

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

March 5, 2019

Location: 14016 Finis Lane
Between Mauva Juan Avenue and La Launa Circle
North

Real Estate Number(s): 160997-0180

Waiver Sought: Reduce Required Minimum Road Frontage from 72
feet to 60 feet.

Present Zoning: Residential Low Density-90 (RLD-90)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Greater Arlington Beaches, District 2

Owner: Paul and Lauri Holcombe
6353 Sprinkle Drive North
Jacksonville, Florida. 32211

Agent: Gale Booi
American Way Construction, Inc.
5984 Chevy Drive
Jacksonville, Florida. 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage Ordinance-2019-0043 (WRF-19-01) seeks to reduce the minimum required road frontage from 72 feet to 60 feet to allow for a single family dwelling to be built. In the RLD-90 Zoning District parcels of land need to be at least 9,900 Square Feet, with 72 feet of road frontage to build a single family dwelling. The Applicant is seeking to utilize a 49,403 square foot lot located at the end of Finis Lane for a new single family home. The parcel currently has 60 feet of road frontage along the end of Finis Lane, and is located adjacent to existing single family neighborhood.

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... and for minimum street frontage, pursuant to Section 656.407. Waivers are authorized to be granted by the Commission pursuant to the criteria set forth in Section 656.133(b)” [of the Zoning Code].

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application meets all of the following criteria:

- (i) *Are there any practical or economic difficulties in carrying out the strict letter of the regulation?*

Yes. There are practical and economic difficulties in carrying out the strict letter of the zoning code. In the RLD-90 Zoning District a property is required to have 72 feet of road frontage per single family dwelling. Due to the unique location of the lot with the majority of the land being behind other properties, this is not physically possible. It is neither practical, nor economically reasonable to require the applicant to reduce the size of their land to build an extension of Finis Lane to get the required 72 feet of road frontage for the RLD-90 Zoning District.

- (ii) *Is the request based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations)?*

No. Because of the unique physical characteristics of this property and abutting properties, it would not be economically feasible or logical to require the owner to build an extension of the roadway onto their property. The site is surrounded by 7 other properties, with residential properties being to the east and north, commercial to the south, and vacant timberland to the west.

- (iii) *Will the proposed waiver substantially diminish property values in, or alter the essential character of, the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?*

No. Allowing for a new single family dwelling to be built on the property will not diminish the property value of any of the 7 surrounding properties, and would allow the property to be built within the development standard of the zoning district that it resides in. The waiver will not interfere or injure any rights of the surrounding property owners.

- (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 property currently has a 60 foot wide public right of way (Finis Lane) abutting the property.

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

No. The road frontage of the subject property is at the end of a residential road that is considered low traffic. There will be little to no effect on public health safety and welfare as the requested waiver will allow for a maximum of one single family residence to have legal access to Finis Lane.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on January 24, 2019 by the Planning and Development Department the required Notice of Public Hearing sign was posted.



Source: COJ Planning and Development Department

Date: January 24, 2019

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 2019-0043 / WRF-19-01** be **APPROVED**.



Aerial View

Source: JaxGIS
Date: February 7, 2019



View of the property entrance at the end of Finis Lane.

Source: COJ Planning and Development Department
Date: January 24, 2019



View of the property from the entrance gate.

Source: COJ Planning and Development Department

Date: January 24, 2019



View of the neighboring property at 1840 La Launa Circle West. The closest neighbor to the properties entrance.

