties are currently valued (per COJ 2016 Property Appraiser’s Fair Value):

<u>Address</u>	<u>Fair Value</u>	<u>Use</u>
3442 Rosemary Street	\$82,121	Residential
3518 Rosemary Street	\$78,852	Residential
3524 Rosemary Street	\$84,339	Residential
1561 Sheridan Street	\$72,765	Residential
1553 Sheridan Street	\$94,385	Residential
1541 Sheridan Street	\$258,617	Residential
3457 Hendricks Ave	\$297,800	Medical Office
3435 Hendricks Ave	\$163,382	Residential
3425 Hendricks Ave	\$159,969	Residential

(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;

Yes, we are proposing a 37 foot minimum ingress/egress easement across both Lots 1 & 2 which will connect to Rosemary Street. A proposed 24 foot shared private drive will be built and allow for bi-directional traffic as well as emergency vehicle access "T" turn around at the end of the private drive.

(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.

Correct, the proposed waiver will not be detrimental to public health, safety or welfare nor cause additional expenses or create a public nuisance. The proposed waiver will not conflict with other applicable laws.

AGENT AUTHORIZATION FORM

(Project Name) (City Development Number)

Property Legal Description: See attached legal description.

The undersigned, registered property owner(s) of said property described on the attachment to this Agent Authorization Form, do hereby authorize

JASON GILES of GILES ALLIANCE, LLC
(Registered Professional Contractor/Agent) (Name of Firm)

to act on my/our behalf and take all actions necessary with the City of Jacksonville, Florida, regarding the development of the property described in the attached legal description.

Property Owner's Address:

P.O. Box 1405, HARRISBURG, NC 28075

Telephone: 904-704-6254

JOSE SANCHEZ
Printed Name of Property Owner

Printed Name of Property Owner

[Signature]
Signature of Property Owner

Signature of Property Owner

Date: 29 AUGUST 2016

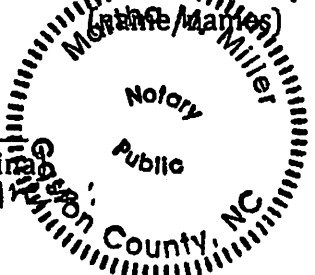
Date: _____

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

The forgoing instrument was acknowledged before me this 29th day of August, 2016, by Jose Sanchez

[Signature]

(Signature of Notary Public, State of North Carolina)
(Notary Stamp) My COMMISSION expires
MAY 26 2018



Personally known _____ OR produced identification NCDL 326577
Type of identification produced NCDL

AGENT AUTHORIZATION FORM

(Project Name)

(City Development Number)

Property Legal Description: See attached legal description.

The undersigned, registered property owner(s) of said property described on the attachment to this Agent Authorization Form, do hereby authorize

Eric J Almond, P.E. of Almond Engineering, P.A.

(Registered Professional/Contractor / Agent)

(Name of Firm)

to act on my/our behalf and take all actions necessary with the City of Jacksonville, Florida, regarding the development of the property described in the attached legal description.

Property Owner's Address:

937 Saratoga Drive, Jacksonville, FL 32207

Telephone: _____

Jason Giles

Printed Name of Property Owner

Printed Name of Property Owner

[Signature]
Signature of Property Owner

Signature of Property Owner

Date: 10/18/2016

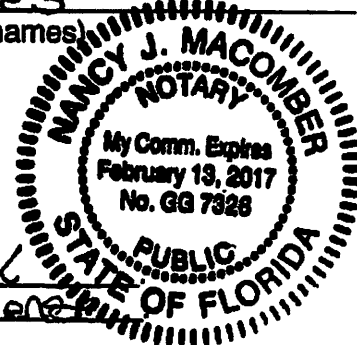
Date: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of October, 2016, by Jason Giles

(name/names)

[Signature]
(Signature of Notary Public, State of Florida)
(Notary Stamp)



