

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-17-09

September 19, 2017

Location: 8441 Phillips highway

Real Estate Number: 152690-0050 and 152690-0080

Waiver Sought: Increase maximum size of sign from 16 square feet to 20 square feet.

Current Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast – District 3

Applicant /Agent: Brian Thornton/Racetrac Petroleum, Inc.
3225 Cumberland Boulevard, Suite 100
Atlanta, GA 30339

Owner: Same as Applicant

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2017-0560 (SW-17-09)** seeks to allow an increase in the allowed square footage of a sign on a gas station canopy from 16 square feet allowed to 20 square feet. The signs will be located in a Planned Unit Development established in 2016 pursuant to Ordinance 2016-0256-E with the purpose of constructing the gas station. The site is currently under construction.

NOTICE TO OWNER / AGENT

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as “a painting, structure or device which is placed, erected, or constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of displaying information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction”.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.1310(a)(i) through (x), Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the Planning Commission shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

- (i) *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*

Yes, the effect of the sign waiver will be consistent with existing contiguous zoning, in that the general character of the area is industrial and commercial with large warehousing developments and wall signage.

- (ii) *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*

No, the result of the proposed size increase would not promote the continued existence of nonconforming signs that exist in the vicinity. During the course of the site visit conducted by planning department staff, there were no obviously unconforming wall signs in the vicinity of the subject properties.

- (iii) *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*

The effect of the proposed waiver is unlikely to diminish property values or negatively alter the aesthetic character of the area surrounding the site, which is largely industrial in nature. The proposed size increase is also unlikely to substantially interfere with the rights of others.

- (iv) *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*

The proposed waiver is unlikely to have a detrimental effect on vehicular traffic and parking conditions. To the contrary, the increased signage will allow more time for drivers along Phillips Highway to safely exit the roadway by increasing visibility of the signs at a distance.

- (v) *Is the proposed waiver detrimental to the public health, safety or welfare, or could such*

waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?

The proposed waiver is unlikely to have a detrimental effect on public health or welfare, and may even increase safety by increasing visibility of the signs to incidental visitors to the gas station. The proposed waiver is also unlikely to create any public expense, nuisance, or legal conflict.

- (vi) *Does the subject property exhibit specific physical limitations or characteristics, which could be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*

No, the subject property does not exhibit specific limitations or physical characteristics which would make the strict regulation of the code unduly burdensome.

- (vii) *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*

No, the request is not based exclusively upon a desire to reduce the costs of compliance and the request is not the minimum necessary to obtain a reasonable communication of the message.

- (viii) *Is the request the result of violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?*

No, there are currently no violations on the property.

Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?

The Planning and Development department has not identified result of the proposed sign waiver in the public interest.

- (x) *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

No, strict compliance with the regulation would not create a substantial financial burden.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 31, 2017 by the Planning and Development Department, the required Notice of Public Hearing signs **were not posted.**

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver **SW-17-09 (Ordinance 2017-0560)** be **APPROVED.**



Subject site from corner of Phillips Highway and Freedom Crossing Trail, facing North



