

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2019-236 (WRF-19-08)

MAY 21, 2019

Location: 1653 Lake Road;
between Yellow Bluff Road and Dead End

Real Estate Number(s): 108409-1600

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

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

Current Land Use Category: Rural Residential (RR)

Planning District: North, District 6

Owner(s): Robert Hickson Jr
12601 Shirley Oaks Lane
Jacksonville, Florida 32218

Staff Recommendation: DENY

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2019-236 (WRF-19-08)** seeks to reduce the required minimum road frontage from 80 feet to 0 feet for construction of a single family dwelling in the Rural Residential-Acre Zoning District. The subject property was originally part of a large property RE# 108409-0000 which was not a plated neighborhood. Over the years the property has been divided from a larger lot and sold off in pieces to individuals, creating a de facto subdivision and circumventing *Code of Subdivision Regulation*. Lake Road is a private access easement. The subject property is currently vacant and the applicant has plans to build a single family dwelling on the property if approved. Lake Road is accessed from Yellow Bluff Road.

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?*

No. The subject property does not have direct access to Yellow Bluff Road from their property. The access easement that the owners propose to use to get to Yellow Bluff Road is a 60 foot wide easement privately owned by Stephen and Tammy Brown Revocable Trust. Each property owner along "Lake Road" uses this easement but it a private road not recognized by the City as legal access because it is not a recognized private road or a City maintained road for access. Creating this road to City standards would be the responsibility of the Stephen and Tammy Brown Revocable Trust. There is no competent, substantial evidence demonstrating a practical or economic difficulty in complying with Section 656.407 of the Zoning Code.

Staff conducted an extensive analysis of all road frontage reductions requested along Yellow Bluff Road, a 2-lane collector roadway. Approximately seven (7) miles in length, over 15 road frontage requests were filed along Yellow Bluff Road. More specifically, Planning Commission granted road frontage reductions for the following properties:

- V-92-58 – reduction from 80 feet to 0 feet; approved on June 25, 1992
- V-96-10 – reduction from 80 feet to 0 feet; approved on March 28, 1996
- V-96-22 – reduction from 160 feet to 0 feet; approved on April 11, 1996
- V-96-126 – reduction from 160 feet to 0 feet; approved on November 14, 1996
- V-97-149 – reduction from 160 feet to 0 feet; approved on January 29, 1998
- V-98-192 – reduction from 198 feet to 48 feet; approved on February 12, 1999
- WRF-99-09 – reduction from 80 feet to 0 feet; approved on May 13, 1999
- WRF-99-10 – reduction from 80 feet to 0 feet; approved on May 13, 1999
- WRF-99-11 – reduction from 80 feet to 0 feet; approved on May 13, 1999
- WRF-99-19 – reduction from 80 feet to 0 feet; approved on July 29, 1999
- WRF-99-20 – reduction from 80 feet to 0 feet; approved on August 12, 1999
- WRF-01-14 – reduction from 80 feet to 0 feet; approved on June 14, 2001
- WRF-01-22 – reduction from 160 feet to 0 feet; approved on August 16, 2001
- WRF-02-14 – reduction from 80 feet to 0 feet; approved on June 27, 2002
- WRF-03-08 – reduction from 80 feet to 0 feet; approved on April 10, 2003
- WRF-04-12 – reduction from 80 feet to 0 feet; approved on June 8, 2004

The Planning & Development Department has recommended denial for several of these applications.

- (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)?*

Yes. The subject property was subdivided from a lot of record in 1995 by the Taylor Family. All of the lots along Lake Road were created this way, chunk by chunk, creating a de facto subdivision which circumvented *Code of Subdivision Regulation* by doing so. A subdivision is described in Chapter 654.106 (nn) as, “the act of dividing a tract or parcel of land into three or more lots, building sites or other divisions for the purpose, whether immediate or future, of sale or building development according to a plat of record and includes the dedication of a new street, the approval of private streets, or a change in existing streets”. The result of this subdivision by the property owners is a de facto subdivision without adequate provision for access via an approved public or private road, effectively circumventing Chapter 654 (*Code of Subdivision Regulations*) as well as Section 656.407 (*Lot to have access*) of the Zoning Code. According to old deed records the Taylor Family has been selling off pieces of their land since the early 1990s. What was once one lot before consolidation is now over 40 lots with only about half having legal access.

- (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 the property owner to be able to build a single family dwelling on an illegally subdivided lot. The grant of the waiver will allow further development of a de facto subdivision that lacks the development standards required by the Code of Subdivision Regulations, such as roads with curb and gutter, storm water retention, sidewalks and lighting.

- (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 60 foot easement for ingress and egress from Yellow Bluff Road called Lake Road, privately owned by Stephen and Tammy Brown Revocable Trust. The owners of the subject property are proposing to access their lot via the 60 feet access easement of which they have approximately 200 ft of frontage on.

- (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

May 21, 2019

frontage may make finding the lot difficult for fire, rescue, and public services. Additionally, maintenance of the easement is not clear because it owned by a private entity and not by the City. Furthermore, the development of residences using easements has resulted in the creation of a disorganized de facto subdivision lacking continuity of development and lacking city-approved roads, drainage, and sidewalks.