Source: COJ Planning and Development Department

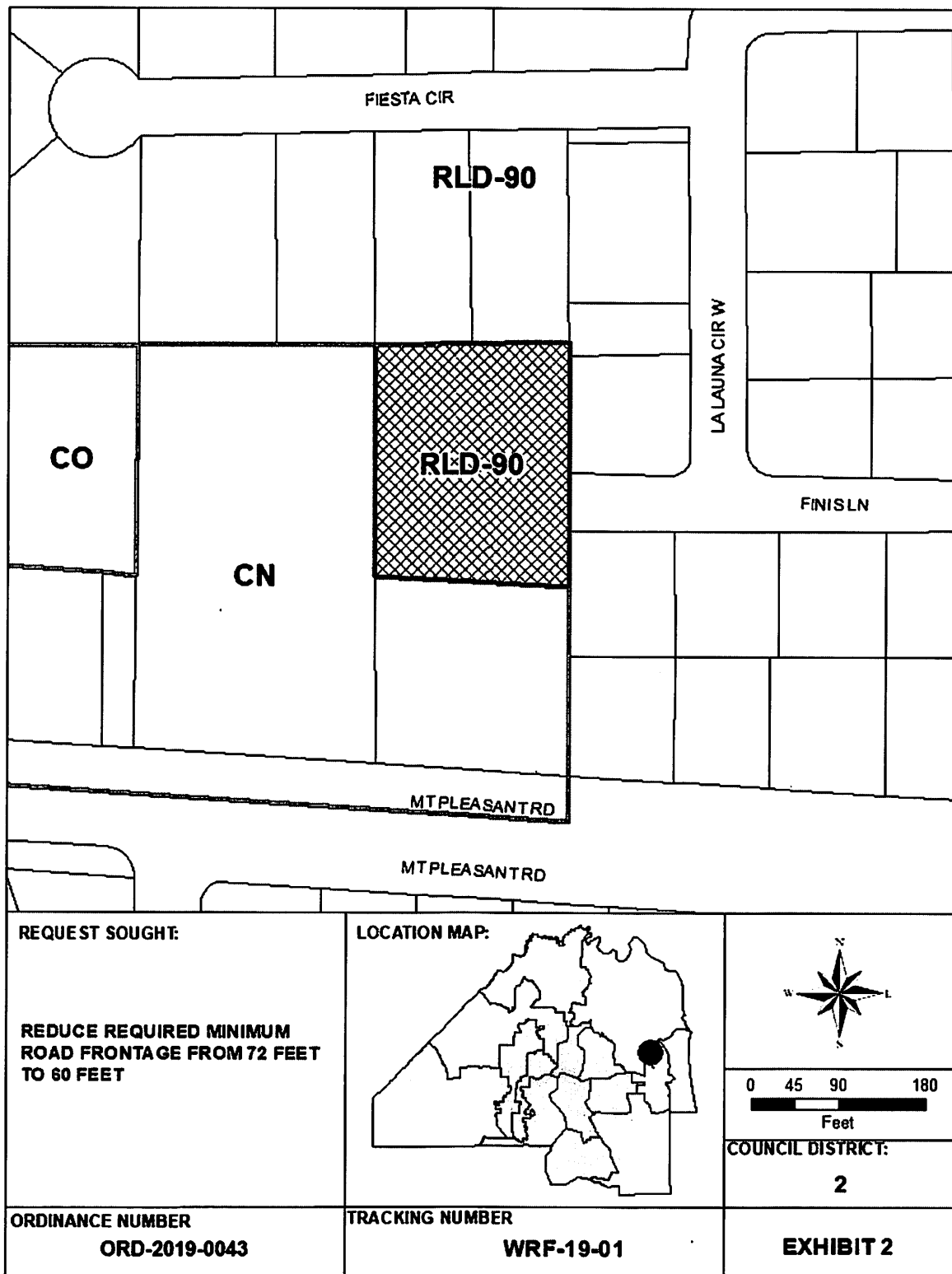
Date: January 24, 2019



View of another property at 14048 Finis Lane.

Source: COJ Planning and Development Department

Date: January 24, 2019



Legal Map

Source: JaxGIS Department
 Date: February 7, 2019

Date Submitted:	12/20/18
Date Filed:	1/7/19

Application Number:	WRF-19-01
Public Hearing:	2019-43

CC 2/26 LUZ 3/5

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: <u>RUD-90</u>	Current Land Use Category: <u>LDR</u>	
Council District: <u>2</u>	Planning District: <u>2</u>	
Previous Zoning Applications Filed (provide application numbers): <u>NONE</u>		
Applicable Section of Ordinance Code: <u>656.407 (Lot Access)</u>		
Notice of Violation(s): <u>NONE</u>		
Neighborhood Associations: <u>HUNTER MILL HOA • COMMUNITIES OF E. ARCADETON • GREATER ARCADETON CIVIC</u>		
Overlay: <u>NONE</u>		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: <u>1</u>	Amount of Fee: <u>1385.00</u>	Zoning Asst. Initials: <u>fbl.</u>

PROPERTY INFORMATION	
1. Complete Property Address: <u>14016 Finis Lane, Jacksonville, Fla 32211</u>	2. Real Estate Number: <u>160997-0180</u>
3. Land Area (Acres):	4. Date Lot was Recorded: <u>12-01-2009</u>
5. Property Located Between Streets:	6. Utility Services Provider: <input type="checkbox"/> City Water <input checked="" type="checkbox"/> City Sewer <input checked="" type="checkbox"/> Well <input checked="" type="checkbox"/> Septic
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>72</u> feet to <u>60</u> feet.	
8. In whose name will the Waiver be granted? <u>Paul & Laurie Holcombe</u>	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Paul & Laurie Holcombe	10. E-mail: ProLastic@aol.com
11. Address (including city, state, zip): 6353 Sprinkle Dr N. Jacksonville, Fla. 32211	12. Preferred Telephone: 904-743-0963

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Gale Boo: American Way Construction, Inc	14. E-mail: glynboo@gmail.com
15. Address (including city, state, zip): 5984 Chevy Dr. Jacksonville, Fl 32216	16. Preferred Telephone: 904-859-2357 (cell)

CRITERIA
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."
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:
<ul style="list-style-type: none"> i. There are practical or economic difficulties in carrying out the strict letter of the regulation; ii. The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations); iii. The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver; iv. There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street; v. The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.

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.