Location for proposed sign on the Southeast canopy face



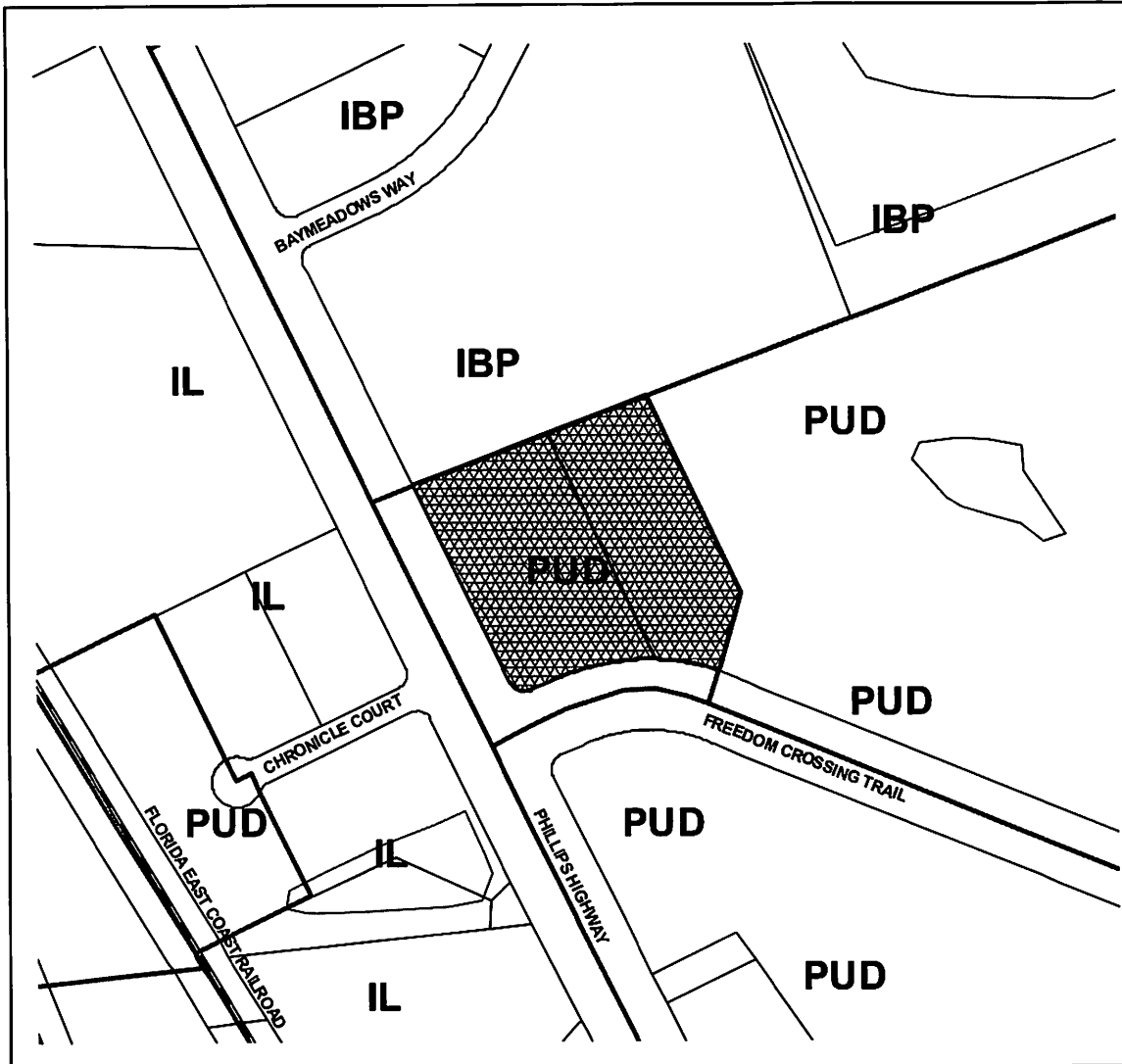
Location for proposed sign on the Northwest canopy face



Neighboring business park and buffer area, which will face the Northwest sign



Neighboring undeveloped commercial property to the Southeast, across Freedom Crossing Trail



<p>REQUEST SOUGHT:</p> <p>INCREASE SIZE OF SIGN FROM 16 SQ. FT. TO 20 SQ. FT.</p>	<p>A map of the region showing various municipalities. A black dot indicates the location of the site within one of the municipalities.</p>	<p>A compass rose with a star in the center, indicating the cardinal directions: North (N), South (S), East (E), and West (W).</p>
	<p>APPLICATION NUMBER: SW-2017-0009</p>	<p>0 200 Feet</p> <p>COUNCIL DISTRICT: 11</p> <p>EXHIBIT 2</p>

Date Submitted:	4/17/17
Date Filed:	6/9/17

Application Number:	SW-17-09
Public Hearing:	

Application for Sign Waiver
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:	PUD 2016-256	Current Land Use Category: CGC
Council District:	11	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): NONE		
Applicable Section of Ordinance Code:		
Notice of Violation(s):		
Neighborhood Associations: BETTER BAYMEADOWS, INC Baymeadows Community Center		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 3	Amount of Fee: 1236.00	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 8441 PHILIPS Highway, Jacksonville, FL 32256	2. Real Estate Number: 152690-0050 and 152690-0080
3. Land Area (Acres): 4.5 2.5 Acres	4. Date Lot was Recorded: N/A
5. Property Located Between Streets: Freedom Crossing Trail and Baymeadows way	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). **Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.*

Increase maximum size of sign from 16 sq. ft. to 20 sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)

Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)

Allow for illumination or change from _____ external to _____ internal lighting

Reduce minimum setback from _____ feet to _____ feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
 Brian Thornton

9. Is transferability requested? *If approved, the waiver is transferred with the property.*

Yes

No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name: Brian Thornton	11. E-mail: sabduhafiz@racetrac.com
12. Address (including city, state, zip): 3225 Cumberland Blvd Suite 100, Atlanta, GA 30339	13. Preferred Telephone: 770-431-7600

APPLICANT'S INFORMATION (if different from owner)

14. Name: Same as above	15. E-mail:
16. Address (including city, state, zip):	17. Preferred Telephone:

CRITERIA

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as *"a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."*

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*
9. *Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

18. Given the above definition of a "sign" 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.

We currently have 4 other stores in Jacksonville with Canopy signage larger than what current code allows. Due to the nature of our logo, our actual name "Racetrac" is much smaller than the face it sits upon. By increasing our allowable signage on the sides, this will provide the visibility needed to read our name and provide our customers ample time to locate us. With better visibility, motorists will have more time to get in the appropriate turning lanes with less risk of an accident.

