

**LOCATION: 12005 Rosetta Road**

**REAL ESTATE NUMBER: 001923-0020**

**DEVIATION SOUGHT:**

- 1. Reduce lot area from 2 Acres minimum required to 1.54 Acres for a second residence**

**PRESENT ZONING: RR-Acre**

**CURRENT LAND USE: LDR**

**PLANNING DISTRICT: 4**

**COUNCIL DISTRICT: 12**

**SIGNS POSTED: 1**

**OWNER:**

Joel Arreguin  
 8505 Moncrief Road West  
 Jacksonville, Florida 32219

**AGENT:**

Fynlanden Arreguin  
 12005 Rosetta Road  
 Jacksonville, Florida 32221

**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. The surrounding area consists of RR-Acre lots approximately one or more acres to RLD-90 lots approximately half acre in size. No other properties in the area have filed an Administrative Deviation for reduction in lot area.</p> <p>The owner proposes to construct a second single family dwelling on the rear of the lot. Companion application <b>2017-0038 (WRF-17-03)</b> is to reduce the required minimum road frontage on Rosetta Road from 160 feet to 127.75 feet. Staff recommends for that request to be approved.</p> <p><b><u>Findings:</u></b></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. There are practical and economic challenges in meeting the regulation of required road frontage. The property already has a mobile home situated on it. This property is located at the end of a dead end road. The property to the west does not have adequate road frontage for their single family dwelling, so to acquire land from that property is not feasible. Charolais Road, depicted to line the eastern side of the property has been identified as a 30 foot right of way that was approved as a private road in 1985, which is not maintained by the City, according to The Department of Public Works.</p>

	<p><b><u>Findings:</u></b></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>                  No. As previously stated it is not feasible for the property owner to acquire surrounding properties for his to become conforming to the code. Therefore this is not a request based solely on a desire to reduce cost. This request will neither hurt nor help the public interest.</p> <p><b><u>Findings:</u></b></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. Most properties in the surrounding around already contain single family dwellings on them. All surrounding properties in the area zoned RR-Acre comply with the one acre requirement. There are also several properties along Rosetta zoned RLD-90 that are approximately half an acre, which less lot area than RR-Acre. It is the opinion of the Planning and Development Department that by allowing this deviation the property values of surrounding property owners will not be diminished.</p> <p><b><u>Findings:</u></b></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>                  No. There is no conflict. Upon approval, the newly created lot will have to demonstrate an effective easement for adequate vehicular access to Rosetta Road, a public street. Emergency services, code enforcement officers, solid waste collection, and utility providers will have direct access.</p> <p><b><u>Findings:</u></b></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 spirit and intent of the Zoning Code is to maximize the utility of property for its intended use while protecting the interests of other surrounding property owners.</p> <p><b><u>Findings:</u></b></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><b><u>Recommendation:</u></b>                  N/A</p> <p><b><u>Findings:</u></b></p>

PLANNER RECOMMENDATION:

APPROVE

DATE OF REPORT:

February 10, 2017

LUZ DECISION:

DATE:



Aerial view of site.