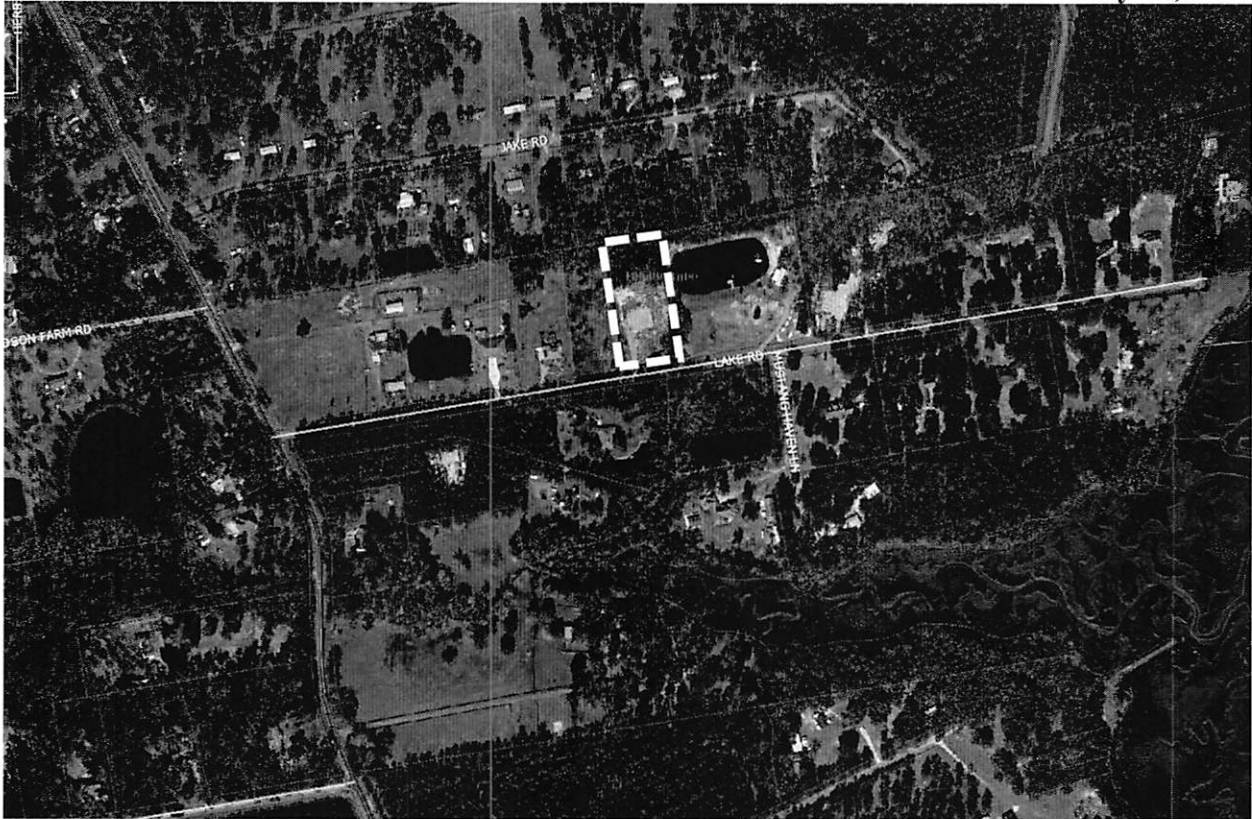
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on April 23, 2019 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 2019-236 (WRF-19-08)** be **DENIED**.



Aerial



Proposed access to subject property

Date: April 23, 2019

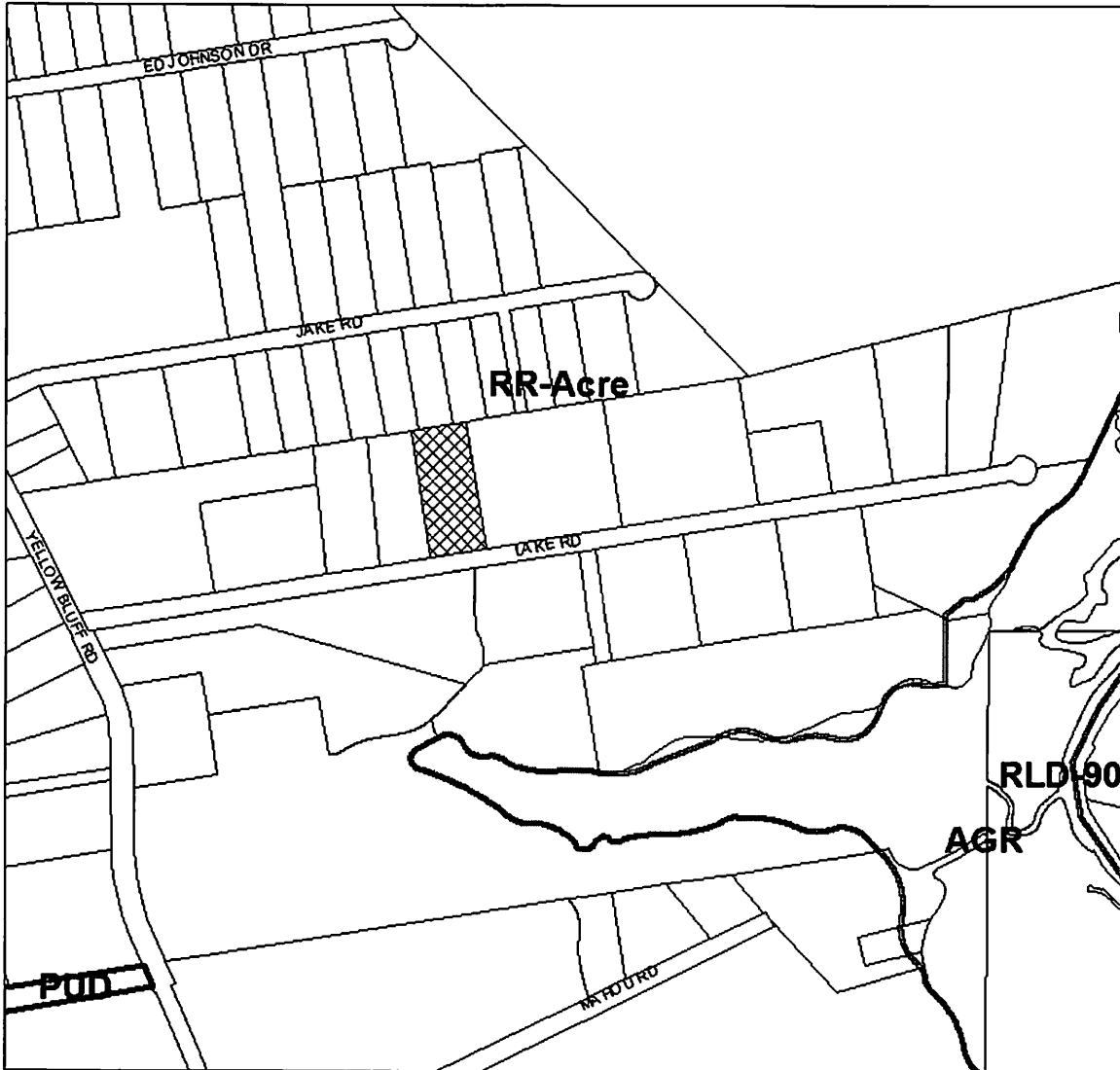
Source: COJ Planning & Development Department