Personally known _____ OR produced identification

Type of identification produced Florida Driver License

LEGAL DESCRIPTION

PART OF GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH PARTS OF ASHLAND STREET AND ROSEMARY LANE, CLOSED BY COUNTY PETITION NO. 401, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SHERIDAN STREET (A 60.0 FOOT RIGHT OF WAY) WITH THE WEST LINE OF ROSEMARY STREET (A 60.0 FOOT RIGHT OF WAY); THENCE NORTH 01°-51'-20" WEST, 218.40 FEET, ALONG THE WEST LINE OF SAID ROSEMARY STREET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°-51'-20" WEST, 97.20 FEET, ALONG THE WEST LINE OF SAID ROSEMARY STREET; THENCE NORTH 84°-38'-01" WEST, 141.18 FEET; THENCE NORTH 72°-33'-20" WEST, 75.13 FEET, ALONG THE SOUTH LINE OF LOT 6, BLOCK 3, SOUTH RIVERSIDE. AS RECORDED IN PLAT BOOK 6, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 21°-22'-36" WEST, 213.0 FEET, ALONG THE WEST LINE OF SAID ROSEMARY LANE, TO ITS INTERSECTION WITH THE WESTERLY PRODUCTION OF THE NORTH LINE OF BLOCK 4 OF SAID SOUTH RIVERSIDE; THENCE SOUTH 72°-04'-58" EAST, 207.24 FEET, ALONG THE WESTERLY PRODUCTION OF AND THE NORTH LINE OF SAID BLOCK 4; THENCE NORTH 01°-51'-20" WEST, 128.70 FEET; THENCE NORTH 89°-39'-40" EAST, 100.0 FEET, TO THE POINT OF BEGINNING.

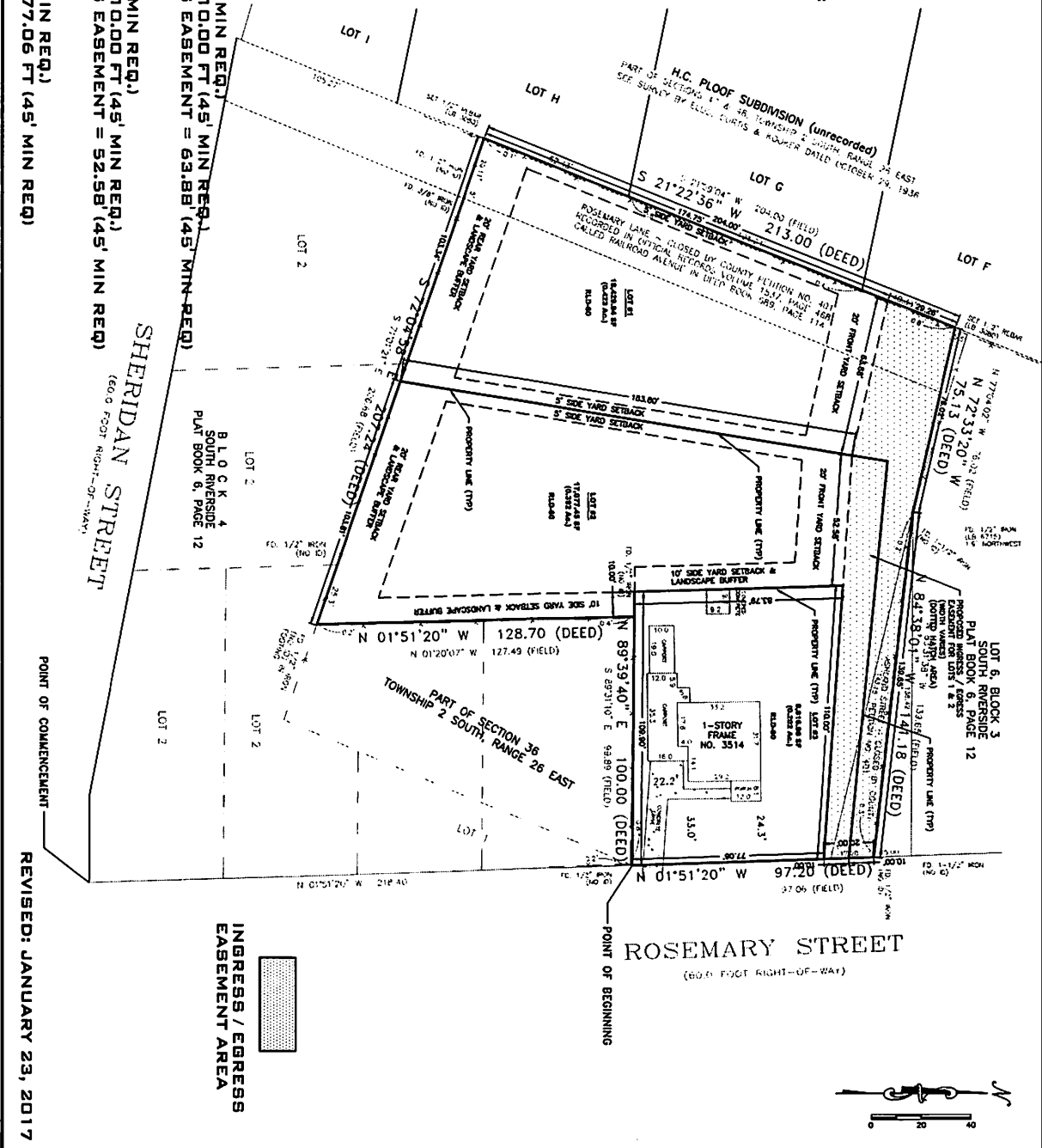
LANDS SURVEYED CONTAIN 44,324.32 SQUARE FEET AND/OR 1.0175 ACRE