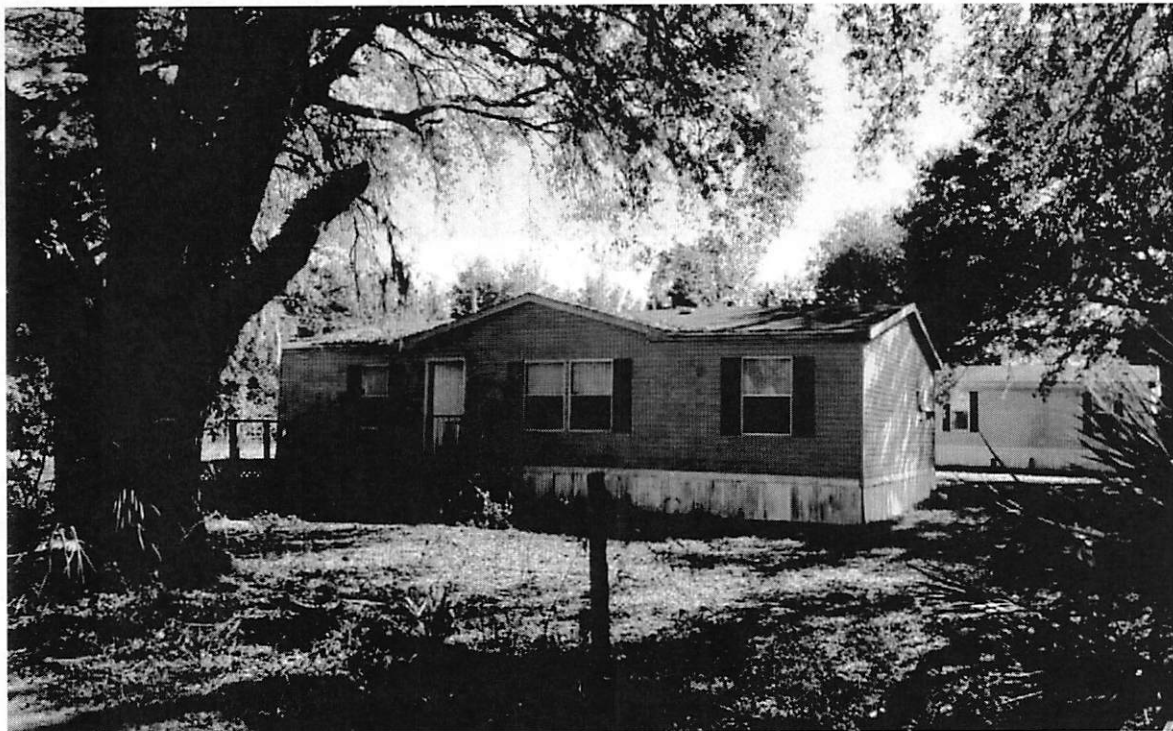


Notice Sign posted on property on 1/10/2017 at time of visit by COJ Planning and Development Department

Source: COJ Planning & Development Department



**Subject Property with existing mobile home.  
Date: 01/11/2017  
Source: COJ Planning & Development Department**



**One of several mobile homes on property to the  
south of Subject Property (911 Halsema Road)  
Date: 01/10/2017  
Source: COJ Planning & Development Department**



**Driveway leading to Single Family home  
to the west of the Subject Property (11927 Rosetta Road)  
Date: 01/10/2017  
Source: COJ Planning and Development Department**

