

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN WAIVER SW-18-07 (ORDINANCE 2018-0703)

DECEMBER 4, 2018

Location: 6708 Beach Blvd (SR-212)
Between Dean Road and West Road

Real Estate Number: 134657-0000

Waiver Sought: Reduce minimum setback from 10 feet to 2 feet on
Beach Boulevard and 10 feet to 3 feet on Dean
Road

Current Zoning District: Commercial Community/General (CCG-2)

Current Land Use Category: Community General Commercial (CGC)

Planning District: 3-Southeast

Applicant /Agent: Taylor Sign & Design, Inc.
4162 St. Augustine Rd.
Jacksonville, FL 32207

Owner: Diamond Real Estate Properties II, LLC.
6517 Lou Dr. South
Jacksonville, FL 32216

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2018-0703 (SW-18-07)** seeks to allow for a reduction of minimum setback from 10 feet to 2 feet along Beach Boulevard and 10 feet to 3 feet along Dean Road for an existing pylon sign. The site is within a CCG-2 zoning district and has a CGC functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

The 0.41 acre subject property is located at the corner of Beach Boulevard (SR 212) and Dean Road. Beach Boulevard (SR 212) is a four lane roadway with a center turn lane which serves both the eastbound and westbound traffic. The property is under new ownership and therefore no longer is considered a legally non-conforming sign and must meet new applicable Zoning Code regulations. The Applicant seeks to make cosmetic improvements to the existing pylon sign while reducing the minimum setback requirement along both Beach Boulevard and Dean Road. At the

time the pylon sign was first installed, in 1997, it met all required setbacks along Beach Boulevard and Dean Road. The sign is still in line with neighboring ground signs along Beach Boulevard. The property lines were reconfigured during the widening of the roads and the sign no longer met the setback requirements. The location of the sign is approximately 54 feet from the pavement of Beach Boulevard but is located 2 feet from the newly configured property line.

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 compatible with the existing contiguous signage along Beach Boulevard. Considering the scale and intensity of surrounding commercial and service uses, the proposed waiver is not inconsistent with similar existing signage in size and prominence. The property is surrounded by commercial and retail development on the north, west and south sides. The relaxation of the Code to allow for a reduction in distance for the existing sign is consistent with the general character of the area. Sign Waivers SW-15-08 and SW-16-07 have been requested and approved for similar reductions along Beach Boulevard.

- (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 intent of the zoning ordinance is to have signage that does not interfere with visibility, but promotes signage that is consistent with that found in the surrounding area. The Applicant will be refurbishing an existing pylon sign that faces Dean Road. Given the location of the sign in relationship to the established developed pattern of the area, Staff has determined that the requested reduction in setback distance does not detract from the specific intent of the zoning ordinance as it relates to compatibility.

- (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?*

No. The applicant seeks to update and improve the condition of the sign. The rights of others will not be negatively affected by the waiver. The sign is set well back from the road and the property has limited locations for the replacement of the pylon sign.

- (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?*

No. The proposed sign will not pose a safety risk for vehicles approaching the entrance to the property. The sign will not create nor contribute to visual obstructions along Beach Boulevard. The sign allows for vehicles entering and leaving the surrounding businesses to see and be seen by other drivers. The proposed sign does not limit vehicular access to the site, and does not limit road or right-of-way visibility.

- (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?*

No. The proposed waiver will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions. The proposed waiver will not be detrimental to the public welfare in that the sign does not create or contribute to any visual obstructions and does not limit vehicular access to the site.

- (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?*

Yes. If the sign were required to meet the minimum 10 feet setback the ingress from Dean Rd would become a danger to visitors of the property. The sign would encroach into the parking lot and the property would lose multiple parking spaces. The relocation of the sign could ultimately lead to a substantial financial burden on the business owner.

- (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 on a desire to reduce the costs associated with compliance. The overall cost of the new electronic sign is higher than it would be to install a new manual sign, and the new signs potentially come with a higher electric cost.

- (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. The request is not the result of any cited violations.