RLD-60
MINIMUM LOT REQUIREMENTS:
WIDTH: 60 FEET
AREA: 6000 SQUARE FEET
MAX LOT COVERAGE: 50%
MINIMUM YARD REQUIREMENTS:
FRONT: 20 FT
SIDE: 5 FT
REAR: 10 FT

PROPOSED LOT #1
 18,429 SF - 0.42 AC. (6,000 SF MIN REQ.)
 FRONTAGE AT ROSEMARY ST = 10,000 FT (45' MIN REQ.)
 FRONTAGE AT INGRESS/EGRESS EASEMENT = 63.88' (45' MIN REQ.)

PROPOSED LOT #2
 17,077 SF - 0.39 AC. (6,000 SF MIN REQ.)
 FRONTAGE AT ROSEMARY ST = 10,000 FT (45' MIN REQ.)
 FRONTAGE AT INGRESS/EGRESS EASEMENT = 52.58' (45' MIN REQ.)

PROPOSED LOT #3
 8,816 SF - 0.20 AC. (6,000 SF MIN REQ.)
 FRONTAGE AT ROSEMARY ST = 77.06 FT (45' MIN REQ.)



POINT OF COMMENCEMENT
 REVISED: JANUARY 23, 2017

<p>ALMOND ENGINEERING CONSULTING CIVIL ENGINEERS 6777 Dupont Station Court E., Suite 1 Jacksonville, FL 32217 (904) 306-2162 Phone (904) 306-7110 Fax</p>	<p>ROSEMARY SUBDIVISION FOR GILES ALLIANCE, LLC</p>	<p>PRELIMINARY SITE PLAN FOR APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE</p>	<p>Date: _____</p>
			<p>Revision: _____</p>

EX-1

ERIC J. ALMOND, P.E.
 FL# 55246

RLD-60

MINIMUM LOT REQUIREMENTS:

