

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

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

**ORDINANCE 2017-0391 (WRF-17-06)**

**JUNE 22, 2017**

***Location:*** 7227 Exline Road  
between Hipps Road and Taylor Field Road

***Real Estate Number(s):*** 016209 0020

***Waiver Sought:*** Reduce Minimum Required Road Frontage from 80  
Feet to 0 Feet

***Present Zoning:*** Rural Residential-Acre (RR-Acre)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Southwest, District 4

***Owner:*** Daniel & Michelle Spruell  
7221 Exline Road  
Jacksonville, FL 32222

***Staff Recommendation:*** DENY

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2017-0391** (WRF-17-14) seeks to reduce the required minimum road frontage from 80 feet to 0 feet for a proposed single-family residence. The subject property is approximately 0.55 acres in size and is accessed via a private easement along the center of the adjacent property to the west and south that abuts Exline Road. It is the testimony of the applicant that the adjoining property is owned by family members of the applicants. The subject parcel was recently subdivided from a larger parcel owned by family members of the applicant.

There is a companion Administrative Deviation (2017-0392 (AD-17-28)) with this application, requesting for a reduction in minimum lot size from 43,560 square feet to 24,163 square feet.

**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 granted by the City Council pursuant to the criteria set forth in Section 656.133 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 subject property is located at the end of a private 10 feet ingress located on the property of a family member. The property was recently created from a larger parcel and is located at the rear of the original property. The lot presently does not meet the minimal lot requirements for the RR-Acre zoning district. Additionally, there is no competent, substantial evidence demonstrating a practical or economic difficulty in complying with Section 656.407 of the Zoning Code.

- (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 subject properties were divided from a whole lot of record in late 2016. However, the division creates a non-conforming lot in an area where similar non-conforming lots do not exist. The creation of this lot has created a self-imposed hardship of a new lot that does not meet minimum lot requirements for the RR-Acre zoning district and has no road frontage. The division effectively circumvents Chapter 654 (*Code of Subdivision Regulations*) as well as Section 656.407 (*Lot to have access*) of the Zoning Code.

- (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?*

Yes. The proposed waiver will allow a recently created non-conforming lot to be developed in a pattern that is inconsistent with the surrounding area. No similar non-conforming lots existing within the immediate area.

- (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?*

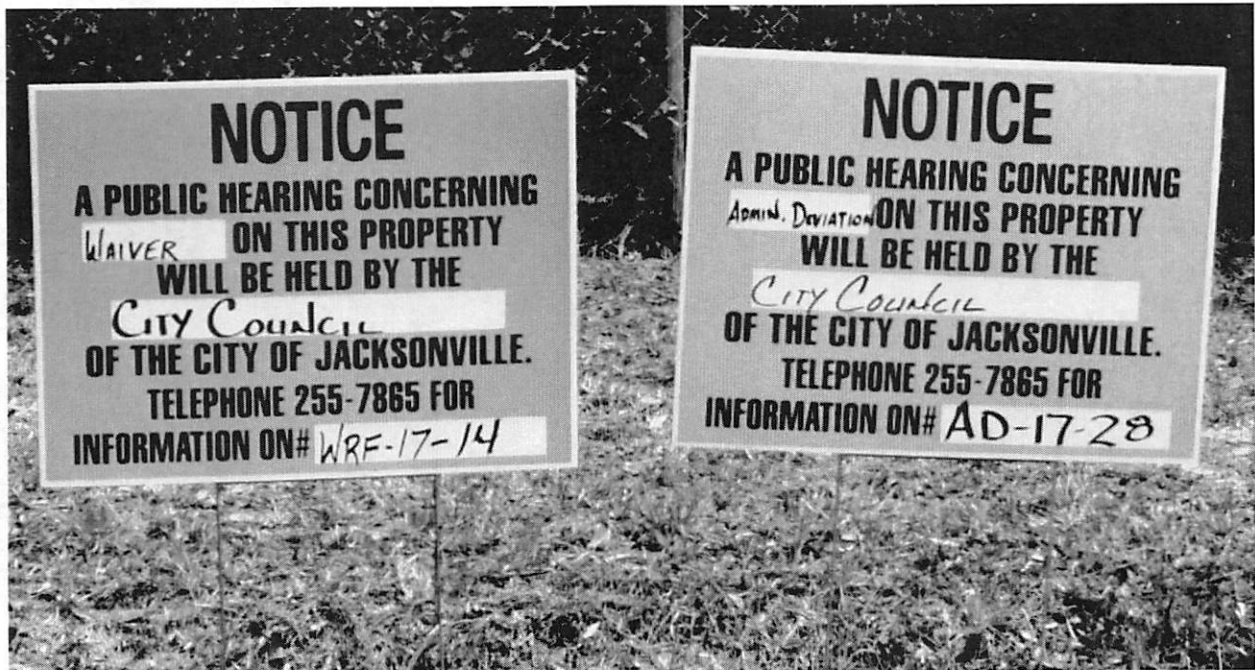
Yes. The legal description included in the application contains language of a 10 foot easement for ingress and egress along the south property line.

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

Yes. The Planning and Development Department has concerns that the waiver will create a public health, safety, and welfare concern in that the complete lack of approved road frontage may make finding the lot difficult for fire, rescue, and public services.

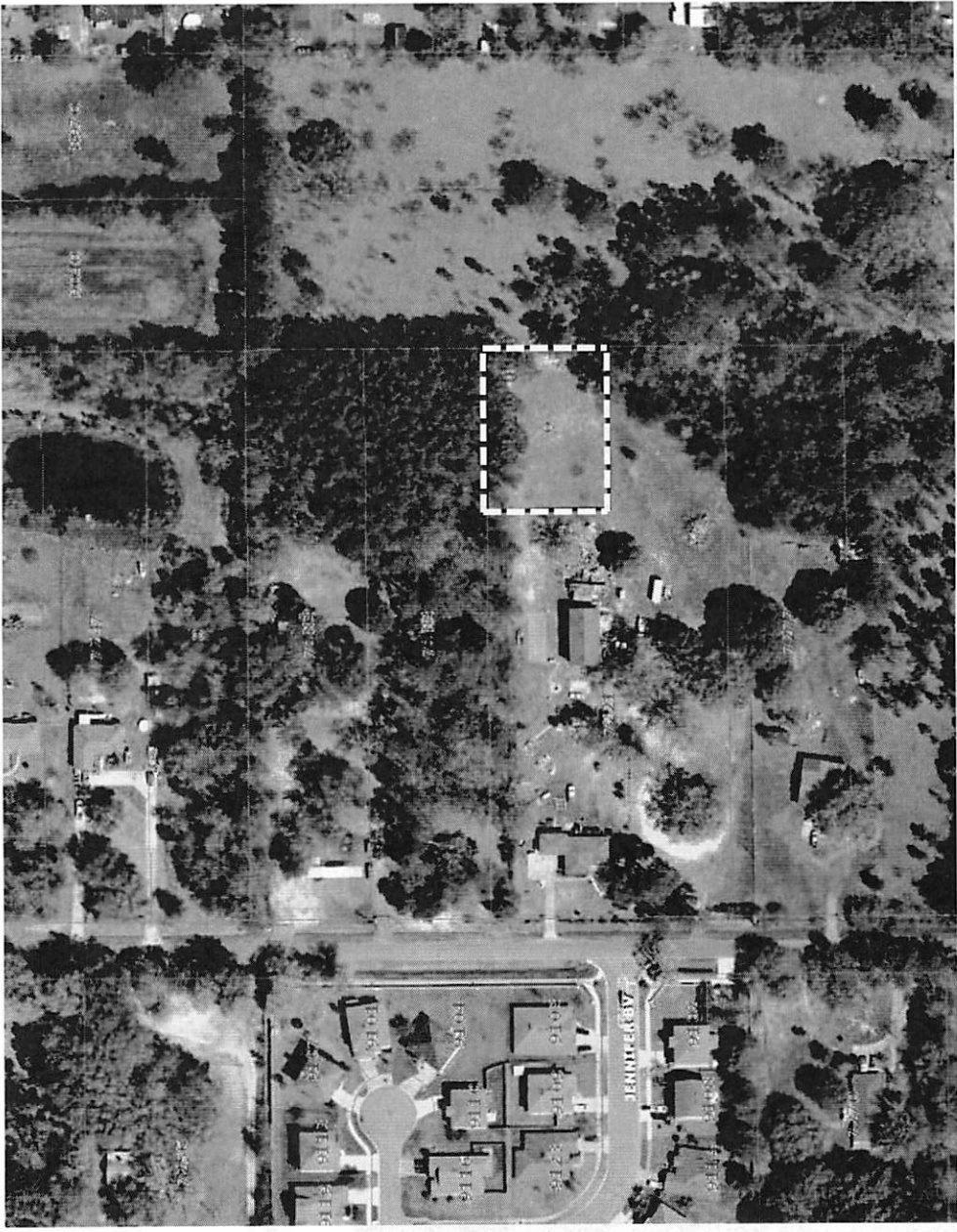
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 31, 2017 by the Planning and Development Department the required Notice of Public Hearing sign was 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 2017-00391 (WRF-17-14) be DENIED.