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.coi.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>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

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		

NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.

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.

Owner(s)

Print name: Brian Thornton

Signature: Brian Thornton

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

**An agent authorization letter is required if the application is made by any person other than the property owner.*

Owner(s)

Print name: _____

Signature: _____

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, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: 7/18/17

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: 8441 Phillips Hwy RE#(s): 152690-0050 and 152690-0080

To Whom it May Concern:

I Brian Thornton as VP of Real Estate and Engineering of Racetrac Petroleum, Inc. a corporation organized under the laws of the state of Georgia hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Sign Variance submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]
(print name) Brian Thornton

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

~~STATE OF FLORIDA~~ Georgia
~~COUNTY OF DUVAL~~ Rockdale

Sworn to and subscribed and acknowledged before me this 18th day of April 2017 by Brian Thornton as Vice President of Racetrac Petroleum Inc. a Georgia corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)

Kristin L Wilson
(Printed name of NOTARY PUBLIC)

Georgia
State of ~~Florida~~ at Large.

My commission expires: B-110-19

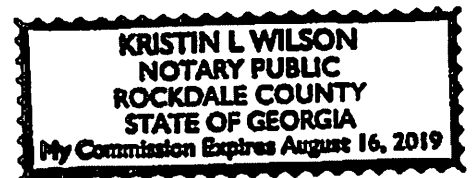


EXHIBIT 1

Legal Description

PARCEL 1: A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56 AND A PORTION OF THE J. SUMMERAL GRANT, SECTION 57, ALL LYING IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUNAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 56 AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 25°44'25" WEST, ALONG SAID RIGHT OF WAY LINE, 838.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68°53'28" EAST, ALONG THE NORTHERLY LINE OF SAID J. SUMMERAL GRANT, SECTION 57 AND A WESTERLY PROJECTION THEREOF, 358.78 FEET; THENCE SOUTH 25°44'35" EAST, 448.88 FEET TO AN INTERSECTION WITH A CURVE; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 412.80 FEET AN ARC DISTANCE OF 300.78 FEET SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°11'38" WEST, 198.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 84°15'08" WEST, 41.00 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET AN ARC DISTANCE OF 38.27 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 70°44'35" WEST, 35.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE SAID POINT OF TANGENCY BEING SITUATED ON THE EASTERLY RIGHT OF WAY LINE OF SAID PHILLIPS HIGHWAY; THENCE NORTH 25°44'35" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF PHILLIPS HIGHWAY, 585.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A PORTION OF THE J. SUMMERAL GRANT, SECTION 57, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUNAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SECTION 56 AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 25°44'25" WEST, ALONG SAID RIGHT OF WAY LINE, 838.01 FEET; THENCE NORTH 68°53'28" EAST, ALONG THE NORTHERLY LINE OF SAID J. SUMMERAL GRANT, SECTION 57 AND A WESTERLY PROJECTION THEREOF, 358.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 68°53'28" EAST, ALONG THE NORTHERLY LINE OF SAID J. SUMMERAL GRANT, SECTION 57, 190.71 FEET; THENCE SOUTH 25°44'35" EAST, 308.33 FEET; THENCE SOUTH 17°27'41" WEST, 148.91 FEET TO AN INTERSECTION WITH A CURVE; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 412.80 FEET AND A DISTANCE OF 110.33 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE, NORTH 60°12'05" WEST, 110.00 FEET; THENCE NORTH 25°44'44" WEST, 448.88 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS: A PORTION OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST AND A PORTION OF THE J. SUMMERAL GRANT, SECTION 57, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUNAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 56 AND THE EASTERLY RIGHT OF WAY LINE OF PHILLIPS HIGHWAY (U.S. HIGHWAY NO. 1 - A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 25°44'25" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 838.01 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID J. SUMMERAL GRANT; THENCE NORTH 68°53'28" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 430.47 FEET; THENCE SOUTH 25°43'28" EAST, A DISTANCE OF 308.46 FEET; THENCE SOUTH 17°27'41" WEST, A DISTANCE OF 148.91 FEET TO A POINT ON THE NORTH RIGHT OF WAY CURVE, CONCAVE TO THE SOUTH TO WHICH A RADIAL LINE BEARS SOUTH 17°25'37" WEST, HAVING A RADIUS OF 412.80 FEET, A CENTRAL ANGLE OF 43°13'31" AND A CHORD BEARING AND DISTANCE OF SOUTH 25°49'11" WEST, 303.87 FEET; THENCE SOUTH 64°35'48" WEST, A DISTANCE OF 41.04 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°43'48" AND A CHORD BEARING AND DISTANCE OF NORTH 70°47'33" WEST, A DISTANCE OF 35.17 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 25°44'35" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 385.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- 1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/ON ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LINES SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. G0131028, EFFECTIVE DATE: OCTOBER 6, 2013 @ 3 PM.
EXCEPTION #4: ORB #1338, PG 149 - AFFECTS PROPERTY, UNPLOTTABLE
EXCEPTION #5: ORB #1338, PG 191; ORB #1373, PG 722 - AFFECTS PROPERTY, AS SHOWN ON SKETCH TOGETHER WITH AN EASEMENT OVER, UNDER & ACROSS THAT PORTION OF THE CAPTIONED PROPERTY LYING BETWEEN SAID EASEMENT AND THE WESTERLY AND SOUTHERLY BOUNDARIES OF THE CAPTIONED PROPERTY FOR THE PURPOSE OF INGRESS, EGRESS TO AND FROM SAID EASEMENT AND FOR UTILITIES, LANDSCAPING AND VISIBILITY OF SAID SIGN EASEMENT.
EXCEPTION #6: DEED BOOK 703, PG 461 - DOES NOT AFFECT SUBJECT PROPERTY.
EXCEPTION #7: ORB #813, PG 433 - AFFECTS PROPERTY, UNPLOTTABLE
EXCEPTION #8: ORB #1154, PG 1868 - AFFECTS PROPERTY, UNPLOTTABLE
EXCEPTION #9: ORB #1168, PG 1030 - AFFECTS PROPERTY, UNPLOTTABLE
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.25°44'25" W. AS SHOWN IN DEED ALONG THE EASTERLY RIGHT OF WAY LINE OF PHILLIPS HIGHWAY (U.S. HIGHWAY NO. 1).
5. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1928.
F.D.O.T. BENCHMARK: DESIGNATION 72-03-804 (ELEVATION 28.730; NAVD'83)
6. SITE AREA: 19688.72 SQUARE FEET OR 4.5 ACRES MORE OR LESS.
7. THIS SITE LIES IN FLOOD ZONE 'A' AND FLOOD ZONE 'X' (ELEVATION 17') AS SCALED AND INTERPOLATED FROM MAP PANEL NO. 190310-0284-H, DATED: JUNE 1, 2013. THIS DITCHES SHOWN HEREON LIE IN FLOOD ZONE 'X' (ELEVATION 17').
8. LIMITS OF JURISDICTIONAL WELLS, DITCHES, DRAINAGEWAYS, WATER FLOWS, AND/OR LAKES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLARITY IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.
9. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING FORCE, COLLAPSE, CONSTRUCTION OR BUILDING ADDITIONS BEHIND RECENT MARCHES.
10. THERE WAS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DEBRIS, STUMP OR SANITARY LANDFILL.
11. ADDITIONS OF DELINEATIONS OF SURVEY, MARKS OR SETBACKS BY OTHER THAN THE SURVEY PARTY OR PARTIES IS PROHIBITED UNLESS BY WRITTEN ORDER OF THE SURVEY PARTY OR PARTIES.
12. UNDERGROUND UTILITIES AS SHOWN ON SHEET OF SURVEY WERE LOCATED BY THIS FIRM AND DELINEATED BY OTHER WITH PLACARDS AND MARKERS.
13. COORDINATES SHOWN HEREON AT PROPERTY CORNERS AND BENCHMARKS ARE RELATED TO FLORIDA STATE FRAME COORDINATE SYSTEM EAST ZONE, NAD83/03.
14. TEST HOLES AND INFORMATION PROVIDED HEREON WERE FIELD OBTAINED AND EXPLORED BY PROFESSIONAL GEOTECHNICAL SERVICES BY DATED: OCTOBER 14, 2016. THIS FIRM IS RESPONSIBLE FOR THE FIELD LOCATION AND MATERIAL OBTAINED RELAYED.

SURVEYOR'S CERTIFICATION:

TD: ANGELO PETROVICH, INC., A GEOTECHNICAL CORP. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS FULLY ESTABLISHED AND ADOPTED BY ALTA AND NORS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 OF TABLE 1.1, PREVIOUS EDITIONS OF THE FIELD BOOK, MAP, COMPANION OR INSTRUMENTS, 2013.