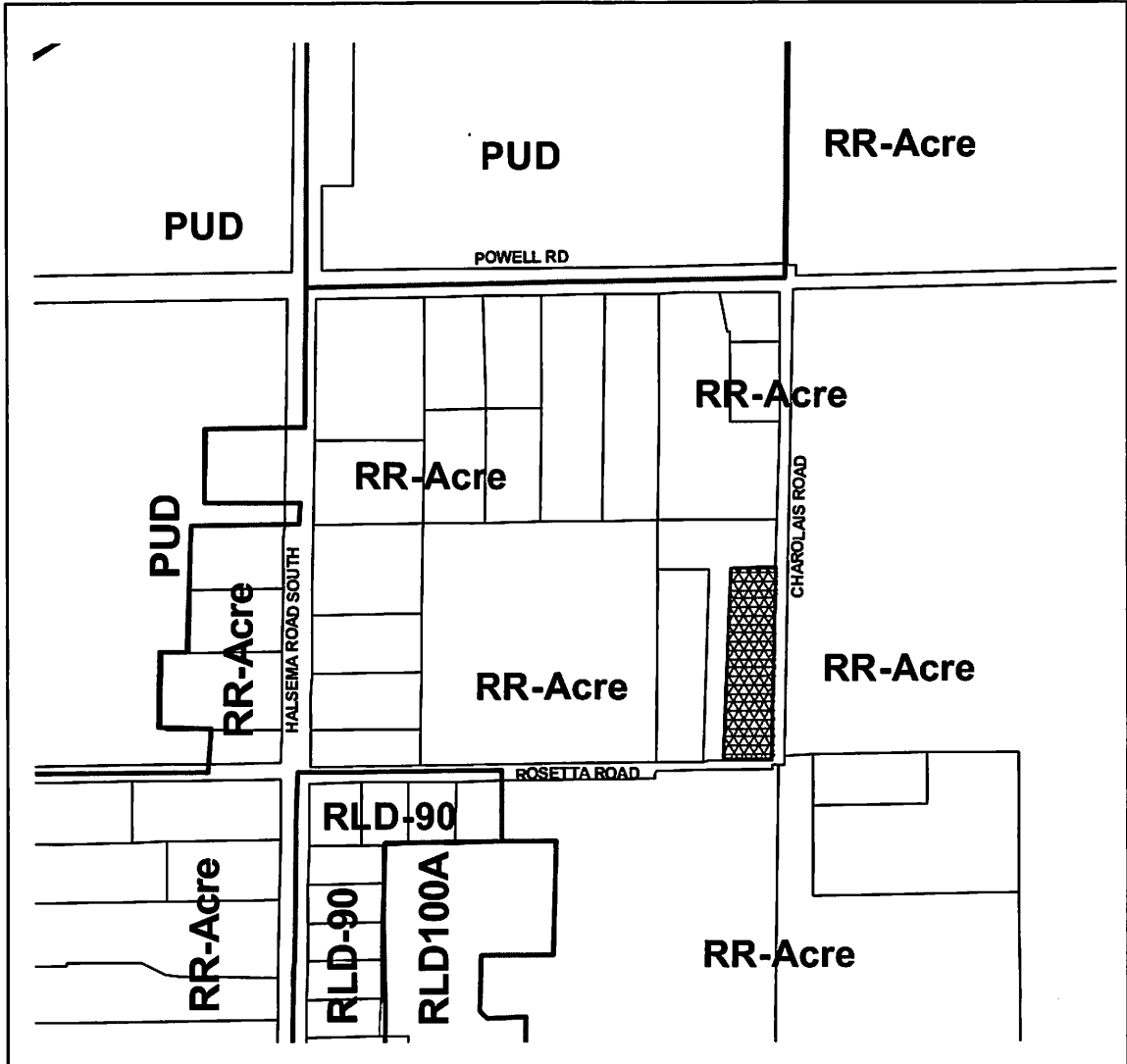


**Fenced area leading to properties to the east of subject property.  
Dead end of Rosetta Road  
Date: 01/10/2017  
Source: COJ Planning and Development**





**Rosetta Road, leading to subject property**  
**Date: 01/10/2017**  
**Source: COJ Planning and Development Department**



<p><b>REQUEST SOUGHT:</b></p>   <p><b>REDUCE LOT AREA          FROM 2 ACRES TO 1.54 ACRES</b></p>		
<p>APPLICATION NUMBER:  <b>AD-2017-0006</b></p>	<p>COUNCIL DISTRICT:  <b>12</b></p>	<p>0 80 Feet  </p>
		<p><b>EXHIBIT 2</b></p>

**COMPANION APPLICATION** / WRF 1703  
AD-17-06

**APPLICATION FOR ADMINISTRATIVE DEVIATION**

This application must be typed or printed in black ink and submitted with three (3) copies, providing for a total of four complete applications with all required attachments, to:

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

Application No. <u>AD-17-06</u>
Set for Public Hearing on:
Notice of Violation:

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

<b>For Official Use Only</b>				
1. Date Submitted:	2. Date Filed:	3. Current Zoning District(s):	4. Future Land Use Map Category (FLUMs)	5. Applicable Section of Ordinance Code:
<u>12-13-16</u>	<u>12/27/16</u>	<u>RR</u>	<u>LDR</u>	<u>656.304 (A)(1)(d)(2)</u>

Amount of Fee <u>966<sup>00</sup></u>	Council District <u>12</u>	Planning District <u>4</u>	Zoning Panel No. <u>34</u>
Number of Signs to be Posted <u>1</u>	Zoning Code <u>656.304</u> Zoning Asst. Initials _____		
Previous Zoning Applications filed? <u>NO</u> If yes, state Application No(s) _____			
Neighborhood Association? <u>NONE</u>			

**TO BE COMPLETED BY APPLICANT**

6. Complete Property Address: <u>12005 Rosetta Rd Jacksonville, FL 32221</u>	7. Between Streets: _____
Real Estate Number: <u>001923.0020</u>	and _____
Date lot was recorded: _____	Reason for Request: <u>To build another house</u>

8. Deviation Sought:

\_\_\_ Reduce Required Minimum Lot Area from 2 Acres to 1.54 Acres

\_\_\_ Increase Maximum Lot Coverage from \_\_\_\_\_ % to \_\_\_\_\_ %.

\_\_\_ Increase Maximum Height of Structure from \_\_\_\_\_ to \_\_\_\_\_ feet.

\_\_\_ Reduce Required Yard(s) \_\_\_\_\_

\_\_\_ Reduce Minimum Number of Required Off-street Parking Spaces from \_\_\_\_\_ to \_\_\_\_\_

\_\_\_ Reduce Minimum Landscape Requirements \_\_\_\_\_

**RECEIVED**

**JAN 09 2017**



NOV 14 1994

9. In whose name will the deviation be granted? Joel Arreguin

10. Is transferability requested? Yes or No (If approved, the administrative deviation is transferred with the property.)

10. Land Area (Acres) <u>1.54</u>	Utility Services Provider	
	well <input checked="" type="checkbox"/>	city water _____
	septic tank <input checked="" type="checkbox"/>	city sewer _____

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

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 s.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:

12. 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 waiver and to meet the criteria set forth below may result in a denial).