**Aerial**

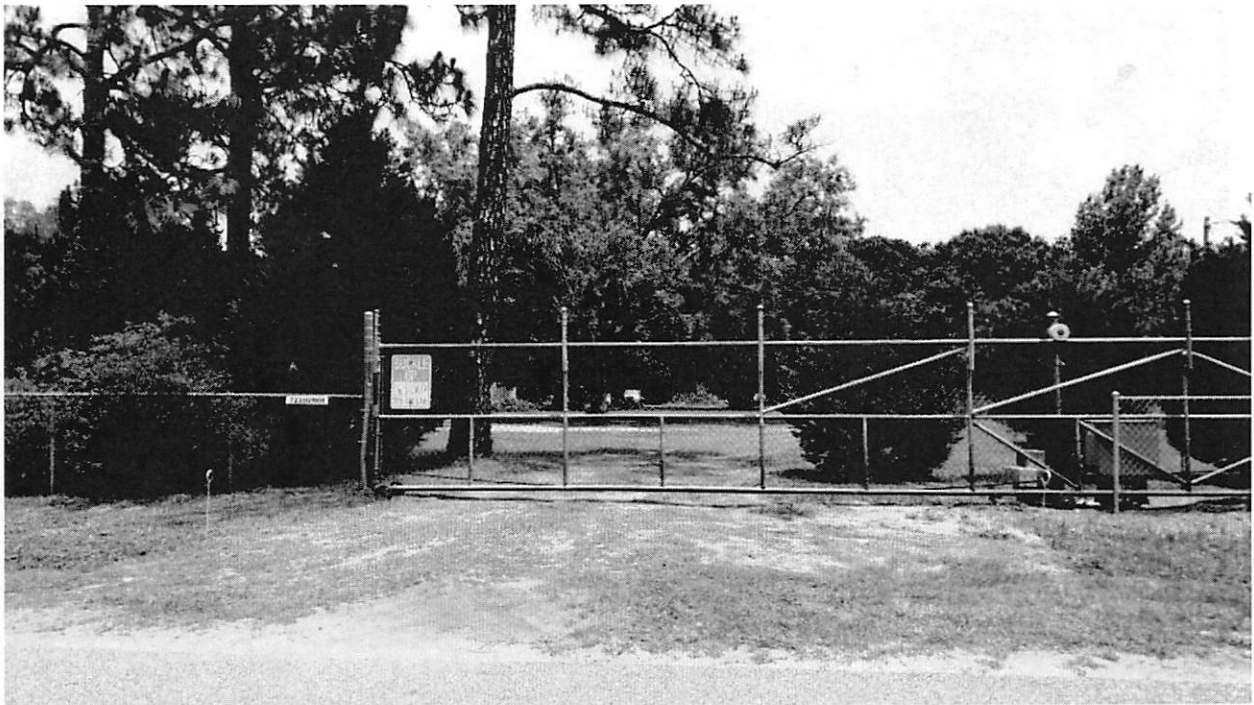
Source: Staff, Planning and Development Department  
Date: 05.22.2017



**Subject property**

*Source: Staff, Planning and Development Department*

*Date: 05.31.2017*



**Subject property**

*Source: Staff, Planning and Development Department*

*Date: 05.31.2017*



**Adjacent property to the north**

*Source: Staff, Planning and Development Department*

*Date: 05.31.2017*



**Adjacent property to the south**

*Source: Staff, Planning and Development Department*

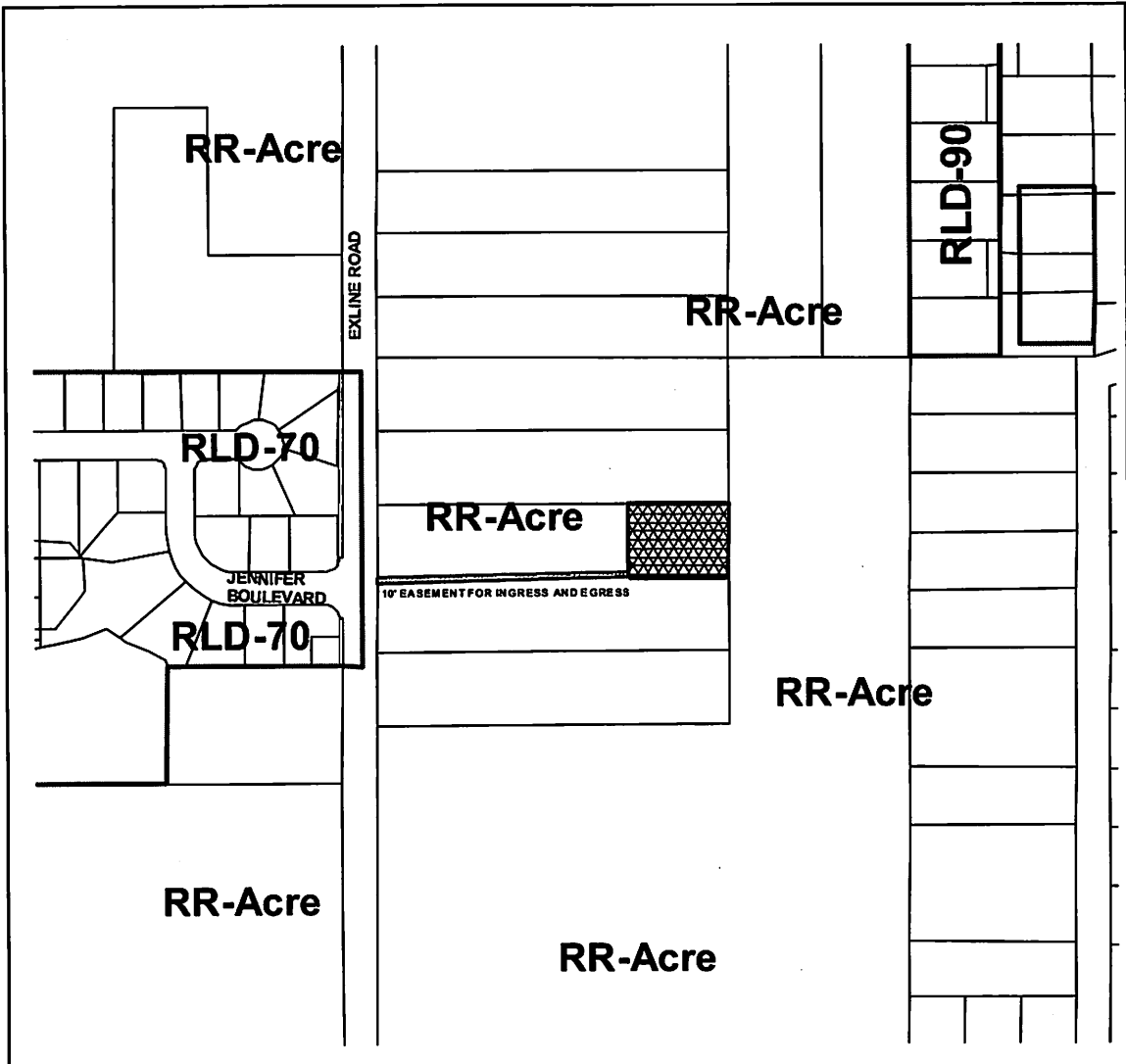
*Date: 05.31.2017*



**Residential subdivision to the west**

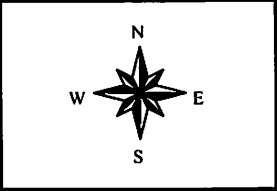
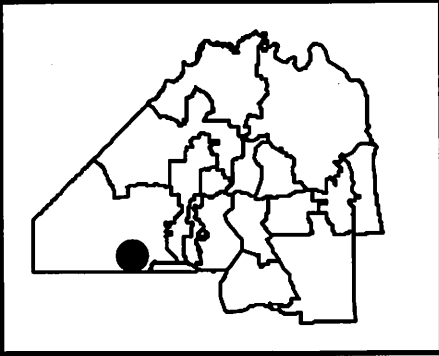
*Source: Staff, Planning and Development Department*

*Date: 05.31.2017*



**REQUEST SOUGHT:**

**REDUCE ROAD FRONTAGE  
FROM 80 FT. TO 0 FT.**



**COUNCIL DISTRICT:** **12**

**APPLICATION NUMBER:**  
**WRF-2017-0014**

**EXHIBIT 2**



7227 Exline Road

Date Submitted:	4/24/17
Date Filed:	4/28/17

Application Number:	URF-17-14
Public Hearing:	

**Application for Waiver of Minimum Required Road Frontage**  
 City of Jacksonville, Florida  
 Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only	
Current Zoning District: RR	Current Land Use Category: LDR
Council District: 12	Planning District: 4
Previous Zoning Applications Filed (provide application numbers): None	
Applicable Section of Ordinance Code: 656.407	
Notice of Violation(s): None open	
Neighborhood Associations: Argyle Area Civic Council SWCFAC	
Overlay: N/A	
LUZ Public Hearing Date:	City Council Public Hearing Date:
Number of Signs to Post: 1	Amount of Fee: 1,245.00 Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 7227 Exline Road Jacksonville FL 32222	2. Real Estate Number: 016209-0020
3. Land Area (Acres): 0.549	4. Date Lot was Recorded: 12/08/2016
5. Property Located Between Streets: Higgs Road and Taylor Field Road	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>80</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted? Danielle Nicole Spruell and Mark Andrew Spruell Jr	