Subject Property

Date: April 23, 2019

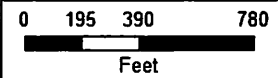
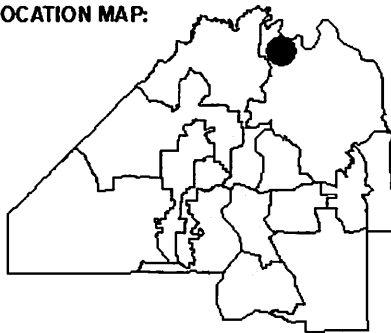
Source: COJ Planning & Development Department



REQUEST SOUGHT:

**REDUCE REQUIRED MINIMUM
ROAD FRONTAGE FROM 80 FEET
TO 0 FEET**

LOCATION MAP:



COUNCIL DISTRICT:

2

APPLICATION NUMBER

WRF-19-08

**EXHIBIT 2
PAGE 1 OF 1**

Date Submitted: 3-12-19
Date Filed: 3/21/2019

Application Number: WRF-19-08
Public Hearing: 2019-236

Application for Waiver of Minimum Required Road Frontage

City of Jacksonville, Florida
Planning and Development Department

RECEIVED

MAR 12 2019

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. ZONING SECTION

For Official Use Only		
Current Zoning District: <u>RR-A</u>	Current Land Use Category: <u>RR</u>	
Council District: <u>2</u>	Planning District: <u>6</u>	
Previous Zoning Applications Filed (provide application numbers): <u>NONE</u>		
Applicable Section of Ordinance Code: <u>696.407</u>		
Notice of Violation(s): <u>NONE</u>		
Neighborhood Associations: <u>M+M DAIRY</u>		
Overlay: <u>N/A</u>		
LUZ Public Hearing Date: <u>5-21-19</u>	City Council Public Hearing Date: <u>5-15-19</u>	
Number of Signs to Post: <u>1</u>	Amount of Fee: <u>\$1,295.00</u>	Zoning Asst. Initials: <u>tot</u>

PROPERTY INFORMATION	
1. Complete Property Address: <u>1653 LAKE RD.</u>	2. Real Estate Number: <u>108409-1600</u> ✓
3. Land Area (Acres): <u>2.00</u>	4. Date Lot was Recorded: <u>6-5-07</u>
5. Property Located Between Streets: <u>YELLOW BLUFF AND JAKE</u>	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: <u>Minimum Required Road Frontage</u> Reduce Required Minimum Road Frontage from <u>80'</u> feet to <u>0'</u> feet.	
8. In whose name will the Waiver be granted? <u>Robert K. Hickson</u>	

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.

LAKE ROAD IS A PRIVATE ROAD THAT IS ACCESSIBLE FROM YELLOW BLUFF ROAD. I HAVE OWNED THIS PROPERTY SINCE 2007. I AM IN THE PROCESS OF BUILDING HOME ON LOT.

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: Robert K. Hickson Jr

Signature: [Signature]