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

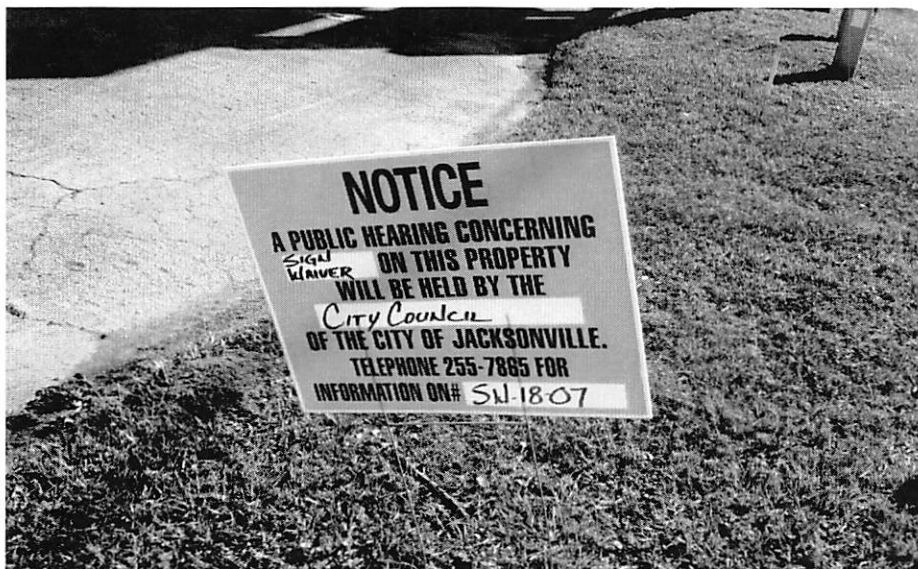
Yes. . The request will further the public interest as it recognizes the original sign location as well as assures that the safety and interests of the public and the property owner are protected.

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

Yes. As previously stated, strict compliance with the regulation could create an additional financial burden on the Applicant.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **November 13, 2018**, by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



Date: November 13, 2018

Source: Planning and Development Department

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-18-07 (Ordinance 2018-0703) be Approved with the following condition:

1. Grant of this sign waiver is personal to Diamond Real Estate Properties II, LLC and shall not run with the title to the land.



Aerial View

Source: JAXGIS



View of Property

Source: Google Map



View of the current sign facing South

Date: November 13, 2018

Source: Planning and Development Department



View of the current sign looking North along Dean Road.

Date: November 13, 2018

Source: Planning and Development Department



View of the current sign looking West along Beach Boulevard.

Date: November 13, 2018

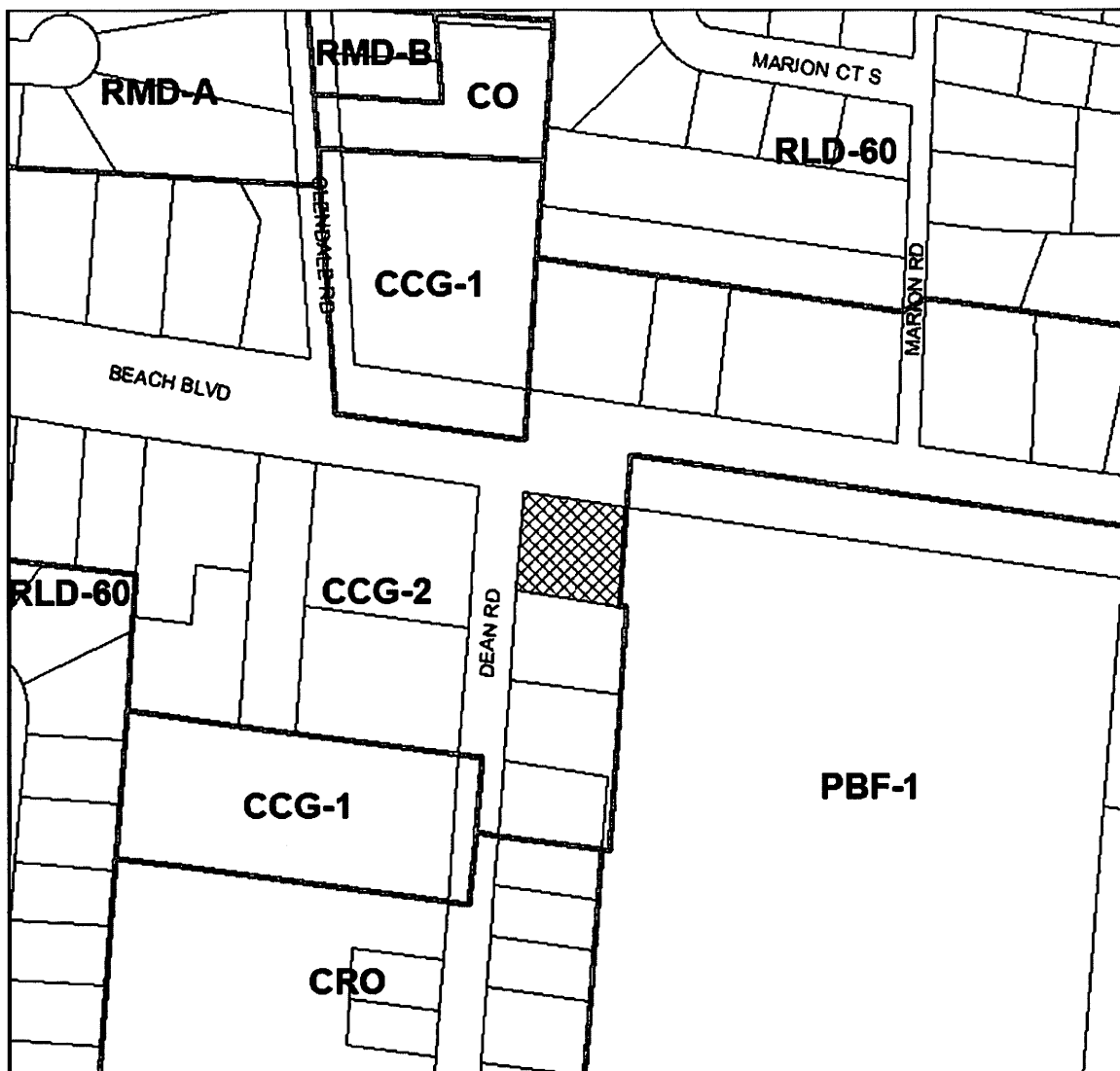
Source: Planning and Development Department