**RECEIVED**

MAY 04 2017

Office of General Counsel

OWNER'S INFORMATION (please attach separate sheet if more than one owner) →	
9. Name: <b>Danielle Nicole Spruell</b>	10. E-mail: <b>dspruell14@yahoo.com</b>
11. Address (including city, state, zip): 7221 Exline Road Jacksonville, Florida 32222	12. Preferred Telephone: 904-655-7666

APPLICANT'S INFORMATION (if different from owner)	
13. Name:	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)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:</p> <ul style="list-style-type: none"> <li>i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li>ii. <i>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);</i></li> <li>iii. <i>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;</i></li> <li>iv. <i>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;</i></li> <li>v. <i>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.</i></li> </ul>

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>Mark Andrew Spruell Jr</b>	10. E-mail: <b>markspruell89@yahoo.com</b>
11. Address (including city, state, zip): <b>7221 Exline Road Jacksonville, Florida 32222</b>	12. Preferred Telephone: <b>904-322-0914</b>

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name:	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

<b>CRITERIA</b>
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)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:</p> <ul style="list-style-type: none"> <li><i>i. There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li><i>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);</i></li> <li><i>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;</i></li> <li><i>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;</i></li> <li><i>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.</i></li> </ul>

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

Our property sits behind our relatives property and is not directly located on a city or private road. There is a valid and effective 10' easement for adequate vehicular access connected to a public street which is maintained by the city. This will allow emergency vehicles the ability to access our property by passing through our relatives property in order to get to ours if the need should ever present itself. This has been included in the survey and site plans provided and is also listed within the legal description. We plan to build a home located at 7227 Exline Road and will need this waiver in order to obtain permits and begin construction. Please consider our request.

## ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, [http://apps.coj.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coj.net/pao_propertySearch/Basic/Search.aspx), or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Proof of valid and effective easement for access to the property.

## FILING FEES

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

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

**AUTHORIZATION**

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

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

<b>Owner(s)</b> Print name: <u>Danielle Nicole Spruell</u> Signature: <u>Danielle Spr</u>	<b>Applicant or Agent (if different than owner)</b> Print name: _____ Signature: _____
<b>Owner(s)</b> Print name: <u>Mark A Spruell Jr.</u> Signature: <u>[Signature]</u>	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

**SUBMITTAL**

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

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

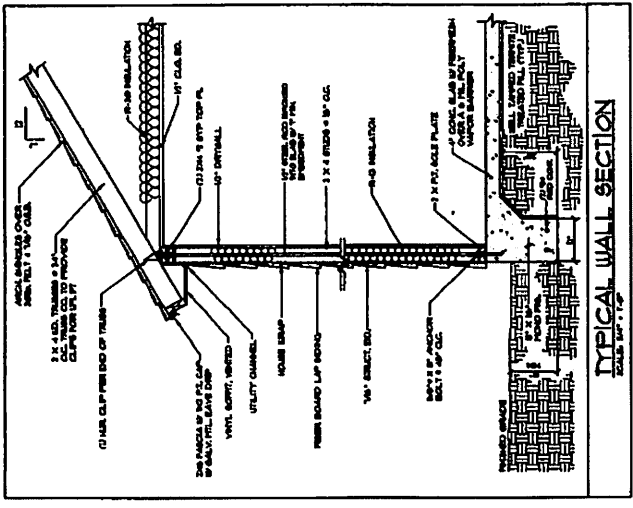
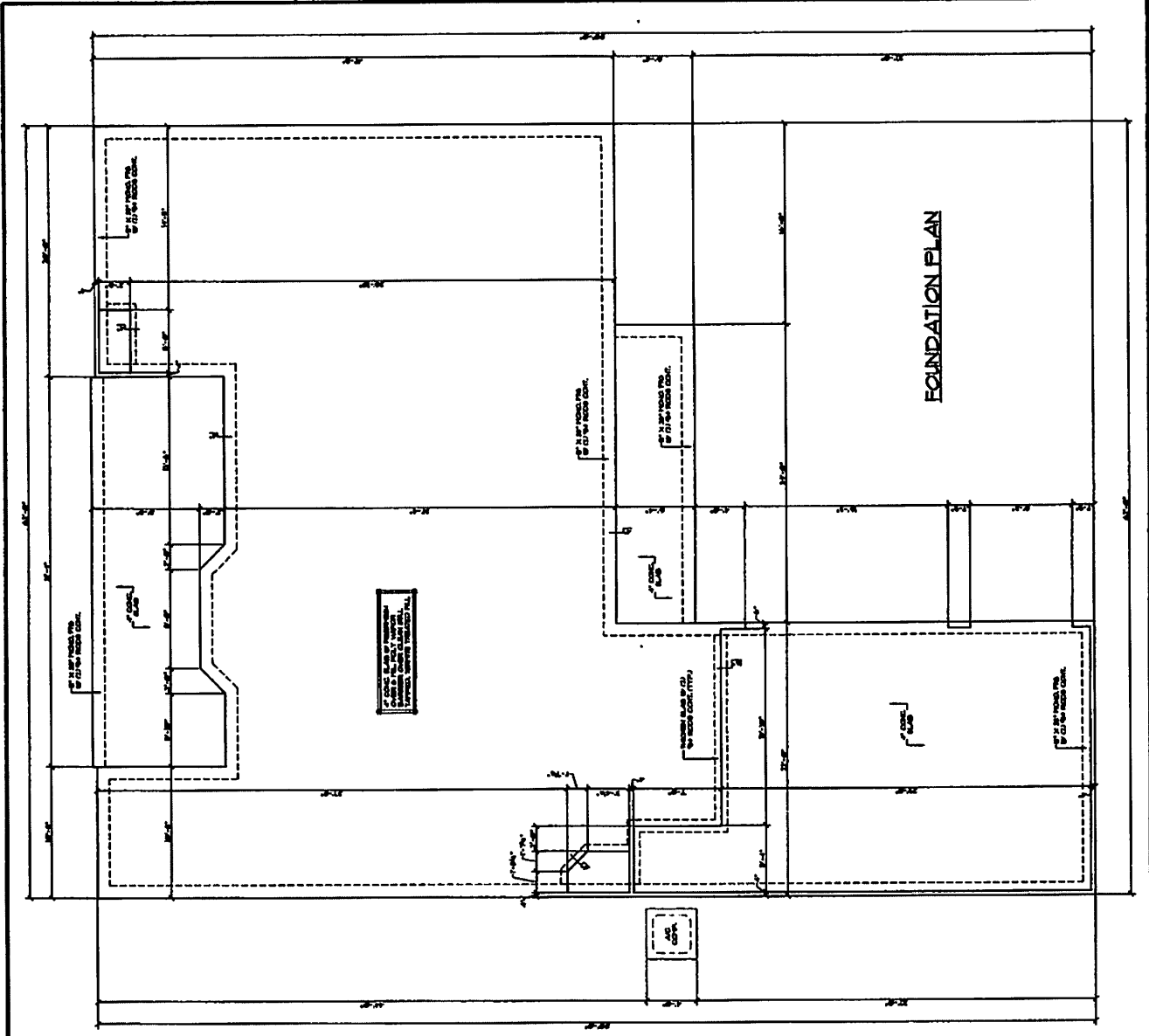


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SPRUELL RESIDENCE

HIGGINBOTHAM CUSTOM HOMES, LLC

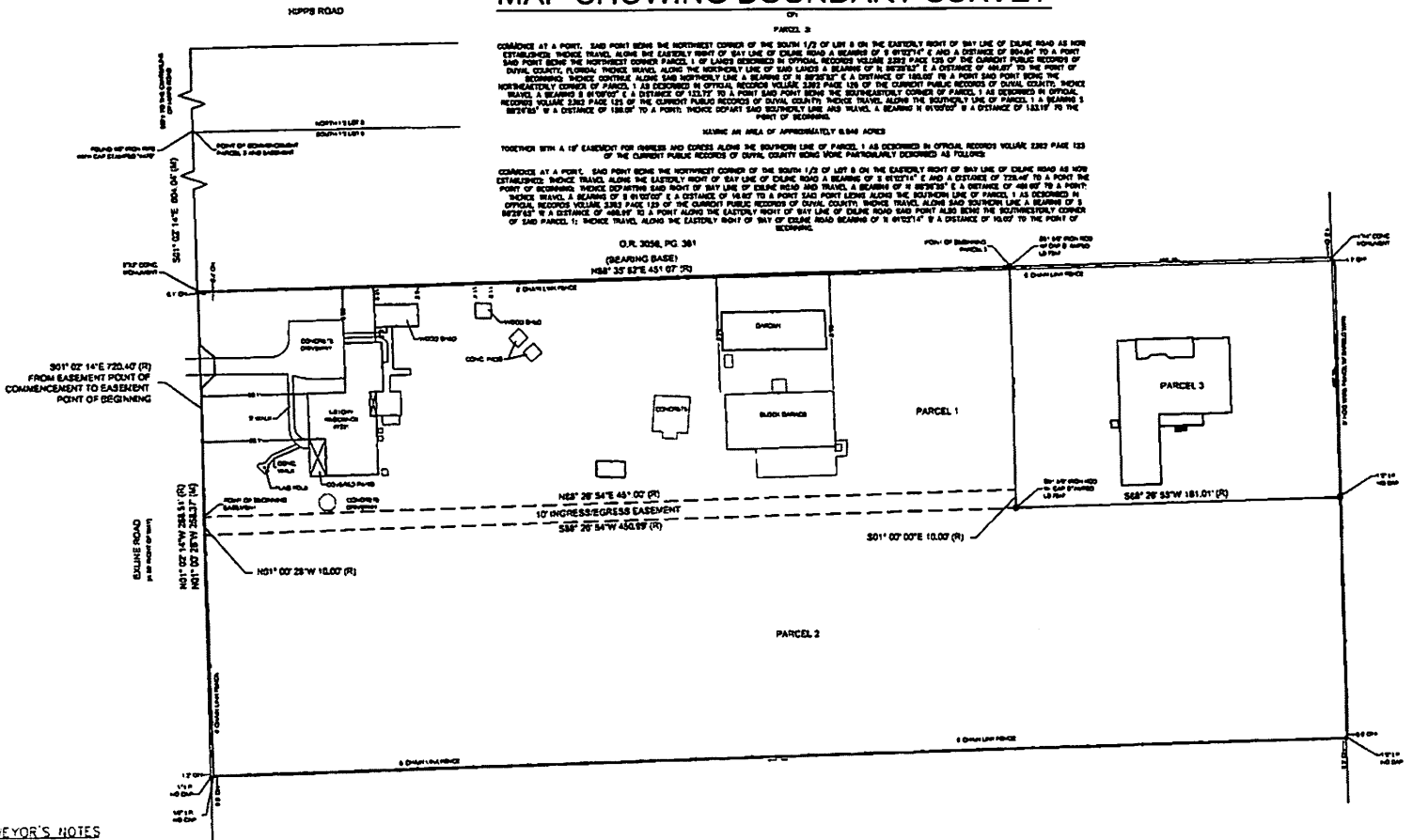
DESIGN BY: JTD
DATE: 04-18
SCALE: 1/4" = 1'-0"
JOB NO: 104
SHEET NO: 1 OF 3