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

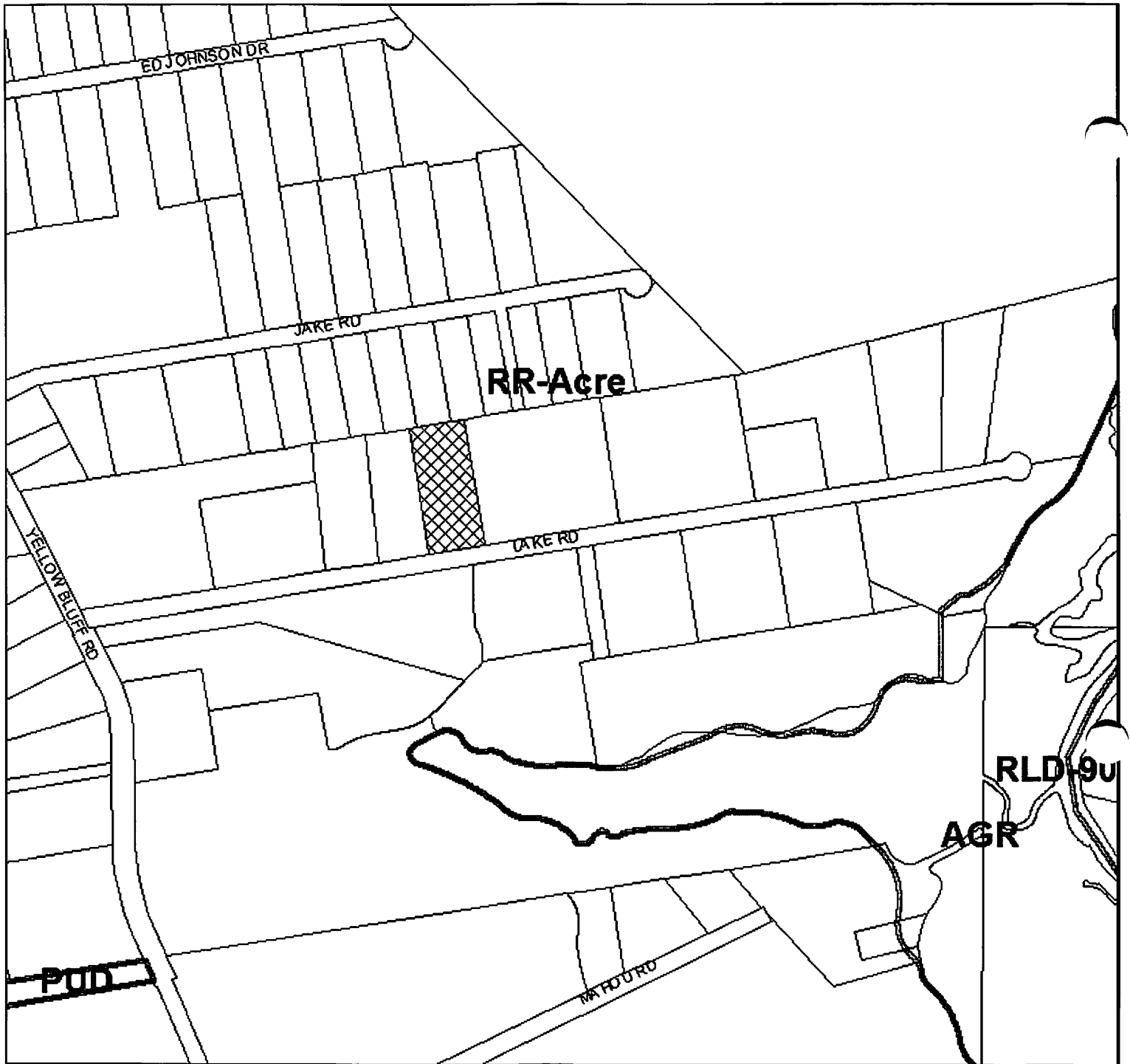
EXHIBIT 1

Legal Description

A PART OF THE JOHN HOUSTON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 42 WITH THE EASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 80° 45' 00" EAST ALONG SAID NORTH LINE OF SECTION 42, 1400.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80° 45' 00" EAST ALONG SAID NORTH LINE OF SECTION 42, 193.60 FEET; THENCE SOUTH 09° 15' 00" EAST, 450.00 FEET; THENCE SOUTH 80° 45' 00" WEST, 193.60 FEET; THENCE NORTH 09° 15' 00" WEST, 450.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.0 ACRES, MORE OR LESS.

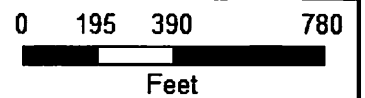
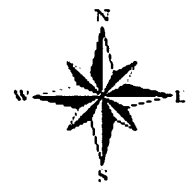
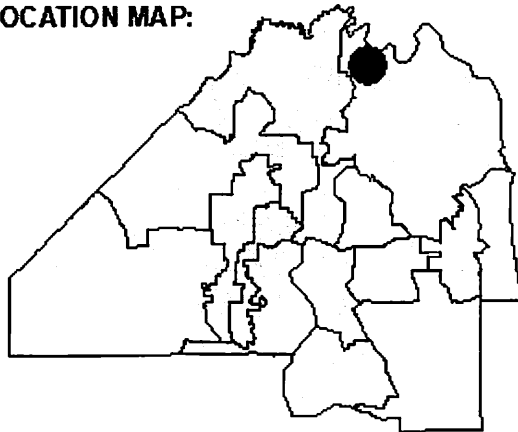
TOGETHER WITH A 60 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: PART OF THE JOHN HOUSTON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 42, WITH THE EASTERLY RIGHT-OF-WAY LINE OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 27° 05' 40" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 472.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 27° 05' 40" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 63.03 FEET; THENCE NORTH 80° 45' 00" EAST, 2747.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 27.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68° 09' 33" EAST, 25.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 211.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21° 50' 27" EAST, 85.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 80° 45' 00" WEST, 2833.16 FEET TO THE POINT OF BEGINNING.



REQUEST SOUGHT:

REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 80 FEET TO 0 FEET

LOCATION MAP:



COUNCIL DISTRICT:

2

APPLICATION NUMBER

WRF-19-08

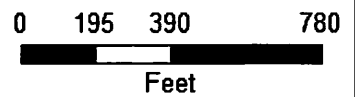
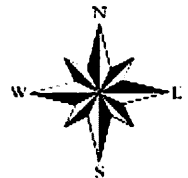
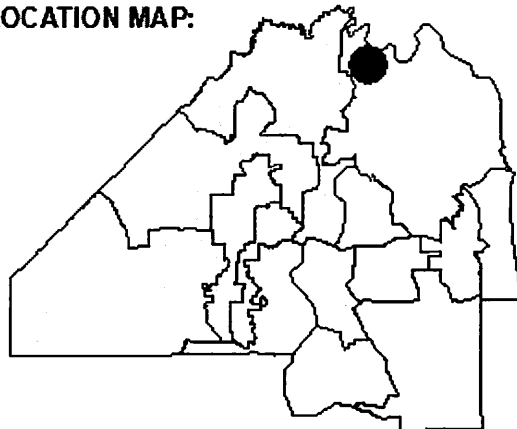
**EXHIBIT 2
PAGE 1 OF 1**



REQUEST SOUGHT:

REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 80 FEET TO 0 FEET

LOCATION MAP:



COUNCIL DISTRICT:

2

APPLICATION NUMBER

WRF-19-08

**EXHIBIT 3
PAGE 1 OF 1**

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 3-12-19

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: LAKE ROAD RE#(s): 108409 - 1600

To Whom it May Concern:

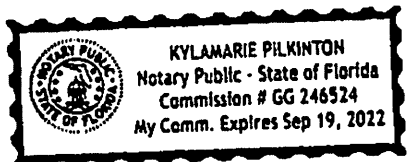
I Robert K Hickson Jr hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for WAIVER of MINIMUM ROAD FRONTAGE submitted to the Jacksonville Planning and Development Department.

By [Signature]

Print Name: Robert K Hickson Jr

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 12 day of March 2019 by Robert K Hickson Jr, who is personally known to me or who has produced FL DL #250-77179-28 as identification and who took an oath.
exp 8-1-20



[Signature]
(Signature of NOTARY PUBLIC)

Kylamarie Pilkinton
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 9-19-22

HICKSON ROBERT JR
12601 SHIRLEY OAKS LA
JACKSONVILLE, FL 32218

Primary Site Address
0 LAKE RD
Jacksonville FL 32226

Official Record Book/Page
14071-00574

Title #
7210

0 LAKE RD

Property Detail

RE #	108409-1600
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	00000 SECTION LAND
Total Area	88539

Value Summary

Value Description	2018 Certified	2019 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$50,000.00	\$50,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$50,000.00	\$50,000.00
Assessed Value	\$42,350.00	\$46,585.00
Cap Diff/Portability Amt	\$7,650.00 / \$0.00	\$3,415.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$42,350.00	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