View of the neighboring property's sign to the West.

Date: November 13, 2018

Source: Planning and Development Department



<p>REQUEST SOUGHT:</p> <p>REDUCE MINIMUM SETBACK FROM 10' TO 2' ON BEACH BLVD FROM 10' TO 3' ON DEAN RD</p>	<p>LOCATION MAP:</p>	<p>0 70 140 280 Feet</p>
<p>APPLICATION NUMBER SW-18-07</p>	<p>COUNCIL DISTRICT: 4</p> <p>PAGE 1 OF 1</p>	

Legal Map
JAXGIS

Date Submitted:	2-9-18
Date Filed:	7-28-18

Application Number:	SW-18-07
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:	CCG-2	Current Land Use Category: CCG
Council District:	4	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): _____		
Applicable Section of Ordinance Code: 656.1303		
Notice of Violation(s): no active issues		
Neighborhood Associations: Greater San Souci		
Overlay: _____		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	2	Amount of Fee: \$1268
		Zoning Asst. Initials: MZ

PROPERTY INFORMATION	
1. Complete Property Address: 6708 Beach Blvd. Jacksonville, FL 32216	2. Real Estate Number: 184657-0000
3. Land Area (Acres): .41	4. Date Lot was Recorded: MAY 20, 2009
5. Property Located Between Streets: Dean Rd & West Rd.	6. Utility Services Provider: <input checked="" type="checkbox"/> City Water / City Sewer <input type="checkbox"/> <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 _____ sq. ft. to _____ 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 10' feet to 2' feet (less than 1 ft. may be granted administratively) from 10' to 3' Beach Blvd Dean Rd.

8. In whose name will the Waiver be granted?
Diamond Real Estate Properties II LLC

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: <u>Diamond Real Estate Properties II LLC</u>	11. E-mail:
12. Address (including city, state, zip): <u>6517 Lou Dr. South Jacksonville, FL 32216</u>	13. Preferred Telephone: <u>904-813-6648</u>

APPLICANT'S INFORMATION (if different from owner)

14. Name: <u>Taylor Sign & Design, Inc.</u>	15. E-mail: <u>kvarn@taylorsignco.com</u>
16. Address (including city, state, zip): <u>4162 St. Augustine Rd. Jacksonville, FL 32207</u>	17. Preferred Telephone: <u>904-396-4652</u>

KVARN


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?*

TAYLOR
Sign & Design, Inc.



RE: Cash Today Pylon Sign
6708 Beach Blvd Jacksonville, FL 32216

We, Taylor Sign & Design, are requesting a sign waiver for the above pylon sign to reduce the required setback. At the time of install the pylon sign in question was conforming to the 10-foot setback and is in line with the neighboring ground signs along Beach Blvd. The property line changed during the widening of the roads and is currently approx. 29 feet back from the inner edge of the sidewalk on Beach Blvd.