**I. Does the subject property exhibit any circumstances which could be construed as having physical surroundings, shape, topographical conditions or other physical or environmental conditions limited to the subject property alone, or is this issue common to numerous sites?**

1. Are there practical or economic difficulties in carrying out the strict letter of the regulation?  
NO

2. Is the request based exclusively upon a desire to reduce the cost of developing the site?  
NO

3. Does the request accomplish some result which is in the public interest? (As an example, furthering the preservation of natural resources by saving a tree or trees.)  
NO

4. Could the proposed deviation substantially diminish property values in, or alter the essential character of the area surrounding the site; and could such deviation substantially interfere with or injure the rights of others whose property would be affected by the deviation? NO

DEVIATION

5. Is the proposed deviation detrimental to the public health, safety or welfare, or could such deviation result in additional public expense, creation of nuisances, or cause conflict with any other applicable law? **NO**

6. If the proposed deviation relates to minimum required landscaping, please submit the comments or opinions of the City's Landscape Architect. **NO**

**II. Would the proposed deviation be in harmony with the spirit and intent of the Zoning Code, considering the following as applicable:**

1. Did the applicant create the violation with intent to violate the provisions of the Zoning Code? **NO**

2. Has the violation existed for a considerable length of time without receiving a citation? **NO**

3. Is the violation that exists a result of construction, which occurred prior to the applicants acquiring the property? **NO**

13. 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

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

\_\_\_ Letter of Authorization for Agent is required if any person other than the property owner makes the application.

\_\_\_ Letter from the applicable Home Owner's Association stating that 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**).

\_\_\_ Day care uses must include a Department of Children and Families Services (DCFS) letter  
Elevation plans are required with height increase requests and must be drawn to scale.

\_\_\_ Legal description may be either lot and block, including book and page numbers, or metes and bounds descriptions; and either shall include real estate assessment number(s) of the subject 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 Section, Ed Ball Building, 214 North Hogan Street, 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.

<b>FILING FEES</b>	<b>NOTIFICATION COSTS:</b>
RESIDENTIAL DISTRICTS.....\$966.00	\$7.00 PER ADDRESSEE
NON-RESIDENTIAL DISTRICTS..... \$952.00	

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 and address of Authorized Agent(s)

Name: Jael Arreguin  
Address: 8505 Monarch Plw  
Arreguin

Name: Fynlandea Arreguin  
Address: 12005 Rose Ha Rd

City: Jacksonville

City: Jacksonville

State: FL Zip: 32219

State: FL Zip: 32221

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Daytime Telephone: (904) 545-5640

Daytime Telephone: (920) 737-8257

[Signature]  
SIGNATURE OF OWNER(S)

[Signature]  
SIGNATURE OF AUTHORIZED AGENT(S)

The Agent's letter of authorization must be attached if application is not signed by the owner of record

Letter from the applicable Home Owner's Association stating that the request meets their architectural and aesthetic requirements or a letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association (**Residential Only**).

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

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

- A. Property dimensions and total land area
- B. Buildings (*including dimensions, square footage, 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 denied by the Planning and Development Department's Zoning Section.

When your **completed** application is submitted to the Planning and Development Department, Zoning Section, Ed Ball Building, 214 North Hogan Street, 2<sup>nd</sup> Floor, Jacksonville, Florida 32202, (904) 255- 8300. A list of property owners (*addressee*) within the 350 feet radius of the property will be prepared by the Section.

**NOTE: There is a 14-day appeal period after a deviation is granted before the final order can be issued.**

## INSTRUCTIONS FOR FILING ADMINISTRATIVE DEVIATION

An Application for Administrative Deviation is filed with the Planning and Development Department, Zoning Section, Ed Ball Building, 214 North Hogan Street, 2<sup>nd</sup> 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 a deviation.

### Items 1 through 5

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

I

### Item 6 - Complete Property Address

Enter the street address, 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 Yates Building on 231 E. Forsyth Street, Room 270.

**Item 7 - Intersecting Streets** This question seeks the names of the two streets closest to the applicant's 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 8 - Deviation Sought** Check the box corresponding to the sought request. If more than one deviation is requested, check all that applies and provide appropriate numbers.

**Item 9/10 - Name that the deviation will be granted to and Transferability.** Here the applicant must provide the name of the person for whom the deviation is granted to. All Administrative Deviations are transferable unless otherwise provided for in the Final Order granting the deviation. Transferability refers to the rights granted through the Administrative Deviation process and the transfer of those rights with the sale of the property. If the deviation is granted without transferability, the deviation is personal, and any deviation granted is valid for as long as that person owns the property, as long as other provisions related to commencement are met. Upon sale of the property an Amendment to Final Order must be filed to transfer the deviation to another individual.

**Item 11 - Land Area (Acres) and Utility Services Provider** Please write here the total acres of the proposed variance and indicate whether the utilities will be provided by JEA, private well and septic tank, or another provider.

**Item 12-** These items represent the criteria used by the Zoning Administrator to grant a deviation. The applicant should review these, provide answers, and be prepared to explain how the specific request meets all applicable criteria, thereby providing substantial competent evidence to grant the proposed deviation.

**Item 13 - Attachments:** An Application for Administrative Deviation **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 addition of two of the four application sets, which will include two site plans at 11" x 17" or larger.