*The waiver is sought as this is
for a single family dwelling;
as the site plan indicates usage of.*

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: Laurie R Holcombe
Signature: Laurie R Holcombe

Applicant or Agent (if different than owner)

Print name: _____
Signature: _____

Owner(s)

Print name: _____
Signature: _____

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

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 - Individual

Date: 7/28/2017

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: 14016 Finis Lane RE#(s): 160997-0180
Jacksonville FL 32225

To Whom it May Concern:

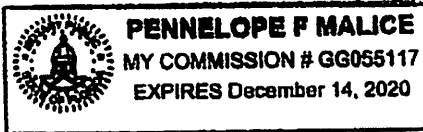
I Laurie Holcombe hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of road frontage submitted to the Jacksonville Planning and Development Department.

By Laurie R Holcombe

Print Name: Laurie R Holcombe

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 29th day of July 2017 by Laurie R Holcombe who is personally known to me or who has produced FL DL as identification and who took an oath.



Penelope F. Malice
(Signature of NOTARY PUBLIC)

Penelope F. Malice
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 12/14/2020

EXHIBIT B

Agent Authorization - Individual

Date: 11/28/2018

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 14016 Hink Lane RE#(s): 160997-0180
Jap. H. 32211

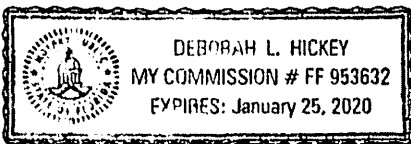
To Whom it May Concern:

You are hereby advised that Laurie K. Hickey as Owner of 14016 Hink Lane Jap. H. 32211 hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers American Way Construction LLC act as agent to file application(s) for Drainage Permits for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By Laurie K. Hickey
Print Name: Laurie K. Hickey

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 28th day of November 2018 by Laurie K. Hickey who is personally known to me or who has produced FOID as identification and who took an oath.



Deborah L. Hickey
(Signature of NOTARY PUBLIC)
Deborah L. Hickey
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 1/25/2020

EXHIBIT "A"

PARCEL 1: A PART OF GOVERNMENT LOT 8, SECTION 3, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 86°10' WEST ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86°10' WEST ALONG SAID NORTH LINE A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 00°18'30" EAST PARALLEL TO THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, A DISTANCE OF 51.11 FEET TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH RIGHT OF WAY LINE OF FINIS LANE (COUNTY ROAD NO. 3929) AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE RUN SOUTH 88°46'30" EAST ALONG SAID WESTERLY PROJECTION OF THE SOUTH RIGHT OF WAY LINE OF FINIS LANE, A DISTANCE OF 49.91 FEET; THENCE RUN SOUTH 00°18'30" WEST PARALLEL TO THE SAID NORTHERLY PROJECTION OF THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, A DISTANCE OF 53.37 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A PART OF GOVERNMENT LOT 8, SECTION 3, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 86°10'00" WEST, ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, A DISTANCE OF 60.11 FEET; THENCE NORTH 00°18'30" EAST, ALONG THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3385, PAGE 477, A DISTANCE OF 53.37 FEET; THENCE NORTH 88°45'30" WEST, ALONG THE NORTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3085, PAGE 477, A DISTANCE OF 49.91 FEET; THENCE SOUTH 00°18'30" WEST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN

OFFICIAL RECORDS BOOK 3085, PAGE 477, A DISTANCE OF 51.11 FEET; THENCE NORTH 86°10'00" WEST, ALONG THE NORTH LINE OF THE AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, A DISTANCE OF 89.89 FEET TO THE NORTHWEST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502; THENCE RUN NORTH 00°18'30" EAST, ALONG THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2776, PAGE 69, A DISTANCE OF 238.67 FEET TO THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2776, PAGE 69; THENCE RUN NORTH 89°19'30" EAST, PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 199.65 FEET; THENCE RUN SOUTH 00°18'30" WEST, ALONG THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2618, PAGE 502, A DISTANCE OF 254.42 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE FOLLOWING EASEMENTS IN OFFICIAL RECORDS BOOK 3297, PAGE 215 ALSO OFFICIAL RECORDS BOOK 2687, PAGE 595 ALSO OFFICIAL RECORDS BOOK 3085, PAGE 479, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

HOLCOMBE PAUL
653 SPRINKLE DR N
JACKSONVILLE, FL 32211
HOLCOMBE LAURIE

Primary Street Address
14016 FINIS LN
Jacksonville FL 32225

Property Appraiser - Property Details
Official Record Book/Page
15101-00018

Title # 8403

14016 FINIS LN
Property Detail

RE #	160997-0180
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	20048 Neighborhood # 020048.00
Total Area	49.403

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.