Dimensions for site plan



# MAP SHOWING BOUNDARY SURVEY



### SURVEYOR'S NOTES

- 1) THE DESCRIPTION AS SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
- 2) THIS IS A SURFACE LOCATION SURVEY ONLY; UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.
- 3) BEARING STRUCTURE NOTED HEREON IS REFERENCED TO N 80° 26' 54" E AND IS BASED ON THE NORTH PROPERTY LINE OF LANDS DESCRIBED IN ORIGINAL RECORDS VOLUME 2392 PAGE 125.
- 4) THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000 (NBS-4522).
- 5) ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
- 6) UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
- 7) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OF MATTER AFFECTING THE TITLE TO OR BOUNDARY OF THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
- 8) THIS IS A COPYRIGHTED DOCUMENT; NO PORTION OF IT MAY BE REPRODUCED, WHOLLY OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF CODY'S PROFESSIONAL SURVEYING AND MAPPING, INC.
- 9) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 10) THE STREET ADDRESS, IF SHOWN, IS AS FIELD POSTED ON DATE OF SURVEY.
- 11) THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT LEAVE OVERHANG, IF ANY.
- 12) UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.
- 13) ALL BUILDING LINES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.

# REDUCED DO NOT SCALE

### LEGEND

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| <ul style="list-style-type: none"> <li>S = CONCRETE PILE OR NAIL</li> <li>AB = CONCRETE AB-POST</li> <li>AL = CONCRETE ANGLE LATCH</li> <li>ALUM = CONCRETE ALUMINUM</li> <li>AW = CONCRETE ANCHOR WIRE</li> <li>BDC = CONCRETE BRICK DRAIN</li> <li>CJ = CONCRETE CURVE MARKER</li> <li>CL = CONCRETE CURVE LINE</li> <li>CO = CONCRETE CORNER</li> <li>COB = CONCRETE CURVE BEARING</li> <li>COE = CONCRETE CURVE DISTANCE</li> <li>COF = CONCRETE CURVE CORNER</li> <li>COG = CONCRETE CURVE GUT</li> <li>COH = CONCRETE CURVE HOLE</li> <li>D/W = CONCRETE DRIVEWAY</li> <li>E = CONCRETE EARTH ANGLE</li> <li>F = CONCRETE EARTH TOP</li> <li>G = CONCRETE EARTH COORDINATE</li> <li>H = CONCRETE EARTH HOLE</li> <li>I = CONCRETE EARTH TOP</li> <li>J = CONCRETE EARTH TOP</li> <li>K = CONCRETE EARTH TOP</li> <li>L = CONCRETE EARTH TOP</li> <li>M = CONCRETE EARTH TOP</li> <li>N = CONCRETE EARTH TOP</li> <li>O = CONCRETE EARTH TOP</li> <li>P = CONCRETE EARTH TOP</li> <li>Q = CONCRETE EARTH TOP</li> <li>R = CONCRETE EARTH TOP</li> <li>S = CONCRETE EARTH TOP</li> <li>T = CONCRETE EARTH TOP</li> <li>U = CONCRETE EARTH TOP</li> <li>V = CONCRETE EARTH TOP</li> <li>W = CONCRETE EARTH TOP</li> <li>X = CONCRETE EARTH TOP</li> <li>Y = CONCRETE EARTH TOP</li> <li>Z = CONCRETE EARTH TOP</li> </ul> | <ul style="list-style-type: none"> <li>(R) = CONCRETE REEF</li> <li>(L) = CONCRETE LEFT</li> <li>(F) = CONCRETE LEGAL FEET</li> <li>(M) = CONCRETE FIELD MARKING</li> <li>(N) = CONCRETE NAIL</li> <li>(O) = CONCRETE NAIL SECTION</li> <li>(P) = CONCRETE PILE</li> <li>(Q) = CONCRETE POINT OF CORNER</li> <li>(R) = CONCRETE POINT OF CORNER</li> <li>(S) = CONCRETE POINT OF CORNER</li> <li>(T) = CONCRETE POINT OF CORNER</li> <li>(U) = CONCRETE POINT OF CORNER</li> <li>(V) = CONCRETE POINT OF CORNER</li> <li>(W) = CONCRETE POINT OF CORNER</li> <li>(X) = CONCRETE POINT OF CORNER</li> <li>(Y) = CONCRETE POINT OF CORNER</li> <li>(Z) = CONCRETE POINT OF CORNER</li> <li>(AA) = CONCRETE POINT OF CORNER</li> <li>(AB) = CONCRETE POINT OF CORNER</li> <li>(AC) = CONCRETE POINT OF CORNER</li> <li>(AD) = CONCRETE POINT OF CORNER</li> <li>(AE) = CONCRETE POINT OF CORNER</li> <li>(AF) = CONCRETE POINT OF CORNER</li> <li>(AG) = CONCRETE POINT OF CORNER</li> <li>(AH) = CONCRETE POINT OF CORNER</li> <li>(AI) = CONCRETE POINT OF CORNER</li> <li>(AJ) = CONCRETE POINT OF CORNER</li> <li>(AK) = CONCRETE POINT OF CORNER</li> <li>(AL) = CONCRETE POINT OF CORNER</li> <li>(AM) = CONCRETE POINT OF CORNER</li> <li>(AN) = CONCRETE POINT OF CORNER</li> <li>(AO) = CONCRETE POINT OF CORNER</li> <li>(AP) = CONCRETE POINT OF CORNER</li> <li>(AQ) = CONCRETE POINT OF CORNER</li> <li>(AR) = CONCRETE POINT OF CORNER</li> <li>(AS) = CONCRETE POINT OF CORNER</li> <li>(AT) = CONCRETE POINT OF CORNER</li> <li>(AU) = CONCRETE POINT OF CORNER</li> <li>(AV) = CONCRETE POINT OF CORNER</li> <li>(AW) = CONCRETE POINT OF CORNER</li> <li>(AX) = CONCRETE POINT OF CORNER</li> <li>(AY) = CONCRETE POINT OF CORNER</li> <li>(AZ) = CONCRETE POINT OF CORNER</li> </ul> |
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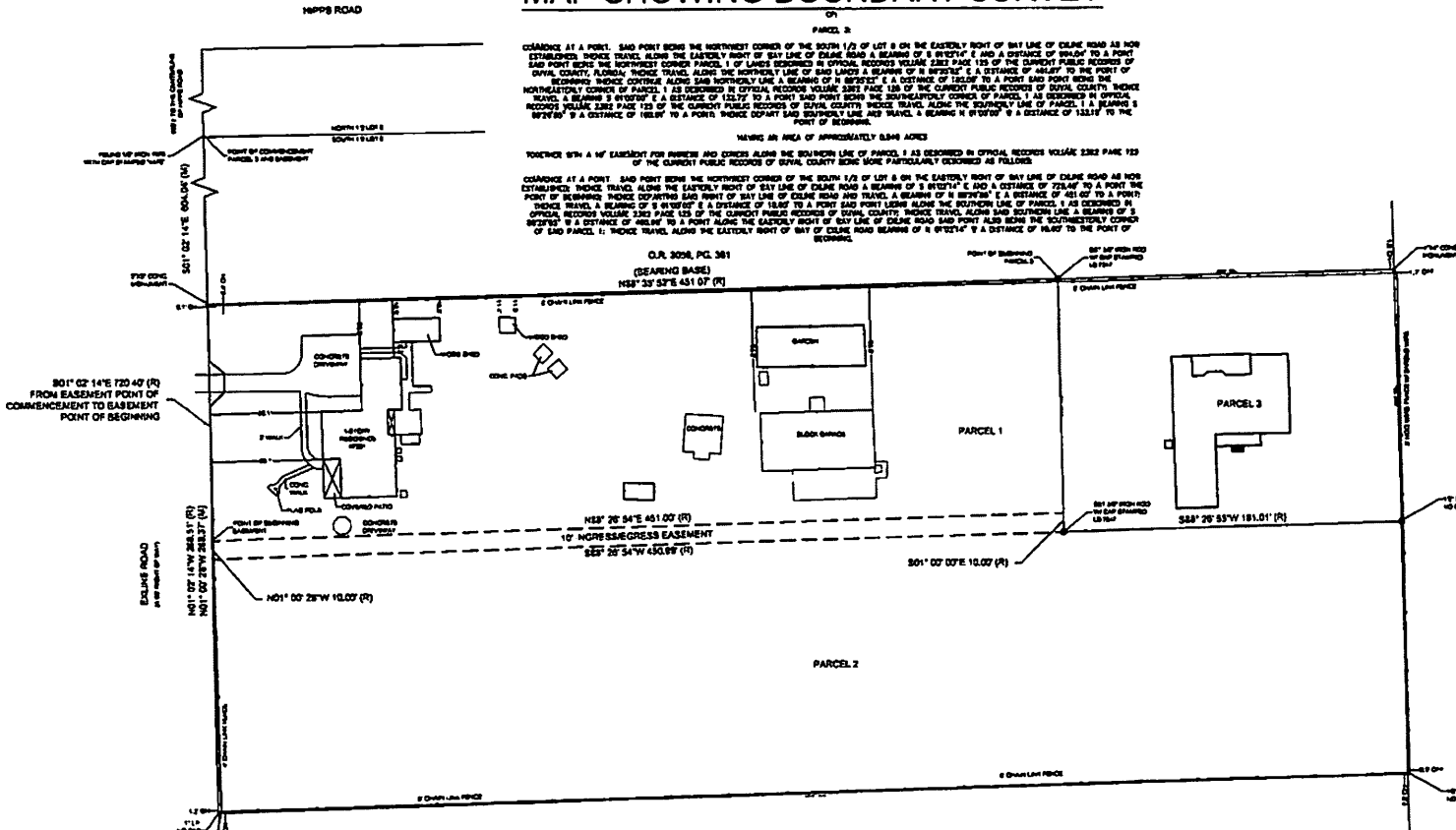
CAD FILED	JAN/21
PARTY OR CHG	CU
FILED BY	M. J. P.
DATE OF SURVEY	JAN 17 2018
SCALE	AS SHOWN