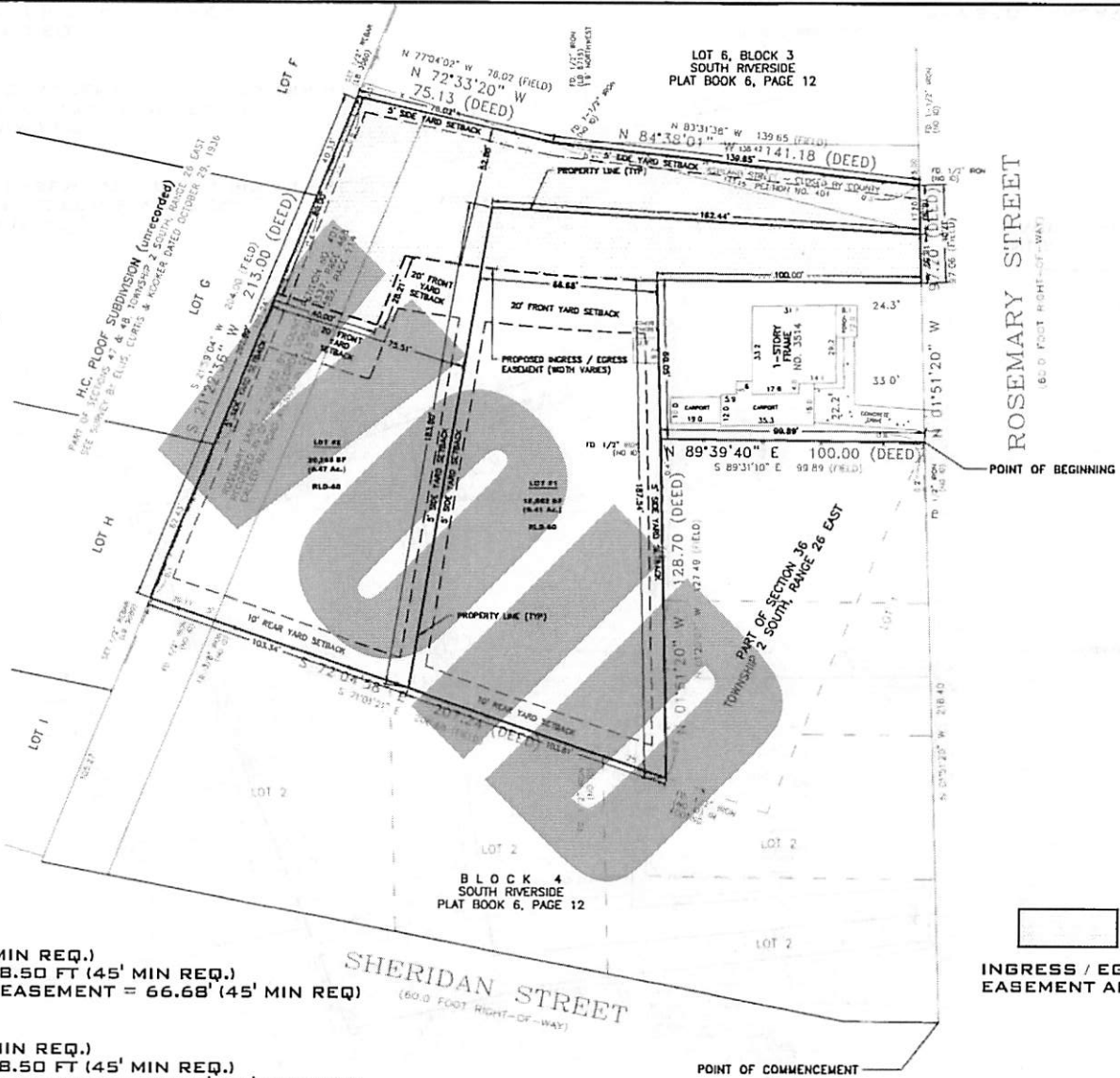
WIDTH: 60 FEET
AREA: 6000 SQUARE FEET
MAX LOT COVERAGE: 50%

MINIMUM YARD REQUIREMENTS:

FRONT: 20 FT
SIDE: 5 FT
REAR: 10 FT

PROPOSED LOT #1
18,062 SF - 0.41 Ac. (6,000 SF MIN REQ.)
FRONTAGE AT ROSEMARY ST = 18.50 FT (45' MIN REQ.)
FRONTAGE AT INGRESS/EGRESS EASEMENT = 66.68' (45' MIN REQ)

PROPOSED LOT #2
20,265 SF - 0.47 Ac. (6,000 SF MIN REQ.)
FRONTAGE AT ROSEMARY ST = 18.50 FT (45' MIN REQ.)
FRONTAGE AT INGRESS/EGRESS EASEMENT = 75.51' (45' MIN REQ)



ERIC J. ALMOND P.E. PL 50248	
Date	Revision
PRELIMINARY SITE PLAN FOR APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE	
ROSEMARY SUBDIVISION FOR GILES ALLIANCE, LLC	
ALMOND ENGINEERING <small> CONSULTING ENGINEERS 4277 DUPONT DRIVE, SUITE 1 JACKSONVILLE, FL 32209 (904) 336-8888 </small>	
EX-1	

DATE	
REVISION	

PRELIMINARY SITE PLAN
 APPLICATION FOR WAIVER
 OF MINIMUM REQUIRED ROAD
 FRONTAGE

ROSEMARY
 SUBDIVISION
 FOR
 GILES ALLIANCE LLC

ALMOND
 ENGINEERING
 CONSULTING CIVIL ENGINEERS
 6277 DUNN & STRATTON DRIVE, SUITE 1
 JACONTOVILLE, NC 27207
 (704) 799-8100 FAX (704) 799-8100 FAX

EX-2