- Survey - (signed and sealed by a licensed surveyor within the last five (5) years.) 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*)
- Site plan--**drawn to scale**

Letter from the applicable Home Owner's Association stating that the request meets their architectural and aesthetic requirements or a letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association (**Residential Only**).

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

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

- A. Property dimensions and total land area
- B. Buildings (*including dimensions, square footage, 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 denied by the Planning and Development Department's Zoning Section.

When your **completed** application is submitted to the Planning and Development Department, Zoning Section, Ed Ball Building, 214 North Hogan Street, 2<sup>nd</sup> Floor, Jacksonville, Florida 32202, (904) 255- 8300. A list of property owners (*addressee*) within the 350 feet radius of the property will be prepared by the Section.

**NOTE: There is a 14-day appeal period after a deviation is granted before the final order can be issued.**



### **Signatory List**

(Prepared by the Office of General Counsel – Last Revised 4/1/2015)

Generally, the persons listed under each of the ownership types below are deemed to have authority to execute documents, including affidavits, on behalf of that ownership type:\*

- **Corporation**
  - President
  - Vice President
  - Chief Executive Officer
- **Limited Liability Company**
  - Sole Member
  - Managing Member
- **General Partnership**
  - All Partners
- **Limited Partnership**
  - General Partner
- **Land Trust**
  - Trustee\*\*
- **Tenancy by the Entirety (Husband & Wife)**
  - Both Husband & Wife
- **Tenancy in Common**
  - All tenants (owners)
- **Joint Tenancy with Right of Survivorship**
  - All tenants (owners)

\* Other officers or individuals may provide a corporate resolution, the corporate Bylaws or other legally sufficient documentation to establish that they are authorized as a signatory for the entity. If you are unsure whether sufficient documentation has been provided, please direct the question to OGC.

\*\* The Trustee must provide trust documents demonstrating that he, she, or it is in fact the person named as Trustee.

**Note:** A "fictitious name" and a "joint venture" are not legal entities. If an applicant is using a fictitious name or purports to be a joint venture, the underlying entities must be ascertained. Corporations, limited liability companies, and limited partnerships must be registered with the Florida Division of Corporations (the "Division") to transact business in Florida. General partnerships may but are not required to register with the Division. Entities registered with the Division can be verified at the following website address: [www.sunbiz.org](http://www.sunbiz.org). The "sunbiz" website also includes a listing of the officers/directors of each registered entity.

**Agent Authorization**

Date: 12/13/16

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

Re: Agent Authorization for the following site location:

12005 Rosetta rd Jacksonville FL, 32221

Gentleman:

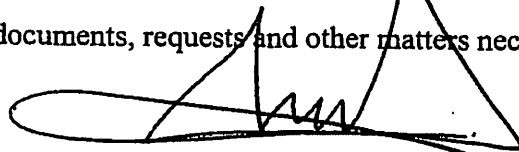
You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers

Fynland Arreguin

\_\_\_\_\_ to act as agent to file application(s) for

12005 Rosett rd Jacksonville FL, 32221 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.



(Owner's Signature)

Joel Arreguin - Aguilar

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 13<sup>th</sup> day of

December (month), 2016 (year) by

[Signature], who is personally known to me or has  
(Notary Signature)

produced FLDL as identification.