The current location is best for the sign placement. The pylon sign does not interfere with site visibility as it is setback 54 feet from Beach Blvd and 18 feet from Dean Rd. It is also more than 5 feet away from the utility lines. If the sign was moved to conform to the 10-foot setback the ingress from Dean Rd would be more dangerous. If it was moved further into the parking lot the business owner would have to give up one or more parking spaces. Correspondingly, there is a possibility that it will pose a threat to the current traffic pattern and cause a safety issue. The relocation of the sign would ultimately lead to a substantial financial burden on the business owner.

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.

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: Michael James
Signature: [Signature]
Proprietor, LLC

Applicant or Agent (if different than owner)

Print name: Randy Taylor
Signature: [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

LETTER OF AUTHORIZATION

Affidavit

To Whom It May Concern:

This letter authorizes **Taylor Sign & Design, Inc.** (or their Agents or Subcontractors) to act as Agent, to secure permits or variances required by the local governing body, and to perform sign or awning installations, removals, or maintenance at the property located at:

Property Address: 6708 beach blvd Jax fl. 32216

Company Name: Diamond real estate Properties LLC Phone Number: 904-813-6648

Name: Samy Samir Title: Manager

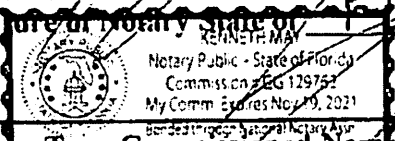
Address: 10312 Atlantic blvd Jax fl. 32216

[Signature]
SIGNATURE OF PROPERTY OWNER/AGENT

STATE OF FL

COUNTY OF Duval

Sworn to and subscribed before me this 23rd day of January, 2018

Signature of Notary State of FL

Notary Public - State of Florida
Commission #EG 129752
My Comm Expires Nov 19, 2021

Print or Type ~~Commissioned Name~~ of Notary Public

Personally Known () OR Produced Identification ()

Type of Identification Produced _____ Commission Expires _____

(Notary Stamp or Seal Required)

THIS INSTRUMENT PREPARED BY:
Crabtree & Fallar Title Services, Inc.
Scott W. Fallar
8777 San Jose Blvd., Building A, Suite 200
Jacksonville, FL 32217

RECORD AND RETURN TO:
Crabtree & Fallar Title Services, Inc.
8777 San Jose Blvd., Building A, Suite 200
Jacksonville, FL 32217

RE PARCEL ID #: 134657-0000
CONTRACT SALES PRICE: \$358,750.00

WARRANTY DEED

THIS WARRANTY DEED made this 20th day of May, 2009 by William A. Watson Jr., a married man, hereinafter referred to as Grantor, whether one or more, and whose address is 7821 Decercreek Clud Rd., Suite 200, Jacksonville, FL 32256-3698, to Diamond Real Estate Properties II, LLC, a Florida limited liability company, hereinafter referred to as Grantee, whether one or more, and whose address is 6517 Lou Drive South, Jacksonville, FL 32216

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Duval, State of Florida to wit:

See Attached Exhibit "A"

*The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

SUBJECT TO taxes accruing subsequent to December 31, 2008.

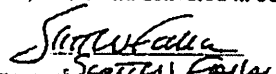
SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

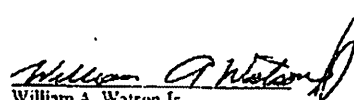
TO HAVE AND TO HOLD the same in fee simple forever.

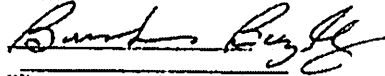
AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land, in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in our presence:


Witness
SCOTT W. FALLAR


William A. Watson Jr.


Witness
BARBARA RUBY

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 20th day of May, 2009 by William A. Watson Jr., a married man. He has produced a Driver's License as identification.


Notary Public, County and State of Florida
SCOTT W. FALLAR
Notary Printed Signature



My commission expires: _____

Documentary Stamps in the amount of \$2,511.60 have been paid.