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
14071-00574	6/25/2007	\$150,000.00	WD - Warranty Deed	Qualified	Vacant
13238-01438	5/2/2006	\$60,000.00	WD - Warranty Deed	Qualified	Vacant
08249-01242	12/28/1995	\$100.00	QC - Quit Claim	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	2.00	Acreage	\$50,000.00

Legal

LN	Legal Description
1	42-1N-27E 2.000
2	JOHN HOUSTON GRANT
3	PT RECD O/R 14071-574

Buildings

No data found for this section

2018 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$42,350.00	\$0.00	\$42,350.00	\$440.51	\$484.56	\$458.36
Public Schools: By State Law	\$42,350.00	\$0.00	\$50,000.00	\$163.12	\$202.25	\$200.07
By Local Board	\$42,350.00	\$0.00	\$50,000.00	\$86.55	\$112.40	\$106.15
FL Inland Navigation Dist.	\$42,350.00	\$0.00	\$42,350.00	\$1.23	\$1.36	\$1.28
Water Mgmt Dist. SJRWMD	\$42,350.00	\$0.00	\$42,350.00	\$10.49	\$10.85	\$10.85
Gen Gov Voted	\$42,350.00	\$0.00	\$42,350.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$42,350.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00
Totals				\$701.90	\$811.42	\$776.71

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$38,500.00	\$38,500.00	\$0.00	\$38,500.00
Current Year	\$50,000.00	\$42,350.00	\$0.00	\$42,350.00

2018 TRIM Property Record Card (PRC)

HICKSON ROBERT JR ⁺
 12601 SHIRLEY OAKS LA
 JACKSONVILLE, FL 32218

Primary Site Address
 0 LAKE RD
 Jacksonville FL 32226

Official Record Book/Page
 14071-00574

Title #
 7210

0 LAKE RD

Property Detail

RE #	108409-1600
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
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Subdivision	00000 SECTION LAND
Total Area	88539

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Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$50,000.00	\$50,000.00
Assessed Value	\$42,350.00	\$46,585.00
Cap Diff/Portability Amt	\$7,650.00 / \$0.00	\$3,415.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$42,350.00	See below

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Taxable Values and Exemptions – In Progress ⁺

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County/Municipal Taxable Value
 No applicable exemptions

SJRWD/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
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Extra Features ⁺

No data found for this section

Land & Legal ⁺

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
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Legal

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3	PT RECD O/R 14071-574

Buildings ⁺

No data found for this section

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Public Schools: By State Law	\$42,350.00	\$0.00	\$50,000.00	\$163.12	\$202.25	\$200.07
By Local Board	\$42,350.00	\$0.00	\$50,000.00	\$86.55	\$112.40	\$106.15
FL Inland Navigation Dist.	\$42,350.00	\$0.00	\$42,350.00	\$1.23	\$1.36	\$1.28
Water Mgmt Dist. SJRWMD	\$42,350.00	\$0.00	\$42,350.00	\$10.49	\$10.85	\$10.85
Gen Gov Voted	\$42,350.00	\$0.00	\$42,350.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$42,350.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00
Totals				\$701.90	\$811.42	\$776.71

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$38,500.00	\$38,500.00	\$0.00	\$38,500.00
Current Year	\$50,000.00	\$42,350.00	\$0.00	\$42,350.00

2018 TRIM Property Record Card (PRC)

LAKE ROAD

S80D45'00"W 193.60'

N80D45'00"E 193.60'

N09D15'00"W 450'

S09D15'00"E 450'

DRIVEWAY

175'

64'

50'

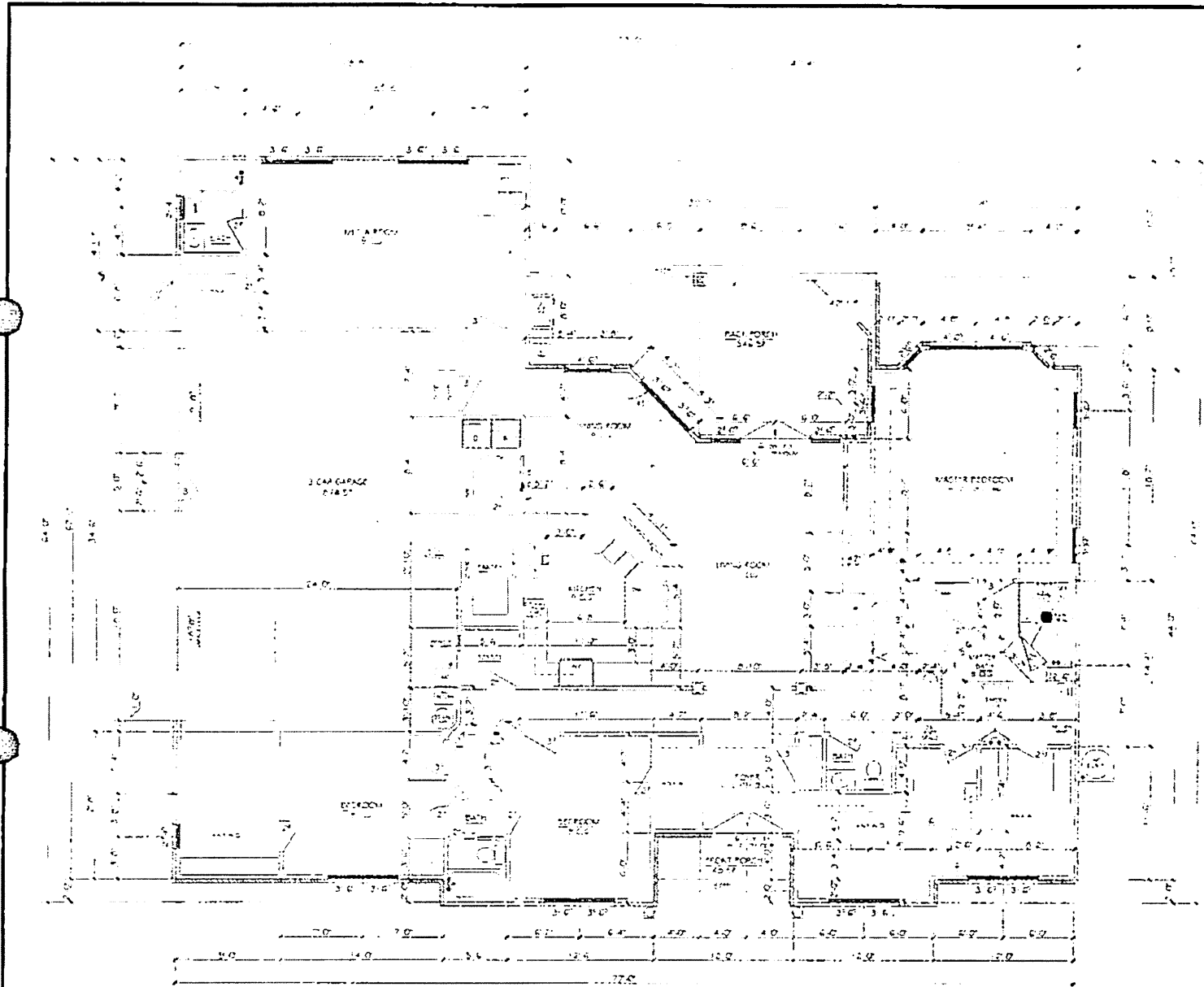
66'-8.00"