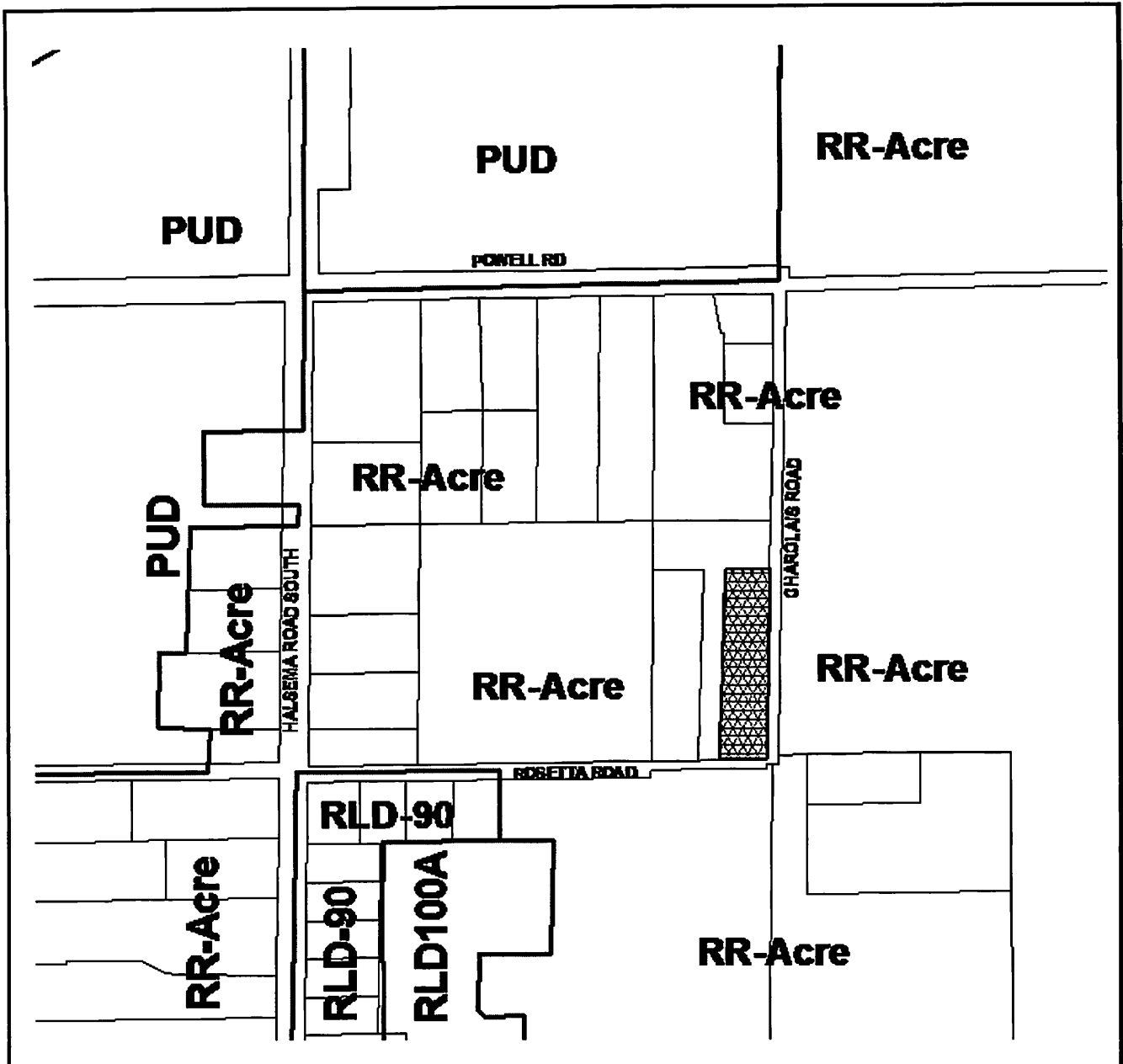
TAMMY E. GRAY  
Notary Public, State of Florida  
My Comm. Expires Aug. 13, 2018  
Commission No. FF 141471

# Legal Description

## MAP SHOWING BOUNDARY SURVEY OF

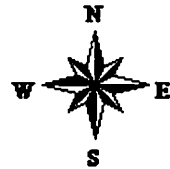
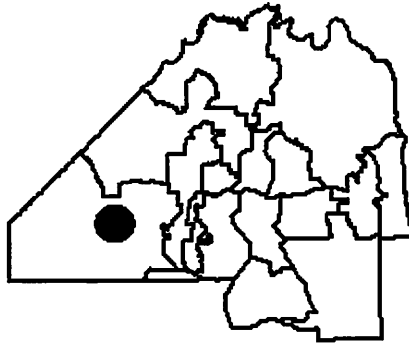
A PART OF TRACT 8 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON MAP OF JACKSONVILLE FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 8; THENCE WESTERLY AND ALONG THE SOUTH LINE OF SAID TRACT 8, 15.0 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID TRACT 8, 15.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY AND PARALLEL WITH THE SAID EAST LINE, 511.50 FEET; THENCE WESTERLY AND PARALLEL WITH THE SAID SOUTH LINE OF TRACT 8, 127.75 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE SAID EAST LINE OF TRACT 8, 511.50 FEET; THENCE EASTERLY AND PARALLEL WITH THE SAID SOUTH LINE OF TRACT, 127.75 FEET TO THE POINT OF BEGINNING. CONTAINING 1.50 ACRES, MORE OR LESS.