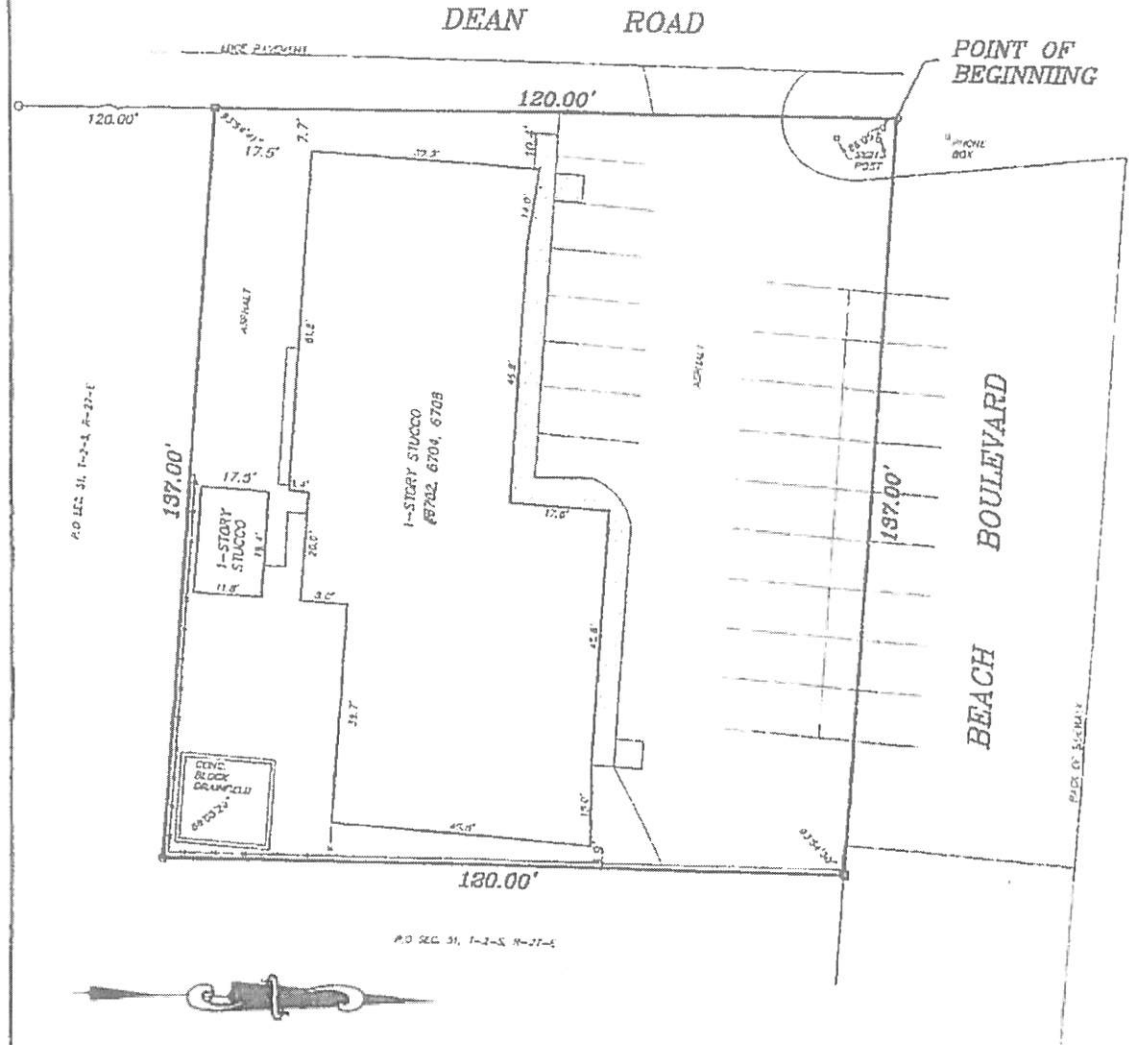
ORDINANCE _____

Legal Description

THAT CERTAIN PARCEL, TRACT OF LAND, BEING SITUATED IN THE ISAAC HENDRICKS GRANT SECTION 51, TOWNSHIP 2 SOUTH, RANGE 27 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF BEACH BOULEVARD AND DEAN ROAD, BOTH AS NOW ESTABLISHED FROM THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 137 FEET TO A POINT, RUN THENCE SOUTHERLY PARALLEL TO THE EASTERLY RIGHT OF WAY OF DEAN ROAD, A DISTANCE OF 120 FEET TO A POINT; RUN THENCE WESTERLY PARALLEL TO THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 137 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF DEAN ROAD, AS NOW ESTABLISHED, RUN THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF DEAN ROAD, AS NOW ESTABLISHED, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING.

MAP SHOWING BOUNDARY SURVEY OF

THAT CERTAIN PARCEL, TRACT OF LAND, BEING SITUATED IN THE ISSAC HENDRICKS GRANT, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 27 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF BEACH BOULEVARD, AND DEAN ROAD, BOTH AS NOW ESTABLISHED FROM THENCE EASTERLY ALONG THE SOUTHERLY PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF DEAN ROAD, A DISTANCE OF 137 FEET TO A POINT; RUN THENCE SOUTHERLY PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF DEAN ROAD, A DISTANCE OF 120 FEET TO A POINT; RUN THENCE WESTERLY PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 137 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF DEAN ROAD, AS NOW ESTABLISHED; RUN THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF DEAN ROAD, AS NOW ESTABLISHED A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING.