76'-8.00"

211'



ROBERT HICKSON
0 LAKE ROAD.
DUVAL CO. FL.
SCALE 1"=40'



FLOOR PLAN

GENERAL NOTES

- 1. THE DESIGN OF THIS PROJECT HAS BEEN PREPARED FOR COMPLIANCE WITH THE BUILDING REGULATIONS OF THE STATE OF FLORIDA, CHAPTER 626, F.S. AND THE LOCAL ORDINANCES OF THE CITY OF JACKSONVILLE, FLORIDA.
- 2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 3. FINISHES ARE TO BE AS NOTED OR AS SHOWN ON THE FINISH SCHEDULE.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES CONNECTIONS.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAFFIC CONTROL MEASURES.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SIGNAGE.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LIGHTING.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOUND ATTENUATION.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY VIBRATION CONTROL.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AIR QUALITY CONTROL.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WATER QUALITY CONTROL.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOIL QUALITY CONTROL.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CLIMATE CONTROL.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENERGY EFFICIENCY MEASURES.
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUSTAINABILITY MEASURES.
- 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESSIBILITY MEASURES.
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY MEASURES.

CODE REFERENCES

- FLORIDA BUILDING CODE (FBC) - 2018
- FLORIDA ELECTRICAL CODE (FEC) - 2017
- FLORIDA MECHANICAL CODE (FMC) - 2017
- FLORIDA PLUMBING CODE (FPC) - 2017
- FLORIDA FIRE CODE (FFC) - 2017
- FLORIDA ENERGY CODE (FEC) - 2017
- FLORIDA SUSTAINABILITY CODE (FSC) - 2017
- FLORIDA ACCESSIBILITY CODE (FAC) - 2017
- FLORIDA SAFETY CODE (FSC) - 2017

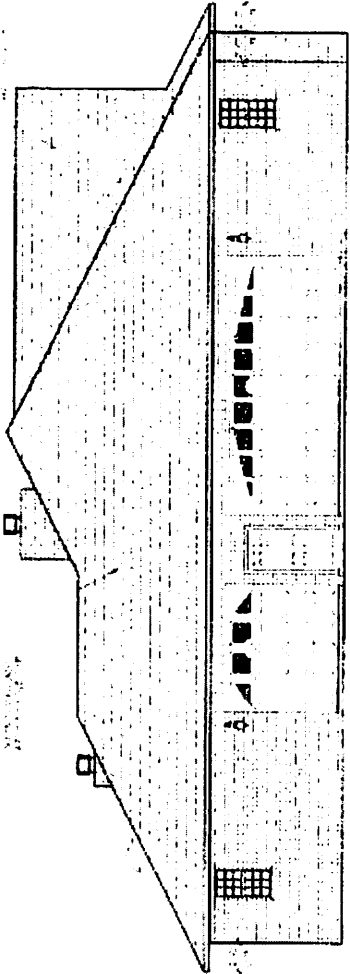
DESIGN CRITERIA

FOUNDATION	CONCRETE ON GRADE
WALLS	CONCRETE BLOCK
FLOORS	CONCRETE ON GRADE
ROOFING	ASPH/FLT
MECHANICAL	AS PER CODE
ELECTRICAL	AS PER CODE
PLUMBING	AS PER CODE
ENERGY	AS PER CODE
ACCESSIBILITY	AS PER CODE
SAFETY	AS PER CODE
SUSTAINABILITY	AS PER CODE
CLIMATE CONTROL	AS PER CODE
AIR QUALITY	AS PER CODE
WATER QUALITY	AS PER CODE
SOIL QUALITY	AS PER CODE
VIBRATION	AS PER CODE
NOISE	AS PER CODE