Value Summary

2016 Certified	2017 In Progress
Value Method	CAMA
Total Building Value	\$0.00
Extra Feature Value	\$0.00
Land Value (Market)	\$99,568.00
Land Value (Agric.)	\$0.00
Just (Market) Value	\$99,568.00
Assessed Value	\$93,878.00
Cap Diff/Portability Amt	\$5,690.00 / \$0.00
Exemptions	\$0.00
Taxable Value	\$93,878.00
	See below
	See below

Table Value 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

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
15101-00018	12/1/2009	\$50,000.00	SW - Special Warranty	Unqualified	Vacant
14958-01907	8/3/2009	\$100.00	CT - Certificate of Title	Unqualified	Vacant
14958-00740	7/2/2009	\$100.00	CT - Certificate of Title	Unqualified	Vacant
13705-01626	12/6/2006	\$145,000.00	WD - Warranty Deed	Qualified	Vacant
12366-02259	3/4/2005	\$100,000.00	WD - Warranty Deed	Unqualified	Vacant
11220-01964	7/14/2003	\$40,000.00	SW - Special Warranty	Unqualified	Vacant
04525-00812	12/8/1977	\$12,000.00	WD - Warranty Deed	Unqualified	Vacant
04262-00470	10/28/1976	\$3,500.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES ID 3-7 UNITS PER AC	RLD-90	254.00	194.00	Common	254.00	Front Footage	\$99,568.00

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Roll-back
Gen Gov Ex B & B	\$93,878.00	\$0.00	\$93,878.00	\$976.50	\$1,074.14	\$1,038.36
Public Schools: By State Law	\$93,878.00	\$0.00	\$93,878.00	\$415.54	\$453.43	\$467.77
By Local Board	\$93,878.00	\$0.00	\$93,878.00	\$191.85	\$223.83	\$215.96
FL Inland Navigation Dist.	\$93,878.00	\$0.00	\$93,878.00	\$2.73	\$3.00	\$2.81
Water Mgmt Dist. SJRWMD	\$93,878.00	\$0.00	\$93,878.00	\$25.80	\$27.08	\$27.08
Gen Gov Voted	\$93,878.00	\$0.00	\$93,878.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$93,878.00	\$0.00	\$93,878.00	\$0.00	\$0.00	\$0.00
Totals	\$93,878.00	\$0.00	\$93,878.00	\$1,612.42	\$1,781.48	\$1,751.98
Assessed Value	\$85,344.00	\$0.00	\$85,344.00			
Last Year	\$99,568.00					
Current Year	\$93,878.00					

2016 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

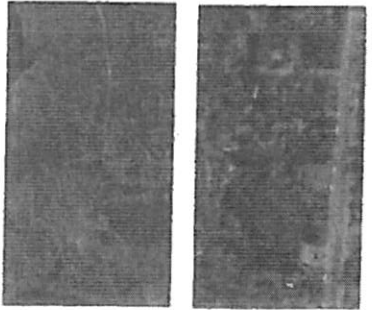
NEW HOLCOMBE RESIDENCE
 14016 FINIS LANE
 JACKSONVILLE, FLORIDA



Brice D. Amalfitano, A.I.A.
 ARCHITECT
 14016 FINIS LANE
 JACKSONVILLE, FLORIDA 32218
 TEL: 904.731.1111
 FAX: 904.731.1112
 WWW.BRICEAMALFITANO.COM