CERTIFIED FOR: DIAMOND REAL ESTATE PROPERTIES, LLC, STEWART TITLE GUARANTY, CRABTREE & FALLAR TITLE SERVICES, INC. WILLIAM A. WATSON, JR.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 226 FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 8-15-89 AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

TRI-STATE LAND SURVEYORS, INC.
5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

- LEGEND
- CONC. W/1
 - IRON CON.
 - (SET WITH CAP # LB 1921)
 - X- FENCE
 - IRON CON. (ROUND)
 - ⊗ CROSS CUT
 - BLRL BUILDING RESTRICTION LINE
 - ESMT EASEMENT
 - R/W RIGHT-OF-WAY
 - COV. COVERED AREA
 - ≡ CENTERLINE
 - 1/2" ART CENTERING PAD
 - (R) RADIAL DISTANCE
 - CONCRETE

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

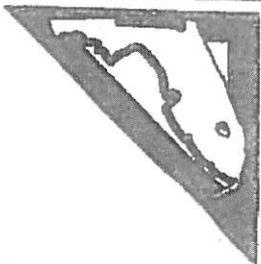
THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.

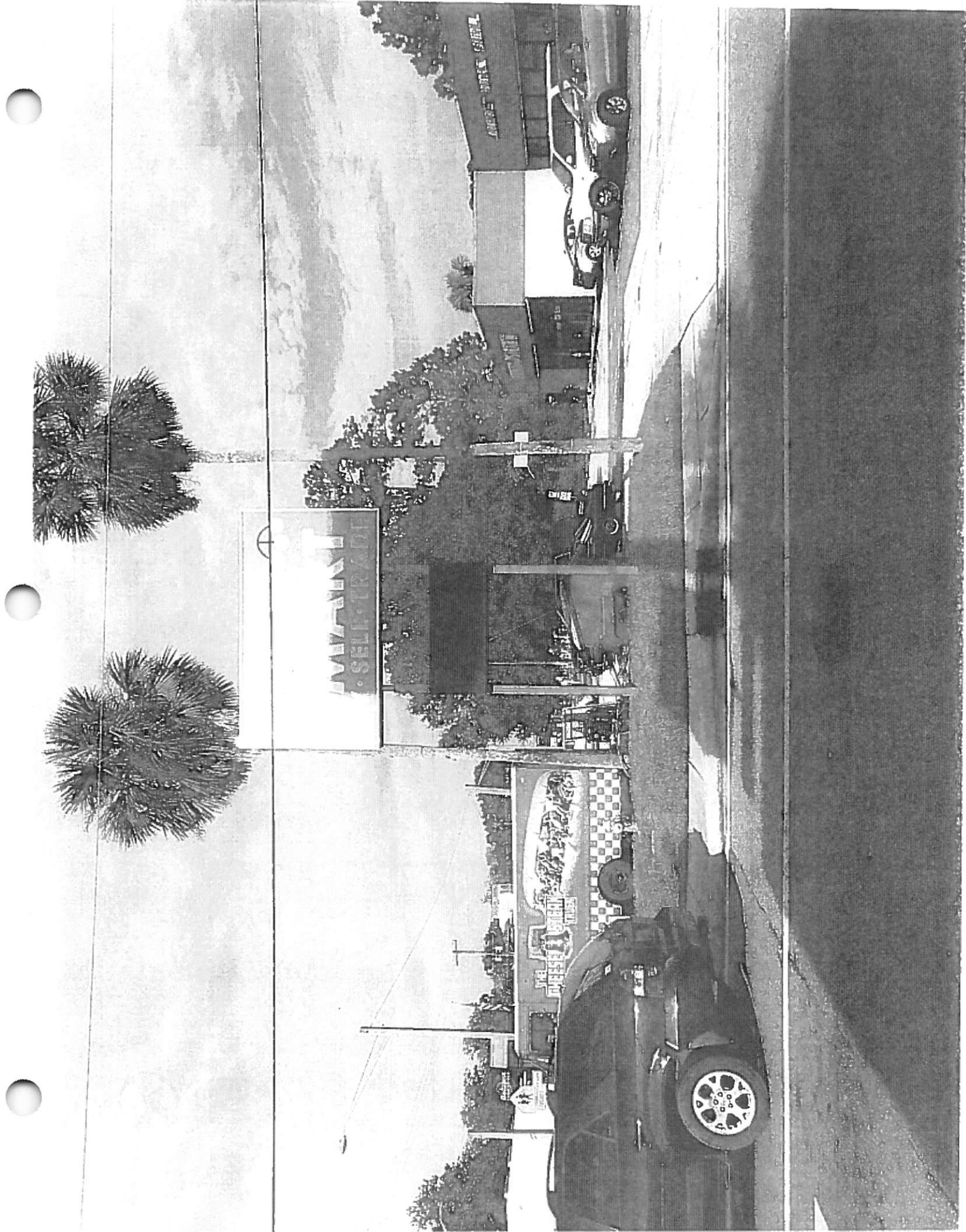
SCALE: 1" = 20'