**REQUEST SOUGHT:**

**REDUCE LOT AREA  
FROM 2 ACRES TO 1.54 ACRES**



**0 80 Feet**



**COUNCIL DISTRICT:**

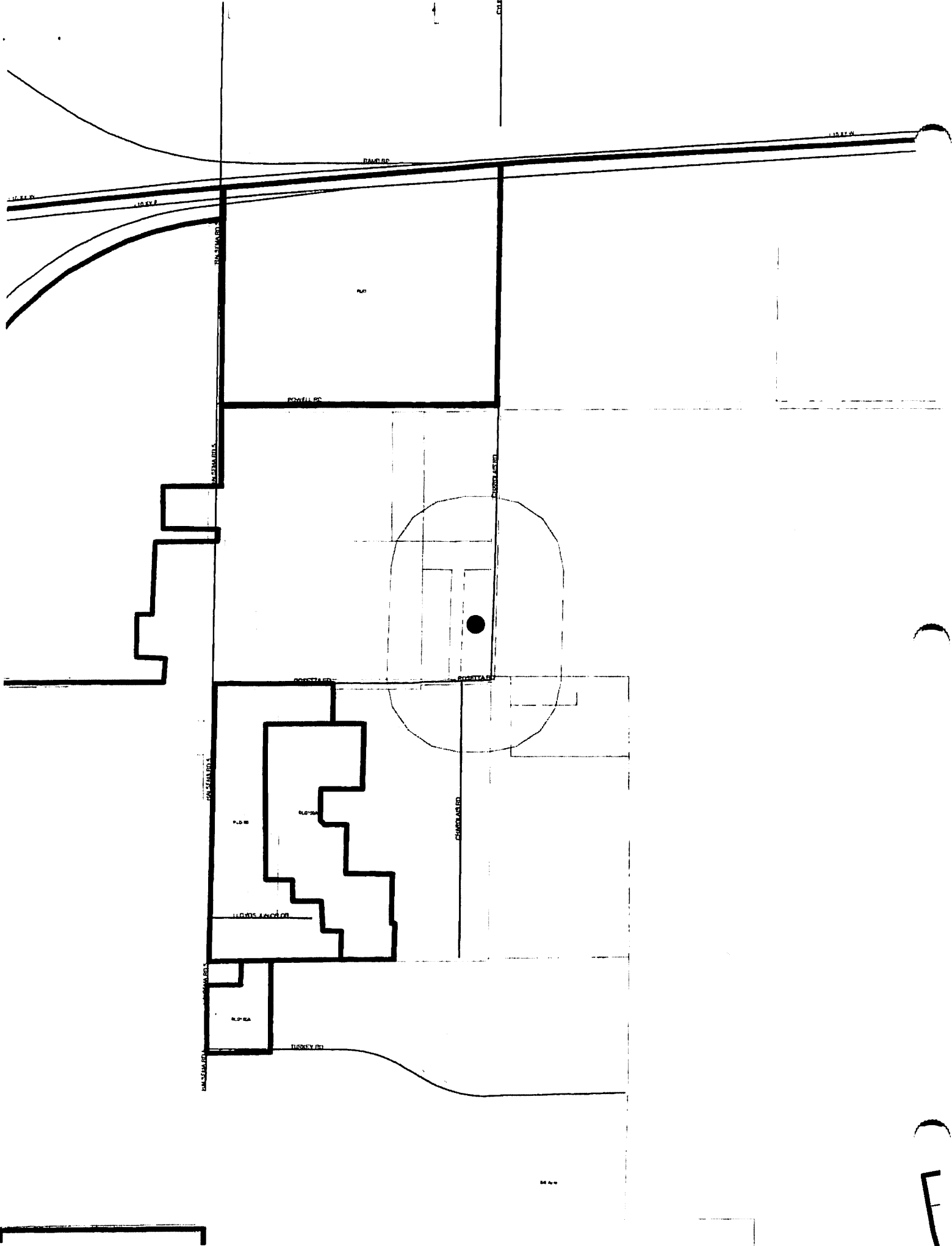
**12**

**APPLICATION NUMBER:**

**AD-2017-0006**

**EXHIBIT 2**



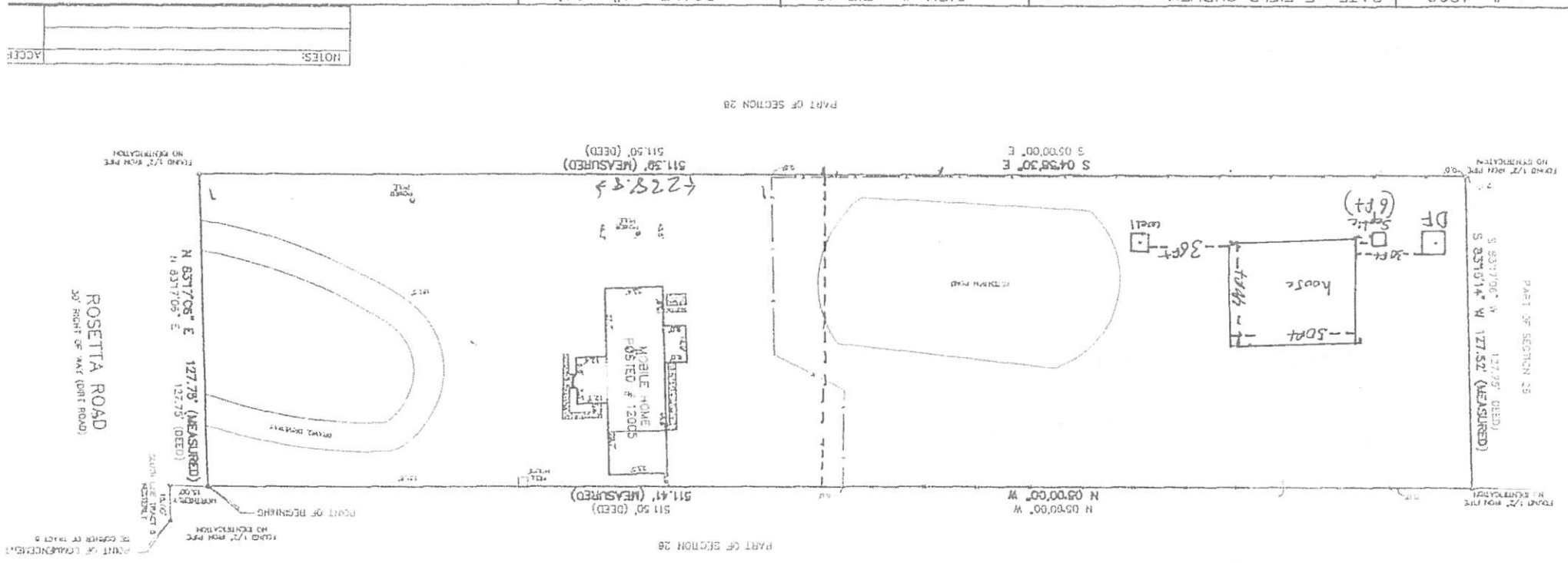




# MAP SHOWING BOUNDARY SURVEY OF

A PART OF TRACT 8 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON MAP OF JACKSONVILLE FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 8; THENCE WESTERLY AND ALONG THE SOUTH LINE OF SAID TRACT 8, 15.0 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID TRACT 8, 15.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY AND PARALLEL WITH THE SAID EAST LINE, 511.50 FEET; THENCE WESTERLY AND PARALLEL WITH THE SAID SOUTH LINE OF TRACT 8, 127.75 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE SAID EAST LINE OF TRACT 8, 511.50 FEET; THENCE PARALLEL AND PARALLEL WITH THE SAID SOUTH LINE OF TRACT 1, 127.75 FEET TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES, MORE OR LESS.



JOEL  
BARNET  
STEW

# 4860 DATE F FIELD SURVEY: 06-19-98

DISK # ZIP 10 SCALE: 1" = 60'

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.172, FLORIDA STATUTES.

MICHAEL J. AIELLO  
REGISTERED SURVEYOR AND MAPPER # 4879 STATE OF FLORIDA

923 Peninsula Place, Suite 1  
Jacksonville, Florida 32204  
(Phone) 904-354-1141  
(Fax) 904-354-1255

**WOM**  
SURVEYING INC

LICENSED BUSINESS # 6702

LAND SURVEYS O CONSTRUCTION SURVEYS O SUBDIVISIONS

LEGEND: R = RADIUS L = LENGTH