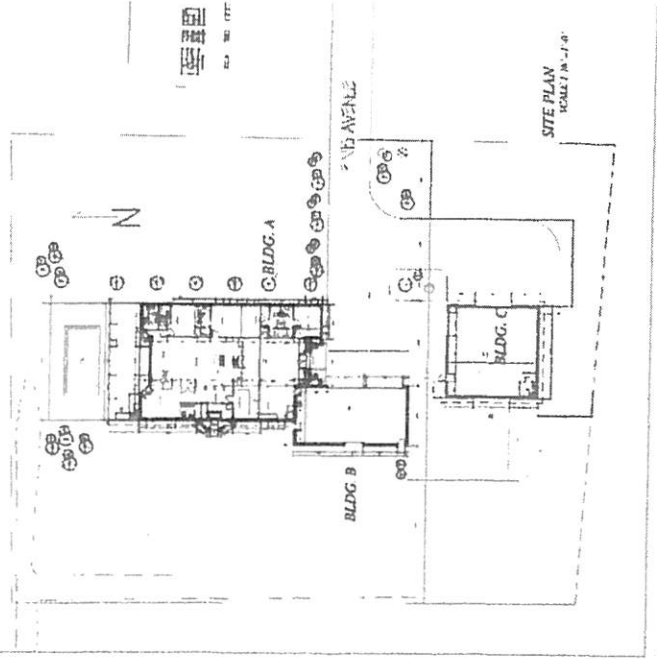
NEW HOLCOMBE RESIDENCE
 14016 FINIS LANE
 JACKSONVILLE, FLORIDA

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PRESCRIPTION
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE FLORIDA BUILDING CODE (FBC).
 ALL MATERIALS SHALL BE APPROVED BY THE LOCAL PERMITS DEPARTMENT.
 ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE LOCAL PERMITS DEPARTMENT.
 ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	FOUNDATION	1	SQ. FT.	100.00	100.00
2	FLOORING	1	SQ. FT.	200.00	200.00
3	CEILING	1	SQ. FT.	150.00	150.00
4	WALLS	1	SQ. FT.	300.00	300.00
5	ROOFING	1	SQ. FT.	100.00	100.00
6	MECHANICAL	1	SQ. FT.	100.00	100.00
7	ELECTRICAL	1	SQ. FT.	100.00	100.00
8	PLUMBING	1	SQ. FT.	100.00	100.00
9	PAINTING	1	SQ. FT.	100.00	100.00
10	LANDSCAPING	1	SQ. FT.	100.00	100.00
11	CONCRETE	1	SQ. FT.	100.00	100.00
12	GLASS	1	SQ. FT.	100.00	100.00
13	IRONWORK	1	SQ. FT.	100.00	100.00
14	MECHANICAL	1	SQ. FT.	100.00	100.00
15	ELECTRICAL	1	SQ. FT.	100.00	100.00
16	PLUMBING	1	SQ. FT.	100.00	100.00
17	PAINTING	1	SQ. FT.	100.00	100.00
18	LANDSCAPING	1	SQ. FT.	100.00	100.00
19	CONCRETE	1	SQ. FT.	100.00	100.00
20	GLASS	1	SQ. FT.	100.00	100.00
21	IRONWORK	1	SQ. FT.	100.00	100.00
22	MECHANICAL	1	SQ. FT.	100.00	100.00
23	ELECTRICAL	1	SQ. FT.	100.00	100.00
24	PLUMBING	1	SQ. FT.	100.00	100.00
25	PAINTING	1	SQ. FT.	100.00	100.00
26	LANDSCAPING	1	SQ. FT.	100.00	100.00
27	CONCRETE	1	SQ. FT.	100.00	100.00
28	GLASS	1	SQ. FT.	100.00	100.00
29	IRONWORK	1	SQ. FT.	100.00	100.00
30	MECHANICAL	1	SQ. FT.	100.00	100.00
31	ELECTRICAL	1	SQ. FT.	100.00	100.00
32	PLUMBING	1	SQ. FT.	100.00	100.00
33	PAINTING	1	SQ. FT.	100.00	100.00
34	LANDSCAPING	1	SQ. FT.	100.00	100.00
35	CONCRETE	1	SQ. FT.	100.00	100.00
36	GLASS	1	SQ. FT.	100.00	100.00
37	IRONWORK	1	SQ. FT.	100.00	100.00
38	MECHANICAL	1	SQ. FT.	100.00	100.00
39	ELECTRICAL	1	SQ. FT.	100.00	100.00
40	PLUMBING	1	SQ. FT.	100.00	100.00
41	PAINTING	1	SQ. FT.	100.00	100.00
42	LANDSCAPING	1	SQ. FT.	100.00	100.00
43	CONCRETE	1	SQ. FT.	100.00	100.00
44	GLASS	1	SQ. FT.	100.00	100.00
45	IRONWORK	1	SQ. FT.	100.00	100.00
46	MECHANICAL	1	SQ. FT.	100.00	100.00
47	ELECTRICAL	1	SQ. FT.	100.00	100.00
48	PLUMBING	1	SQ. FT.	100.00	100.00
49	PAINTING	1	SQ. FT.	100.00	100.00
50	LANDSCAPING	1	SQ. FT.	100.00	100.00