LARRY C. EDDY, P.L.S. No. 4144
GLENN M. BROADSTREET, P.S.M. NO. 5814

FIELD WORK DATE: 5-6-09
SIGNATURE DATE: 5-7-09

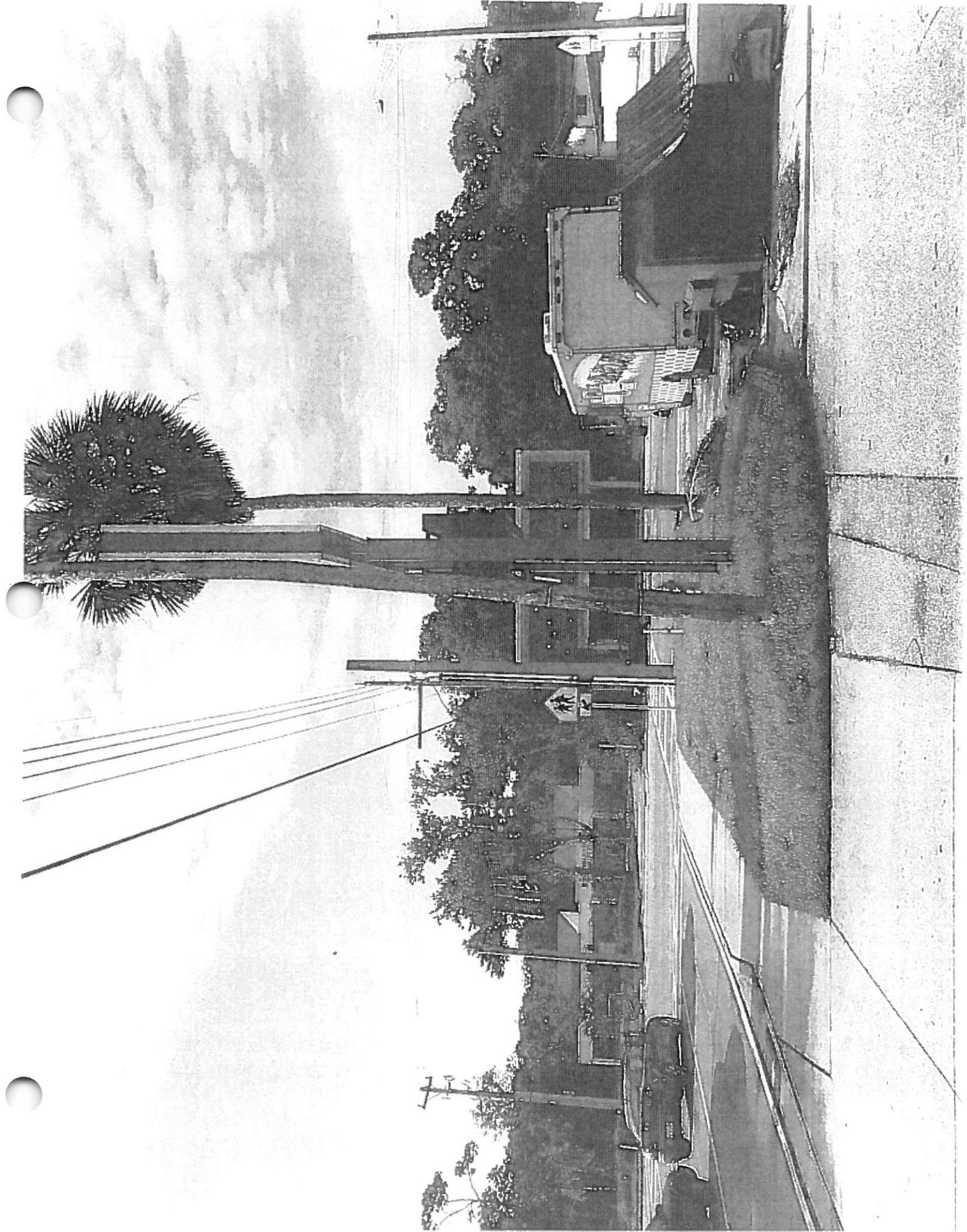
REGISTERED SURVEYOR AND MAPPER,
STATE OF FLORIDA (LB 14971)