Professional  
**Cody's**  
Surveying & Mapping, Inc.  
1001 1st St. SW, Tallahassee, FL 32301  
(904) 844-4444  
JAN 17 2018  
FLORIDA LICENSE # 12728



PROJECT NUMBER	
SHEET 11	OF 11

# MAP SHOWING BOUNDARY SURVEY



**PARCEL 3**  
 COINCIDE AT A POINT. SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH 1/2 OF LOT 8 ON THE EASTERN RIGHT OF WAY LINE OF COLLIER ROAD AS NOW ESTABLISHED. THENCE TRAVEL ALONG THE EASTERN RIGHT OF WAY LINE OF COLLIER ROAD A BEARING OF S 89° 07' 14" E AND A DISTANCE OF 504.07' TO A POINT SAID POINT BEING THE NORTHWEST CORNER PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2382 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DADE COUNTY, FLORIDA. THENCE TRAVEL ALONG THE NORTHERLY LINE OF SAID LANDS A BEARING OF N 89° 07' 14" E A DISTANCE OF 182.00' TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID NORTHERLY LINE A BEARING OF N 89° 07' 14" E A DISTANCE OF 182.00' TO A POINT SAID POINT BEING THE NORTHWEST CORNER OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2382 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DADE COUNTY. THENCE TRAVEL ALONG THE SOUTHWESTERLY CORNER OF PARCEL 1 A BEARING OF S 89° 07' 14" E A DISTANCE OF 132.77' TO A POINT SAID POINT BEING THE SOUTHWESTERLY CORNER OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2382 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DADE COUNTY. THENCE TRAVEL ALONG THE SOUTHERLY LINE OF PARCEL 1 A BEARING OF S 89° 07' 14" E A DISTANCE OF 182.00' TO A POINT. THENCE DEPART SAID NORTHERLY LINE AND TRAVEL A BEARING OF N 89° 07' 14" E A DISTANCE OF 132.17' TO THE POINT OF BEGINNING.

HAVING AN AREA OF APPROXIMATELY 0.26 ACRES

TOGETHER WITH A 1/2' EASEMENT FOR RIVERS AND CANALS ALONG THE SOUTHERN LINE OF PARCEL 3 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2382 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DADE COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COINCIDE AT A POINT. SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH 1/2 OF LOT 8 ON THE EASTERN RIGHT OF WAY LINE OF COLLIER ROAD AS NOW ESTABLISHED. THENCE TRAVEL ALONG THE EASTERN RIGHT OF WAY LINE OF COLLIER ROAD A BEARING OF S 89° 07' 14" E AND A DISTANCE OF 182.00' TO A POINT THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID POINT OF SAID LINE OF COLLIER ROAD AND TRAVEL A BEARING OF N 89° 07' 14" E A DISTANCE OF 451.00' TO A POINT. THENCE TRAVEL A BEARING OF S 89° 07' 14" E A DISTANCE OF 182.00' TO A POINT SAID POINT BEING THE SOUTHERN LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2382 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DADE COUNTY. THENCE TRAVEL ALONG SAID SOUTHERN LINE A BEARING OF S 89° 07' 14" E A DISTANCE OF 182.00' TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF COLLIER ROAD SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID PARCEL 1. THENCE TRAVEL ALONG THE EASTERN RIGHT OF WAY LINE OF COLLIER ROAD BEARING OF S 89° 07' 14" E A DISTANCE OF 182.00' TO THE POINT OF BEGINNING.

O.R. 2026, PG. 381  
 (BEARING BASE)  
 N82° 32' 57" E 431.07 (R)

O.R. 2535, PG. 623

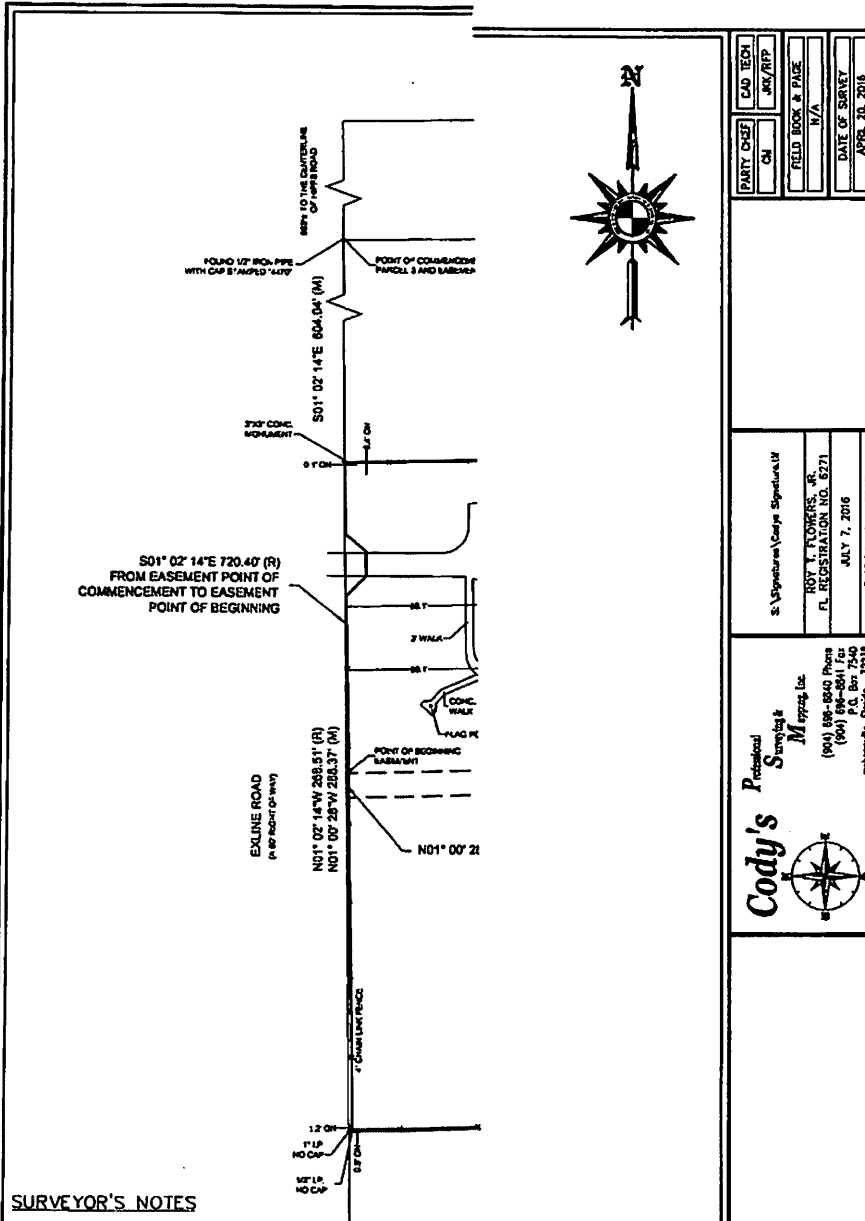
# REDUCED DO NOT SCALE

- SURVEYOR'S NOTES**
- 1) THE DESCRIPTION AS SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
  - 2) THIS IS A SURFACE LOCATION SURVEY ONLY. UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.
  - 3) BEARING STRUCTURE NOTED HEREON IS REFERENCED TO N 86° 33' 25" E AND IS BASED ON THE NORTH PROPERTY LINE OF LANDS DESCRIBED IN ORIGINAL RECORDS VOLUME 2382 PAGE 125.
  - 4) THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000.
  - 5) ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
  - 6) UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
  - 7) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OF MATTER AFFECTING THE TITLE TO OR BOUNDARY OF THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS, RECORDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
  - 8) THIS IS A COPYRIGHTED DOCUMENT; NO PORTION OF IT MAY BE REPRODUCED, WHOLLY OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF CODY'S PROFESSIONAL SURVEYING AND MAPPING, INC.
  - 9) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - 10) THE STREET ADDRESS, IF SHOWN, IS AS FIELD POSTED ON DATE OF SURVEY.
  - 11) THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT LEAVE OVERHANG, IF ANY.
  - 12) UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.
  - 13) ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.