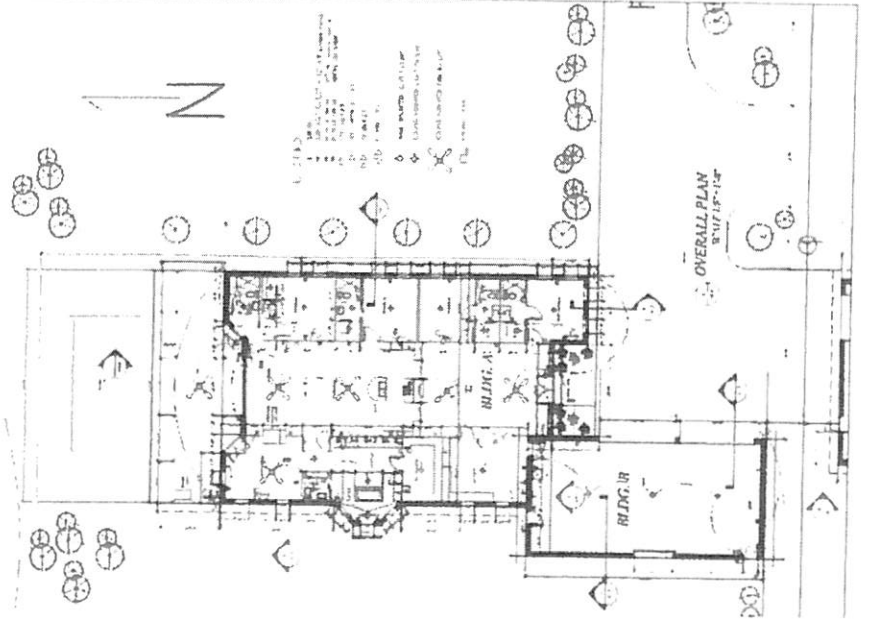
NEW HOLCOMBE RESIDENCE
 14016 FINIS LANE
 JACKSONVILLE, FLORIDA



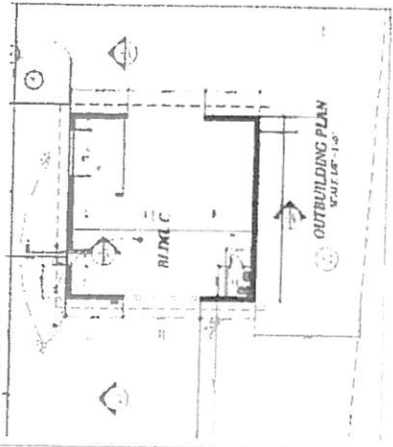
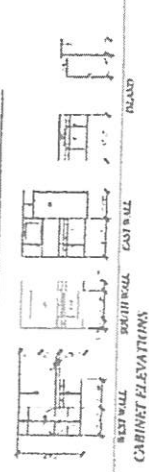
Brice D. Amalfitano, A.I.A.
 ARCHITECT
 14016 FINIS LANE
 JACKSONVILLE, FLORIDA 32218
 TEL: 904.731.1111
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 WWW.BRICEAMALFITANO.COM