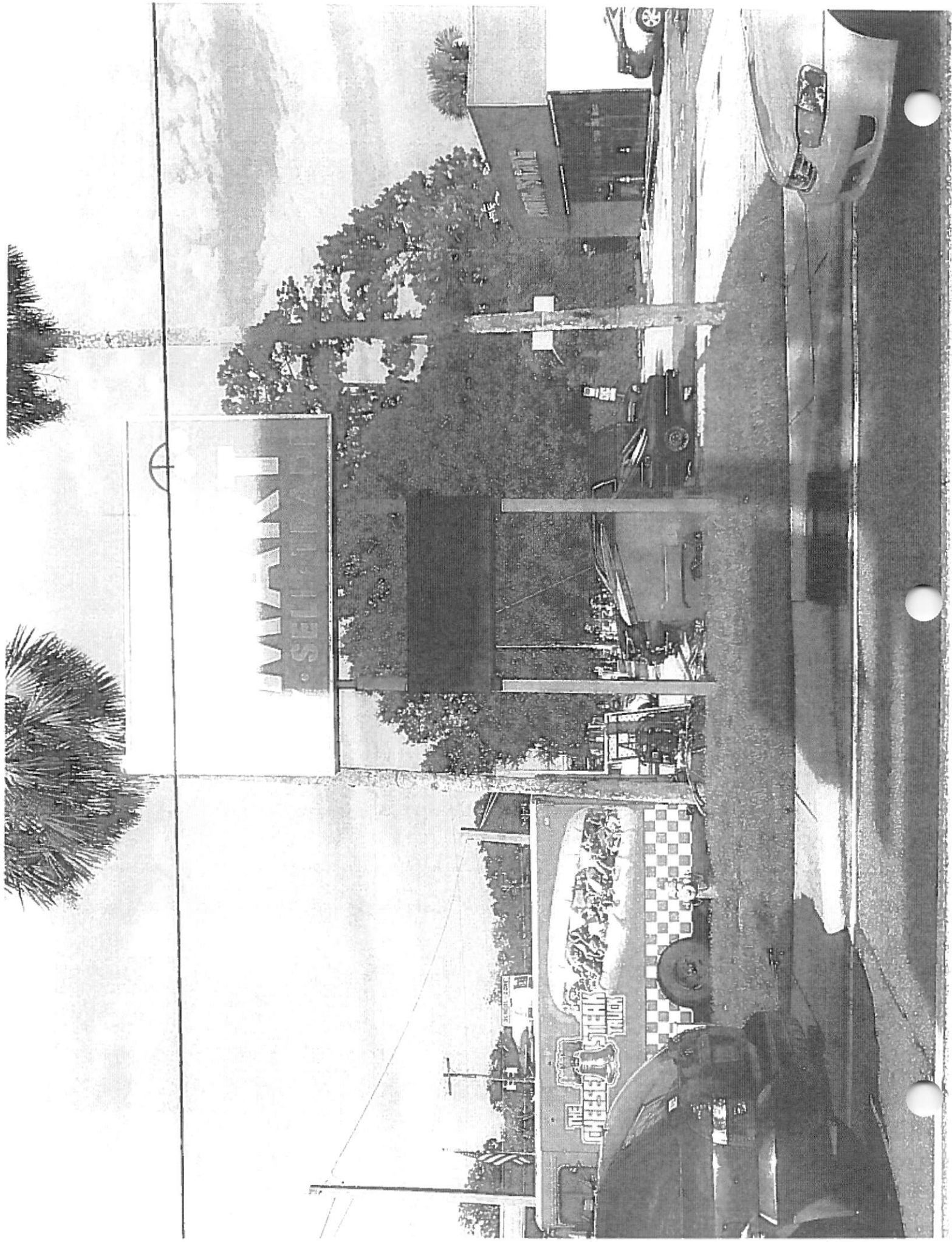




PAWN
SMART









Real Estate #: 134657 0000 (http://apps.coj.net/PAO_PropertySearch/Basic/Detail.aspx?RE=1346570000)

Owner: DIAMOND REAL ESTATE PROPERTIES II LLC

Address: 6708 BEACH BLVD

Zip Code: 32216

Transaction Price: \$358800

Transaction Year: 2009

Acres: 0.41