1. BEARINGS ARE BASED ON THE DEEP ASSUMED BEARING OF EASTERLY BOUNDARY LINE OF SUBJECT PARCEL.

2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN F.L.C. NATIONAL FLOOD INSURANCE MAP DATED AUGUST 15, 1989, COMM.

3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER IF SUPPLIED, UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFIC.

4. THIS SURVEY NOT VALID WITHOUT THE EMBOSSED SEAL OF THE CE

NOTES:

ACCF

**Duval County, City Of Jacksonville**  
**Michael Corrigan, Tax Collector**  
 231 E Forsyth Street  
 Jacksonville, FL 32202

**General Collection Receipt**

Account No: CR394706  
 User: Harlow, Max  
**REZONING/VARIANCE/EXCEPTION**

Date: 12/19/2016  
 Email: MHarlow@coj.net

Name: Joel Arraguin  
 Address: 8505 Moncrief Rd W, Jacksonville Fl. 32219  
 Description: Applications for Waiver of Minimum Required Road Frontage and Administrative  
 Deviation at 12005 Rosetta Rd.

TransCode	IndextCode	SubObject	GLAcct	SubstIn	UserCode	Project	ProjectDt	Grant	GrantDt	DncNo	Amount
701	PDCU011	342504									2204.00

Michael Corrigan, Tax Collector  
 Duval County/City of Jacksonville  
 Comments - taxcollector@coj.net  
 Inquiries - (904)630-1916  
 www.coj.net/tc  
 Date: 12/27/2016 Time: 10:53:16  
 Location: P13 Clerk: CYW  
 Transaction 0798609

Miscellaneous	
Item: CR - CR394706	
Receipt 0798609.0001-0001	2,204.00
<b>Total Paid</b>	<b>2,204.00</b>
CHECK 1161	2,204.00
<b>Total Tended</b>	<b>2,204.00</b>

Paid By: AR Hauling Corp.  
 Thank You

**Total Due: \$2,204.00**