NEW HOLCOMBE RESIDENCE
 14016 FINIS LANE
 JACKSONVILLE, FLORIDA

111



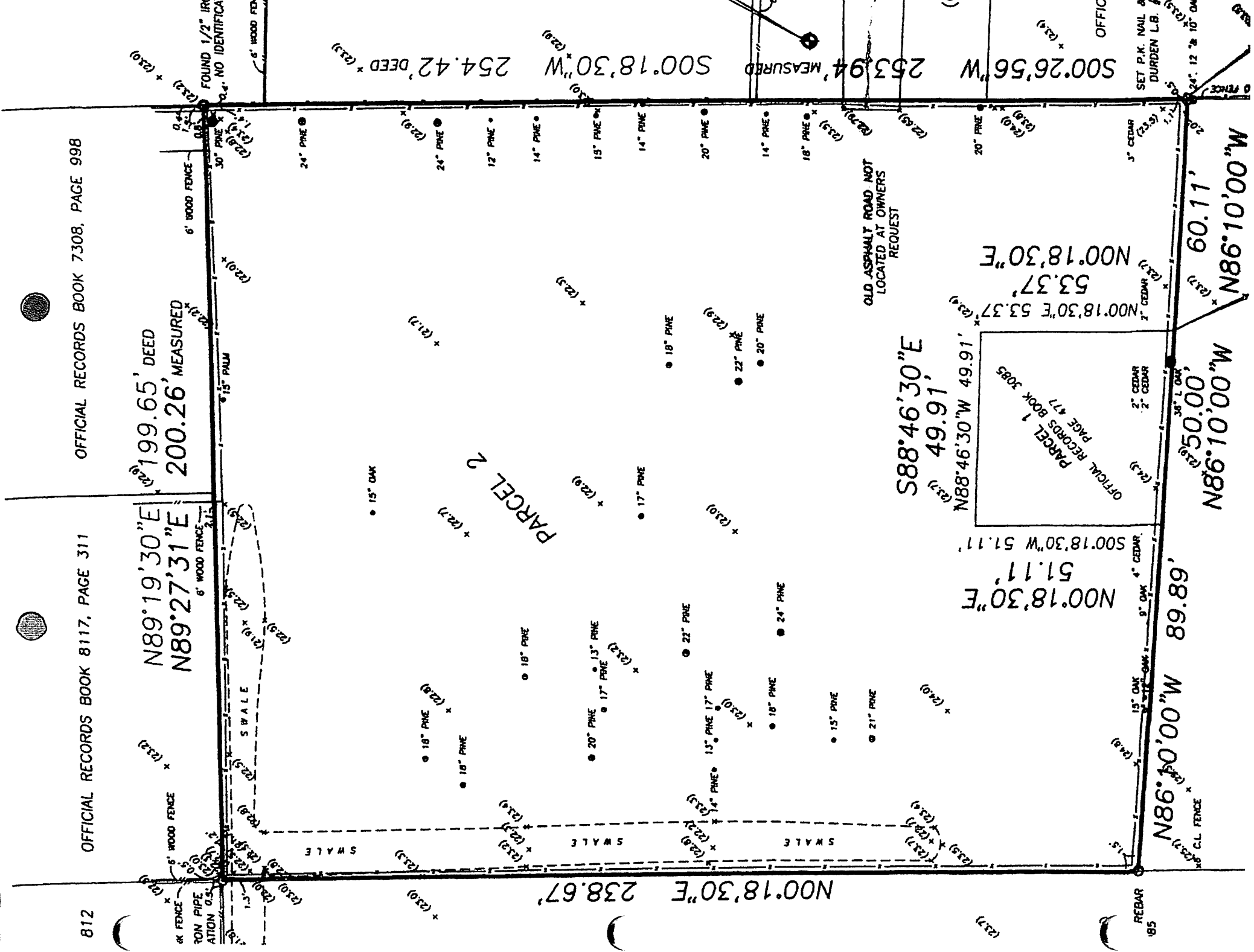
NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	FOUNDATION	1	SQ. FT.	100.00	100.00
2	FLOORING	1	SQ. FT.	200.00	200.00
3	CEILING	1	SQ. FT.	150.00	150.00
4	WALLS	1	SQ. FT.	300.00	300.00
5	ROOFING	1	SQ. FT.	100.00	100.00
6	MECHANICAL	1	SQ. FT.	100.00	100.00
7	ELECTRICAL	1	SQ. FT.	100.00	100.00
8	PLUMBING	1	SQ. FT.	100.00	100.00
9	PAINTING	1	SQ. FT.	100.00	100.00
10	LANDSCAPING	1	SQ. FT.	100.00	100.00
11	CONCRETE	1	SQ. FT.	100.00	100.00
12	GLASS	1	SQ. FT.	100.00	100.00
13	IRONWORK	1	SQ. FT.	100.00	100.00
14	MECHANICAL	1	SQ. FT.	100.00	100.00
15	ELECTRICAL	1	SQ. FT.	100.00	100.00
16	PLUMBING	1	SQ. FT.	100.00	100.00
17	PAINTING	1	SQ. FT.	100.00	100.00
18	LANDSCAPING	1	SQ. FT.	100.00	100.00
19	CONCRETE	1	SQ. FT.	100.00	100.00
20	GLASS	1	SQ. FT.	100.00	100.00
21	IRONWORK	1	SQ. FT.	100.00	100.00
22	MECHANICAL	1	SQ. FT.	100.00	100.00
23	ELECTRICAL	1	SQ. FT.	100.00	100.00
24	PLUMBING	1	SQ. FT.	100.00	100.00
25	PAINTING	1	SQ. FT.	100.00	100.00
26	LANDSCAPING	1	SQ. FT.	100.00	100.00
27	CONCRETE	1	SQ. FT.	100.00	100.00
28	GLASS	1	SQ. FT.	100.00	100.00
29	IRONWORK	1	SQ. FT.	100.00	100.00
30	MECHANICAL	1	SQ. FT.	100.00	100.00
31	ELECTRICAL	1	SQ. FT.	100.00	100.00
32	PLUMBING	1	SQ. FT.	100.00	100.00
33	PAINTING	1	SQ. FT.	100.00	100.00
34	LANDSCAPING	1	SQ. FT.	100.00	100.00
35	CONCRETE	1	SQ. FT.	100.00	100.00
36	GLASS	1	SQ. FT.	100.00	100.00
37	IRONWORK	1	SQ. FT.	100.00	100.00
38	MECHANICAL	1	SQ. FT.	100.00	100.00
39	ELECTRICAL	1	SQ. FT.	100.00	100.00
40	PLUMBING	1	SQ. FT.	100.00	100.00
41	PAINTING	1	SQ. FT.	100.00	100.00
42	LANDSCAPING	1	SQ. FT.	100.00	100.00
43	CONCRETE	1	SQ. FT.	100.00	100.00
44	GLASS	1	SQ. FT.	100.00	100.00
45	IRONWORK	1	SQ. FT.	100.00	100.00
46	MECHANICAL	1	SQ. FT.	100.00	100.00
47	ELECTRICAL	1	SQ. FT.	100.00	100.00
48	PLUMBING	1	SQ. FT.	100.00	100.00
49	PAINTING	1	SQ. FT.	100.00	100.00
50	LANDSCAPING	1	SQ. FT.	100.00	100.00



N89°19'30"E
N89°27'31"E

199.65' DEED
200.26' MEASURED

500°18'30"E 238.67'
500°18'30"W 254.42' DEED



REBAR 85

N86°10'00"W 89.89'

N86°10'00"W 50.00'
N86°10'00"W

60.11'
N86°10'00"W

S88°46'30"E
49.91'

N00°18'30"E 51.11'
N00°18'30"W 51.11'

N00°18'30"E 53.37'
N00°18'30"E

OLD ASPHALT ROAD NOT
LOCATED AT OWNERS
REQUEST

PARCEL 1 3085
OFFICIAL RECORDS BOOK 477
2' CEDAR
2' CEDAR

3" CEDAR

9" OAK 4' CEDAR

REBAR 85

15'