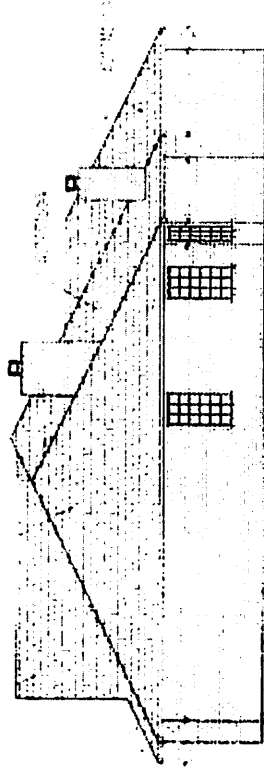
SQUARE FOOTAGE

LIVING	2976 SF
PORCHES	394 SF
GARAGE	674 SF
TOTAL	4244 SF

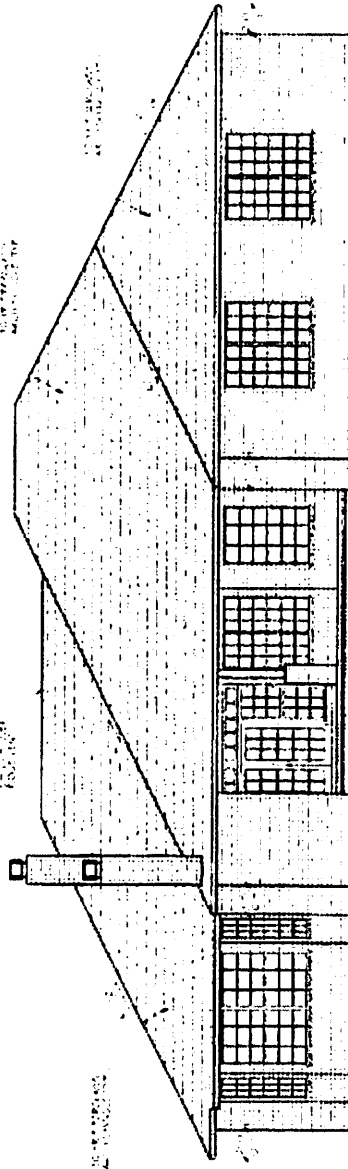
Robert Hickson			
PROJ. NO.	DATE	SCALE	BY
2024-001	10/2024	1/8" = 1'-0"	RH
FLOOR PLAN & NOTES			
Client:	Address:	City:	State:
1234 Main St.	Jacksonville, FL	32206	FL
Dwight County, Florida			



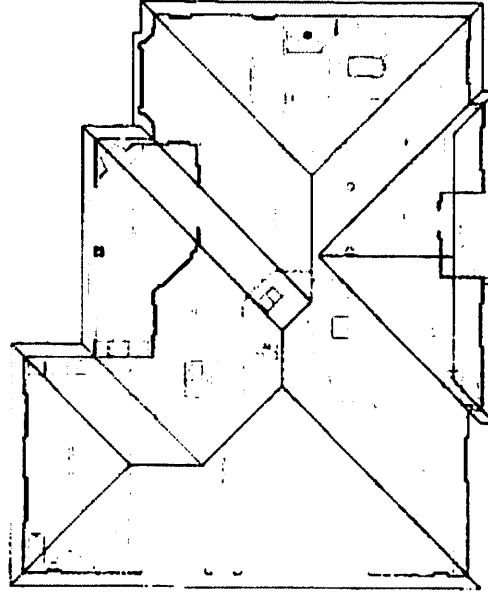
LEFT SIDE ELEVATION



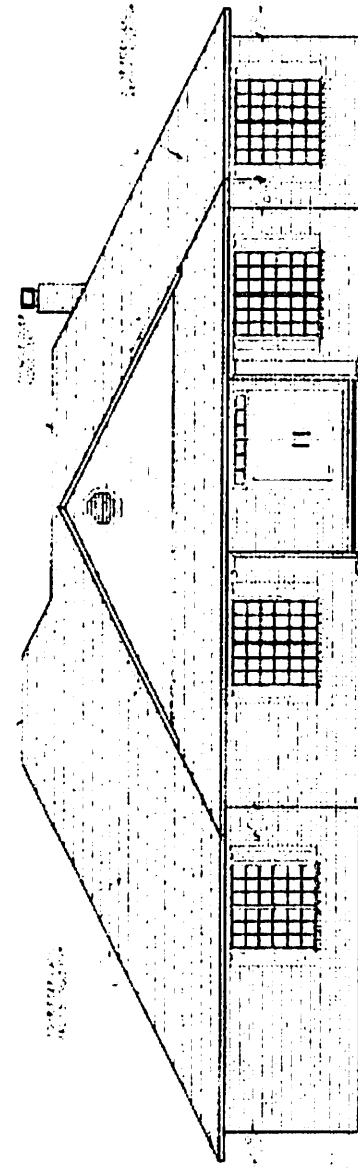
RIGHT SIDE ELEVATION



REAR ELEVATION



ROOF PLAN



FRONT ELEVATION

Robert Hickson	
DATE	1-1-54
PROJECT	WINDY HILLS
OWNER	FRANK L. HICKSON
ADDRESS	1000 S. W. 10th St.
CITY	Fort Lauderdale, Florida
COUNTY	Duval County, Florida
SCALE	1/4" = 1'-0"

FRAMING NOTES

1. ALL FRAMING TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS (IRC) AND THE INTERNATIONAL BUILDING CODES (IBC).

2. ALL FRAMING TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS (IRC) AND THE INTERNATIONAL BUILDING CODES (IBC).

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9. ALL FRAMING TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS (IRC) AND THE INTERNATIONAL BUILDING CODES (IBC).

10. ALL FRAMING TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS (IRC) AND THE INTERNATIONAL BUILDING CODES (IBC).

CONCRETE NOTES

1. ALL CONCRETE TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS (IRC) AND THE INTERNATIONAL BUILDING CODES (IBC).

2. ALL CONCRETE TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS (IRC) AND THE INTERNATIONAL BUILDING CODES (IBC).

3. ALL CONCRETE TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS (IRC) AND THE INTERNATIONAL BUILDING CODES (IBC).

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5. ALL CONCRETE TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS (IRC) AND THE INTERNATIONAL BUILDING CODES (IBC).