- LEGEND**
- AB - BENCHMARK
  - AL - BENCHMARK AS-BUILT
  - ALM - BENCHMARK ALUMINUM
  - BM - BENCHMARK BRONZE
  - BS - BENCHMARK BRASS
  - CC - BENCHMARK CONCRETE
  - CA - BENCHMARK CEMENT
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CODY'S PROFESSIONAL SURVEYING & MAPPING, INC.	
DATE	JULY 25, 2018
PROJECT NO.	1
PROJECT NUMBER 1	
SHEET NO. 1	
DATE OF SURVEY JULY 7, 2018	
SURVEYOR'S SIGNATURE [Signature]	
SURVEYOR'S LICENSE NO. 10000000000000000000	
SURVEYOR'S EXPIRES 12/31/2020	

COPYRIGHT © 2018, CODY'S PROFESSIONAL SURVEYING & MAPPING, INC.



**SURVEYOR'S NOTES**

- 1) THE DESCRIPTION AS SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
  - 2) THIS IS A SURFACE LOCATION SURVEY ONLY; UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
  - 3) BEARING STRUCTURE NOTED HEREON IS REFERENCED TO N 88° 35' 52\"/>
- 4) THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:100,000.  
 5) ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A TAPE.  
 6) UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.  
 7) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE INSURANCE POLICY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD OR RECORD DEEDS WHICH COULD AFFECT THE BOUNDARIES.  
 8) THIS IS A COPYRIGHTED DOCUMENT; NO PORTION OF IT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CODY'S PROFESSIONAL SURVEYING AND MAPPING, INC.  
 9) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RECORD BOOK.  
 10) THE STREET ADDRESS, IF SHOWN, IS AS FIELD POSTED ON DATE OF SURVEY.  
 11) THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE TO EAVE DIMENSIONS.  
 12) UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.  
 13) ALL BUILDING LINES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS OTHERWISE NOTED.

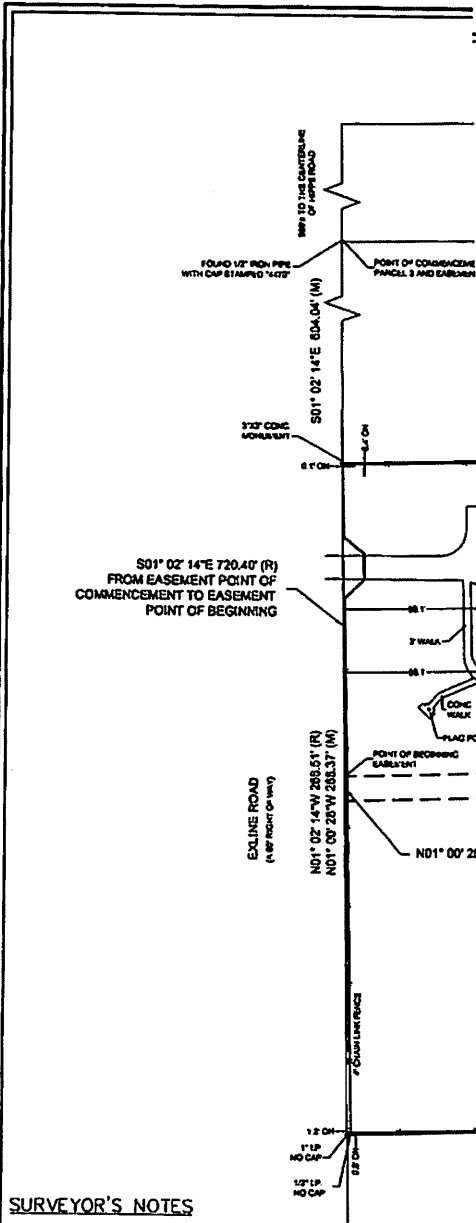
PARTY CHIEF	ON
CAD TECH	JMK/REFF
FIELD BOOK & PAGES	N/A
DATE OF SURVEY	APRIL 30, 2016

S:\Signature\Copy Signature.M  
 1887 F. FORESTER, ES.  
 FL. REGISTRATION NO. 6271  
 JULY 7, 2016

Professional Surveyor & Mapper, Inc.  
 1001 8th Street, Suite 100  
 (904) 984-8641  
 P.O. Box 7340  
 Jacksonville, Florida 32218



PROJECT NUMBER	
SHEET NO.	OF
1	1



PARTY CHECK	CAD TECH
CM	JRY/RTP
FIELD BOOK & PAGE	N/A
DATE OF SURVEY	APRIL 30, 2015

Signature/Stamp  
 ROY T. FLOWERS, JR.  
 F. REGISTRATION NO. 6271  
 JULY 7, 2010

Professional Surveyor  
 M  
 (904) 998-8440 Phone  
 (904) 998-8041 Fax  
 P.O. Box 7540  
 Jacksonville, Florida 32216



**SURVEYOR'S NOTES**

- 1) THE DESCRIPTION AS SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
- 2) THIS IS A SURFACE LOCATION SURVEY ONLY; UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
- 3) BEARING STRUCTURE NOTED HEREON IS REFERENCED TO N 88° 35' 02" E AMES LINEAR FEET DESCRIBED IN ORIGINAL RECORDS VOLUME 2392 PAGE 125.
- 4) THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:100,000.
- 5) ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A 100' AND/OR STEEL TAPE.
- 6) UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
- 7) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OF THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD OR INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
- 8) THIS IS A COPYRIGHTED DOCUMENT; NO PORTION OF IT MAY BE REPRODUCED WITHOUT PERMISSION OF CODY'S PROFESSIONAL SURVEYING AND MAPPING, INC.
- 9) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED STAMP OF THE SURVEYOR.
- 10) THE STREET ADDRESS, IF SHOWN, IS AS FIELD POSTED ON DATE OF SURVEY.
- 11) THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE TO EAVE DIMENSIONS.
- 12) UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.
- 13) ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS OTHERWISE NOTED.

PROJECT NUMBER	
SHEET NO.	OF

**EXHIBIT A**

**Property Ownership Affidavit - Individual**

Date: 4/4/2017

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: 0 Exline Road Jacksonville Florida 32222 RE#(s): 016209-0020

To Whom it May Concern:

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

By Danielle Sp  
Print Name: Danielle Spruell

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 4<sup>th</sup> day of APRIL 2017, by DANIELLE SPRUELL, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Linda J. Fetchero  
(Signature of NOTARY PUBLIC)

LINDA J. FETCHERO  
(Printed name of NOTARY PUBLIC)



LINDA J. FETCHERO  
MY COMMISSION # FF 059137  
EXPIRES: November 4, 2017  
Bonded Thru Budget Notary Services

State of Florida at Large.  
My commission expires: Nov. 4, 2017

**EXHIBIT 1**

**Legal Description**

---

COMMENCE AT A POINT. SAID POINT BEING THE NORTHWEST CORNER PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2392 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE TRAVEL ALONG THE NORTHERLY LINE OF SAID LANDS A BEARING OF N 88°35'52" E A DISTANCE OF 451.07' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE A BEARING OF N 88°35'52" E A DISTANCE OF 180.00' TO A POINT SAID POINT BEING THE NORTHEASTERLY CORNER OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2392 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE TRAVEL A BEARING S 01°00'00" E A DISTANCE OF 132.72' TO A POINT SAID POINT BEING THE SOUTHEASTERLY CORNER OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2392 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE TRAVEL ALONG THE SOUTHERLY LINE OF PARCEL 1 A BEARING S 88°26'55" W A DISTANCE OF 180.01' TO A POINT; THENCE DEPART SAID SOUTHERLY LINE AND TRAVEL A BEARING N 01°00'00" W A DISTANCE OF 133.19' TO THE POINT OF BEGINNING.