15" OAK

9" OAK 4' CEDAR

2' CEDAR
2' CEDAR

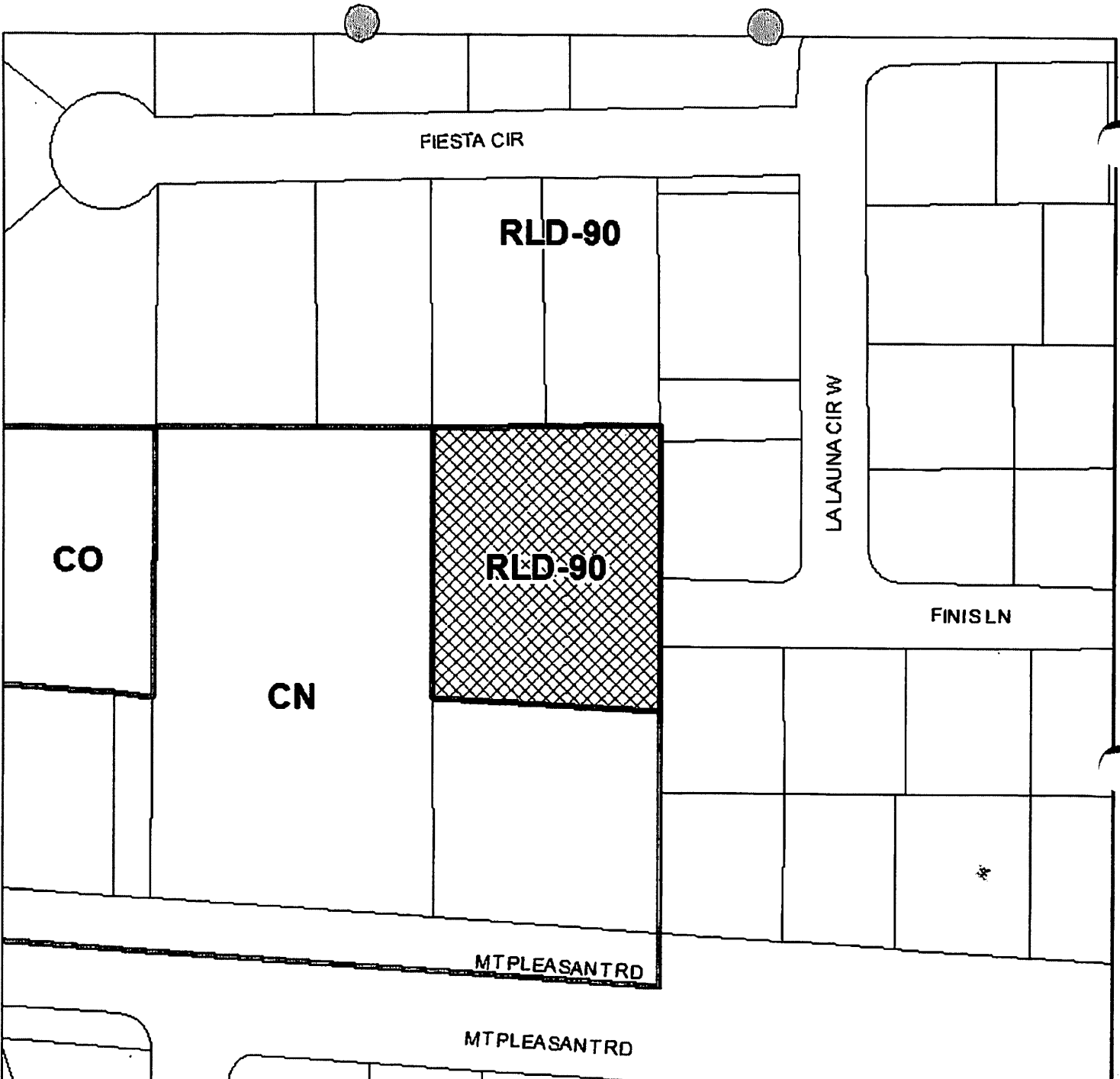
3" CEDAR

SET P.K. NAIL &
DURDEN L.B. #1

24' 12" & 10' OAK

OFFICE

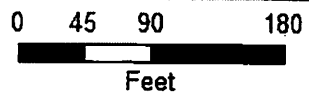
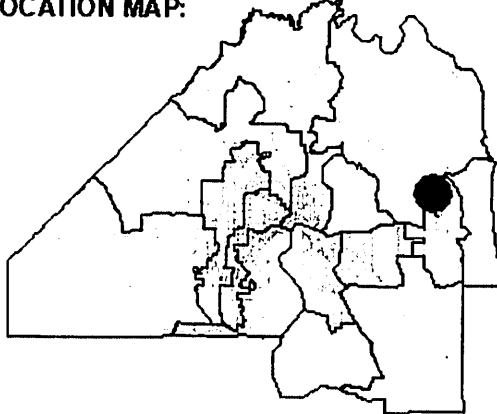
OFFICE



REQUEST SOUGHT:

REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 72 FEET TO 60 FEET

LOCATION MAP:



COUNCIL DISTRICT:

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TRACKING NUMBER

WRF-19-01

EXHIBIT 2