HAVING AN AREA OF APPROXIMATELY 0.549 ACRES

TOGETHER WITH A 10' EASEMENT FOR INGRESS AND EGRESS ALONG THE SOUTHERN LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2392 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEING AT A POINT. SAID POINT BEING THE NORTHWEST CORNER PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2392 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THENCE TRAVEL ALONG THE WESTERN LINE OF SAID PARCEL 1, SAID LINE ALSO BEING THE EASTERN RIGHT OF WAY LINE OF EXLINE ROAD A 60' RIGHT OF WAY AS CURRENTLY ESTABLISHED A BEARING OF S 01°02'14" E A DISTANCE OF 124.36' TO A POINT ALONG SAID RIGHT OF WAY LINE OF EXLINE ROAD TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE OF EXLINE ROAD AND TRAVEL A BEARING OF N 88°26'55" E A DISTANCE OF 451.00' TO A POINT; THENCE TRAVEL A BEARING OF S 01°00'00" E A DISTANCE OF 10.00' TO A POINT SAID POINT LIEING ALONG THE SOUTHERN LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2392 PAGE 125 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE TRAVEL ALONG SAID SOUTHERN LINE A BEARING OF S 88°26'55" W A DISTANCE OF 450.99' TO A POINT ALONG THE EASTERLY RIGHT OF WAY LINE OF EXLINE ROAD SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID PARCEL 1; THENCE TRAVEL ALONG THE EASTERLY RIGHT OF WAY OF EXLINE ROAD BEARING OF N 01°02'14" W A DISTANCE OF 10.00' TO THE POINT OF BEGINNING.

**SPRUELL DANIELLE NICOLE**  
 7227 EXLINE RD  
 JACKSONVILLE, FL 32222  
**SPRUELL MARK ANDREW JR**

**Primary Site Address**  
 0 EXLINE RD  
 Jacksonville FL 32222

**Official Record Book/Page**  
 17803-00312

**Title #**  
 5528

**0 EXLINE RD**

**Property Detail**

<b>RE #</b>	016209-0020
<b>Tax District</b>	GS
<b>Property Use</b>	9999 To Be Appraised
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00019 JAX HEIGHTS SEC
<b>Total Area</b>	24163

**Value Summary**

	<b>2016 Certified</b>	<b>2017 In Progress</b>
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$0.00	\$0.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$0.00	\$0.00
<b>Assessed Value</b>	\$0.00	\$0.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$0.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

**Taxable Values and Exemptions – In Progress**

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

<b>Book/Page</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Deed Instrument Type Code</b>	<b>Qualified/Unqualified</b>	<b>Vacant/Improved</b>
17803-00312	11/17/2016	\$100.00	QC - Quit Claim	Unqualified	Vacant

**Extra Features**

No data found for this section

**Land & Legal**

Land  
 No data found for this section

**Legal**

<b>LN</b>	<b>Legal Description</b>
1	5-93 28-3S-25E .55
2	JACKSONVILLE HEIGHTS
3	PT TRACT 9 RECD O/R 17803-312
4	BLK 1

**Buildings**

No data found for this section

**2016 Notice of Proposed Property Taxes Notice (TRIM Notice)**

**Property Record Card (PRC)**

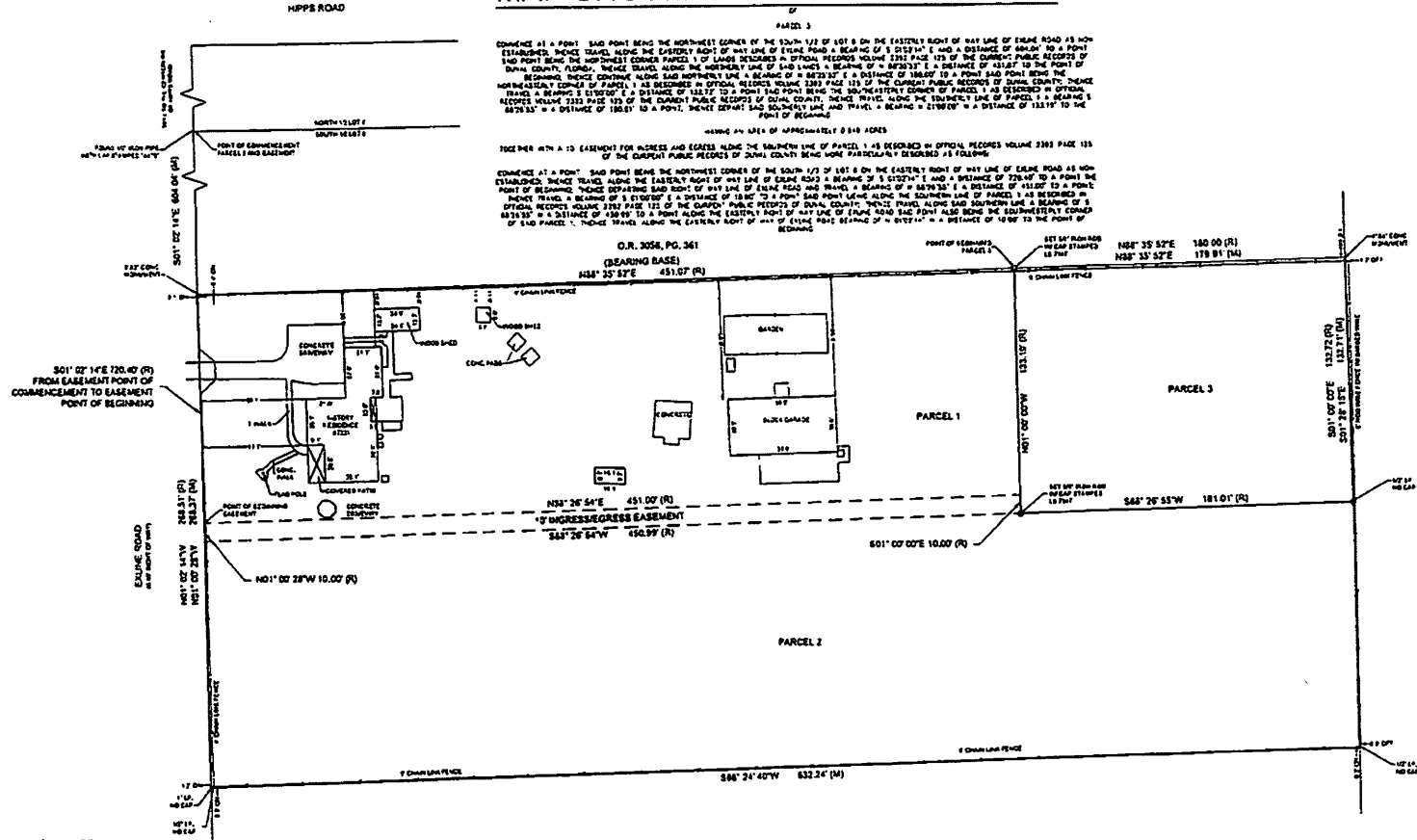
The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed. No information available

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [\[Link\]](#)

**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

# MAP SHOWING BOUNDARY SURVEY



PARCEL 3  
 COMMENCE AT A POINT SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH 1/2 OF LOT 6 ON THE EASTERN RIGHT OF WAY LINE OF ELMINE ROAD AS NOW ESTABLISHED, THENCE TRAVEL ALONG THE EASTERN RIGHT OF WAY LINE OF ELMINE ROAD A BEARING OF S 21°29'14\"/>

TOGETHER WITH A 10' EASEMENT FOR ACCESS AND EGRESS ALONG THE SOUTHERN LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2388 PAGE 133 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH 1/2 OF LOT 6 ON THE EASTERN RIGHT OF WAY LINE OF ELMINE ROAD AS NOW ESTABLISHED, THENCE TRAVEL ALONG THE EASTERN RIGHT OF WAY LINE OF ELMINE ROAD A BEARING OF S 21°29'14\"/>

O.R. 2056, PG. 361  
 (BEARING BASE)  
 N88° 33' 57\"/>

O.R. 2355, PG. 825



PARTY DRAFTER	DATE	FIELD BOOK & PAGE	DATE OF SURVEY
CM	7/7	7/7	7/7

*[Signature]*  
 SURVEYOR  
 STATE OF FLORIDA  
 EXPIRES 7/7/24

**Cody's**  
 Professional Surveying & Mapping, Inc.  
 11111 N. US HWY 1  
 SUITE 100  
 JACKSONVILLE, FLORIDA 32218  
 (904) 455-1111  
 FAX (904) 455-1112



## SURVEYOR'S NOTES

- 1) THE DESCRIPTION AS SHOWN HEREON WAS SUPPLIED BY THE CLIENT
- 2) THIS IS A SURFACE LOCATION SURVEY ONLY. UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED
- 3) BEARING STRUCTURE NOTED HEREON IS REFERENCED TO N 89° 33' 57\"/>

## LEGEND

- AL - BENCHMARK PLUS OR MINUS
- AS - BENCHMARK AS-BUILT
- ASL - BENCHMARK AND SEARCH
- ALUM - BENCHMARK ALUMINUM
- BR - BENCHMARK BRONZE
- BRG - BENCHMARK BRASS
- CC - BENCHMARK CONCRETE
- CG - BENCHMARK CONCRETE
- CA - BENCHMARK CONCRETE
- CD - BENCHMARK CONCRETE
- CO - BENCHMARK CONCRETE
- CP - BENCHMARK CONCRETE
- CS - BENCHMARK CONCRETE
- CU - BENCHMARK CONCRETE
- CV - BENCHMARK CONCRETE
- ... [Remaining items in legend follow similar pattern] ...

PROJECT NUMBER	
SHEET NO.	1
OF	1

COPYRIGHT 2018, CODY'S PROFESSIONAL SURVEYING & MAPPING, INC.



**SPRUELL DANIELLE NICOLE**  
 7227 EXLINE RD  
 JACKSONVILLE, FL 32222  
**SPRUELL MARK ANDREW JR**

**Primary Site Address**  
 0 EXLINE RD  
 Jacksonville FL 32222

**Official Record Book/Page**  
 17803-00312

**Title #**  
 5528

**0 EXLINE RD**

Property Detail

<b>RE #</b>	016209-0020
<b>Tax District</b>	GS
<b>Property Use</b>	0000 Vacant Res < 20 Acres
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00019 JAX HEIGHTS SEC
<b>Total Area</b>	24163

Value Summary

	2016 Certified	2017 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$0.00	\$0.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$0.00	\$0.00
<b>Assessed Value</b>	\$0.00	\$0.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
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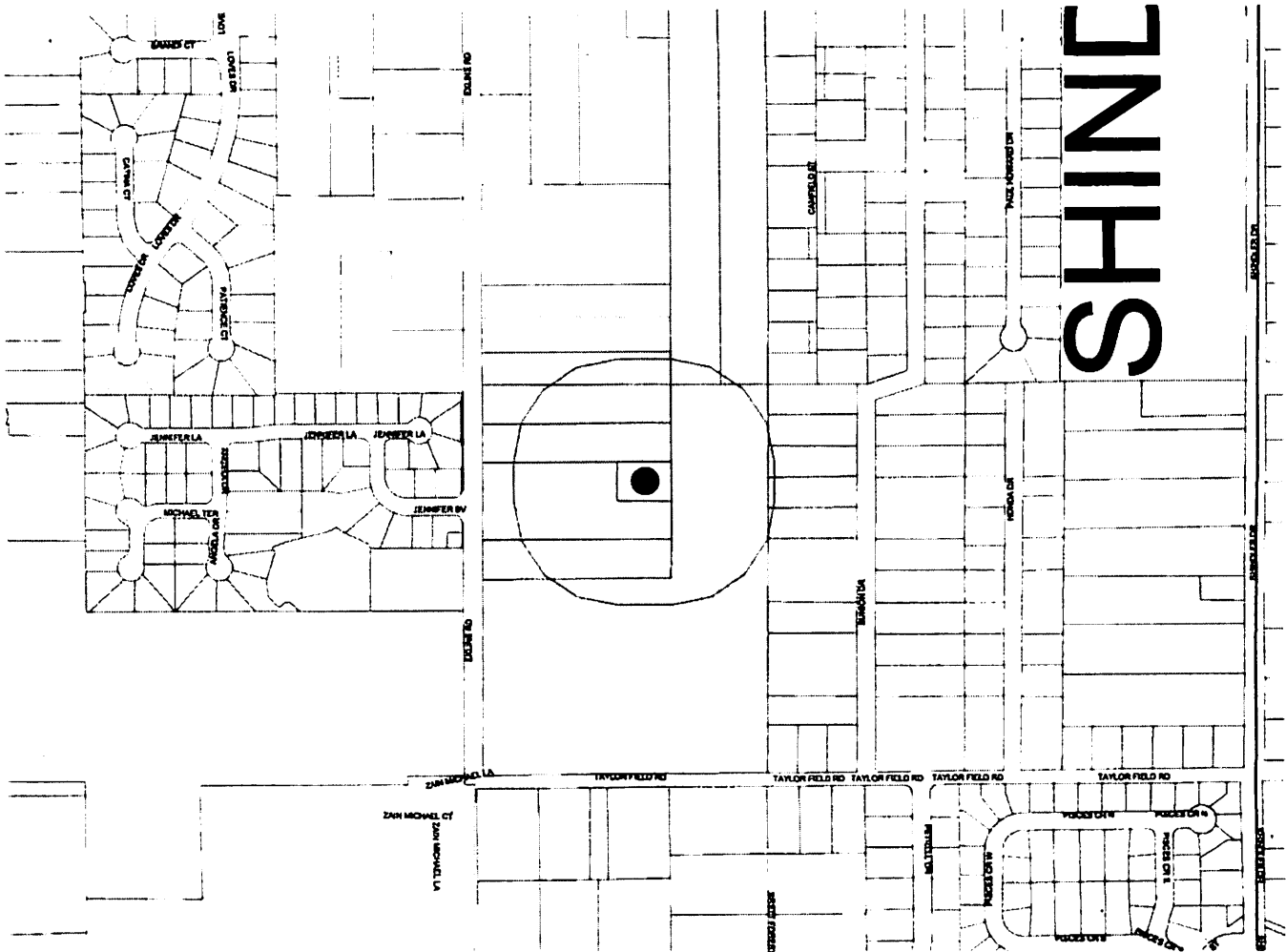
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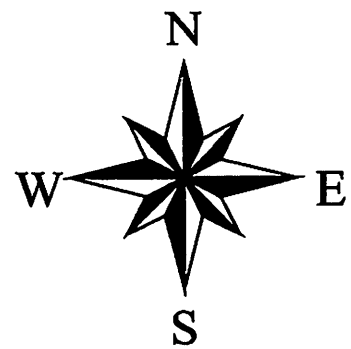
**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

# 7227 Exline Road



- Major Highways (with Functional Class)
- Text Highway Text
- Street Text
- Parcels - March 2017
- Airport Noise Contours - (PART-10)
  - 60
  - 65
  - 70
  - 75
  - 80
  - 85
- 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
  - Kingscourt
  - Mandarin
  - Riverside
  - San Marco
  - Springfield
- Municipal Boundaries 20150428



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP
016221 0000	BEARD JASON R		7220 BUNION DR		JACKSONVILLE	FL	32222-2004
016208 0010	FLOWERS MARGARET A		5035 NOLA CT		JACKSONVILLE	FL	32210-7117
016205 8890	FLOWERS R T		5035 NOLA CT		JACKSONVILLE	FL	32210-7117
016200 0000	GAN ROSALINE		3068 WILLIAMSBURG CT		ORANGE PARK	FL	32065
016214 0010	HARMON DAVID A		7356 BUNION DR		JACKSONVILLE	FL	32222-2006
016212 0000	HENDRY JAMES T		C/O CONNIE H. HARRISON	5829 LONG BRANCH CEMETERY RD	JACKSONVILLE	FL	32234
016224 0000	INMAN JASON		6596 SANDLERS PRESERVE DR		JACKSONVILLE	FL	32222
016215 0000	LUQUE DE CARLON MARIA LOUDES		2464 PINEHURST LN		FLEMING ISLAND	FL	32003
016209 0010	STEPHENS RONALD L		7221 EXLINE RD		JACKSONVILLE	FL	32222-1903
016210 0000	THOMAS MATRON L		7277 EXLINE RD		JACKSONVILLE	FL	32222-1903
016201 0000	WASTE CONTROL OF FLORIDA INC		PO BOX 1450		CHICAGO	IL	60690-1450
	Southwest CPAC		6616 Colby Hills Drive		JACKSONVILLE	FL	32210
	Argyle Area Civic Council		8852 South Ivyhill Place		JACKSONVILLE	FL	32244

**Sailer, Scott**

---

**To:** dspruell14@yahoo.com  
**Cc:** Kelly, Sean; Charles, Brenda; Huxford, Folks  
**Subject:** Waiver of Road Frontage for 7227 Exline Road  
**Attachments:** 7227 Exline Road Review #1.pdf

Ms. Spruell,

Per the attached Review, the subject application is incomplete.  
Please contact Sean Kelly with any questions at 255.8300.

Regards,

Scott Sailer  
Zoning Assistant  
City of Jacksonville / Planning and Development Department  
214 North Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, Fl. 32202  
904.255.8300  
[www.coj.net](http://www.coj.net)

WRF-17-14

**Duval County, City Of Jacksonville  
Michael Corrigan , Tax Collector**

231 E. Forsyth Street  
Jacksonville, FL 32202

Michael Corrigan, Tax Collector  
Duval County/City of Jacksonville  
Comments - taxcollector@coj.net  
Inquiries - (904)630-1916  
www.coj.net/tc

**General Collection Receipt**

Date: 04/28/2017 Time: 09:50:43  
Location: P13 Clerk: CYW  
Transaction 0260965

Date: 4/27/2017  
Email: MHarlow@coj.net

Danielle N & Mark A Spruell Jr.  
Address: 7221 Exline Rd., Jacksonville, FL 32222  
Description: Applications for Waiver of Minimum Road Frontage & Administrative Deviation at Exline RD.

Miscellaneous  
Item: CR - CR410004  
Receipt 0260965.0001-0001      2,211.00  

---

Total Paid      2,211.00  
CHECK 121      2,211.00  

---

Total Tendered      2,211.00

Account	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
								2211.00

Received By: DANIELLE SPRUELL(M. SP)  
Thank You

**Total Due: \$2,211.00**

**Michael Corrigan , Tax Collector  
General Collections Receipt  
City of Jacksonville, Duval County**

Account No: CR410004REZONING/VARIANCE/EXCEPTION  
Name: Danielle N & Mark A Spruell Jr.  
Address: 7221 Exline Rd., Jacksonville, FL 32222  
Description: Applications for Waiver of Minimum Road Frontage & Administrative Deviation at 7221 Exline RD.

Date: 4/27/2017

**Total Due: \$2,211.00**