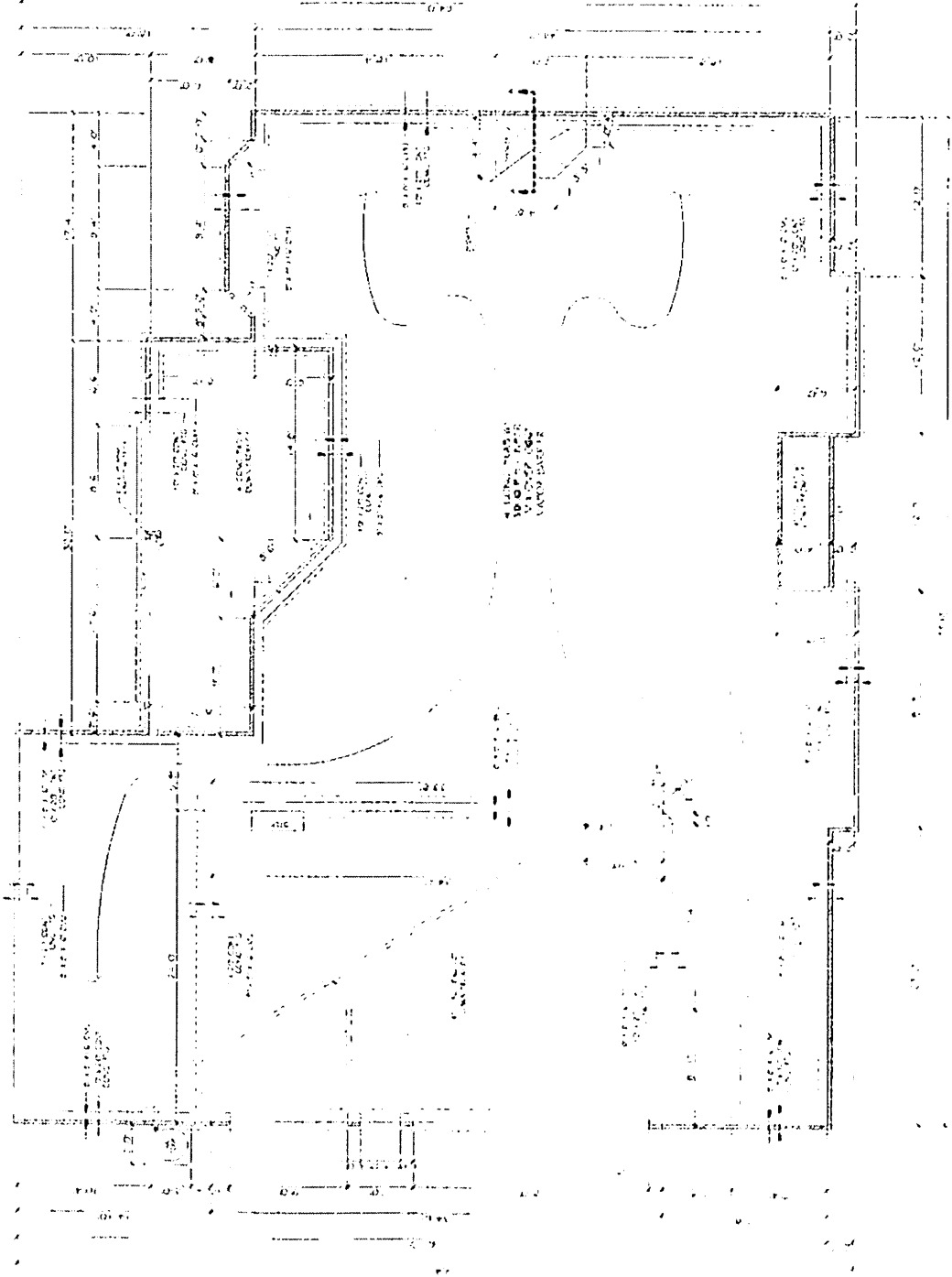
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7. ALL CONCRETE TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS (IRC) AND THE INTERNATIONAL BUILDING CODES (IBC).

8. ALL CONCRETE TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS (IRC) AND THE INTERNATIONAL BUILDING CODES (IBC).

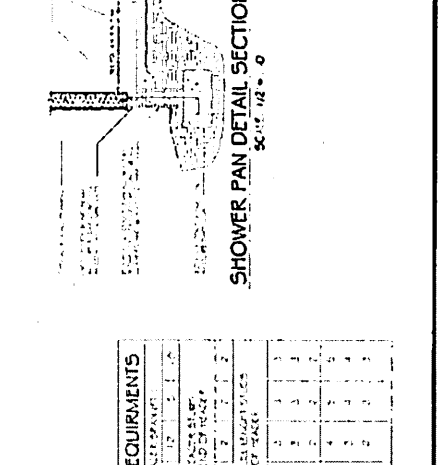
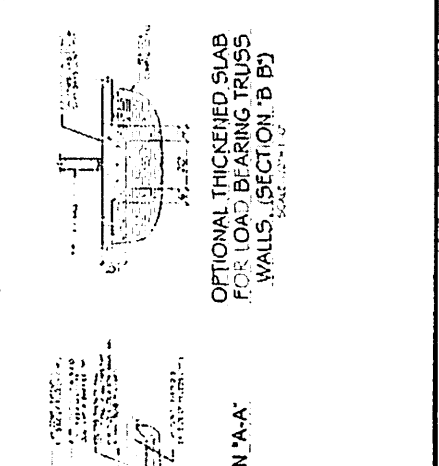
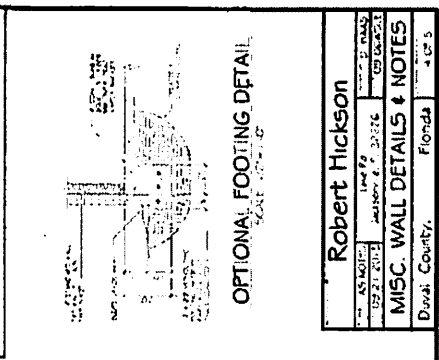
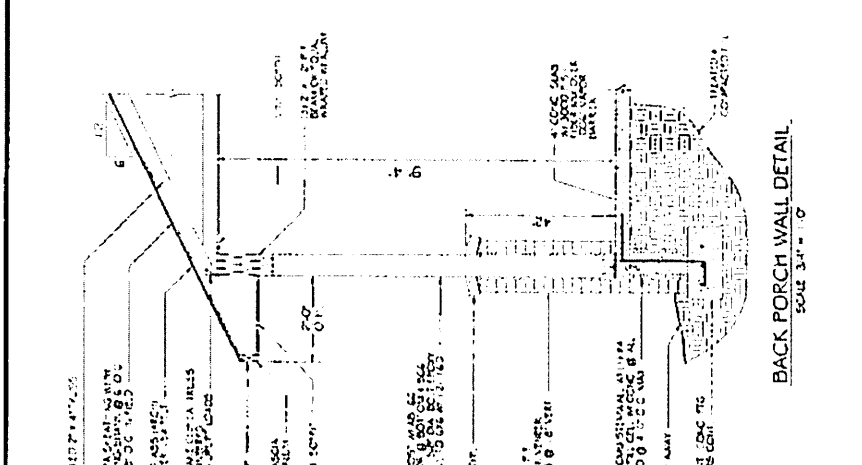
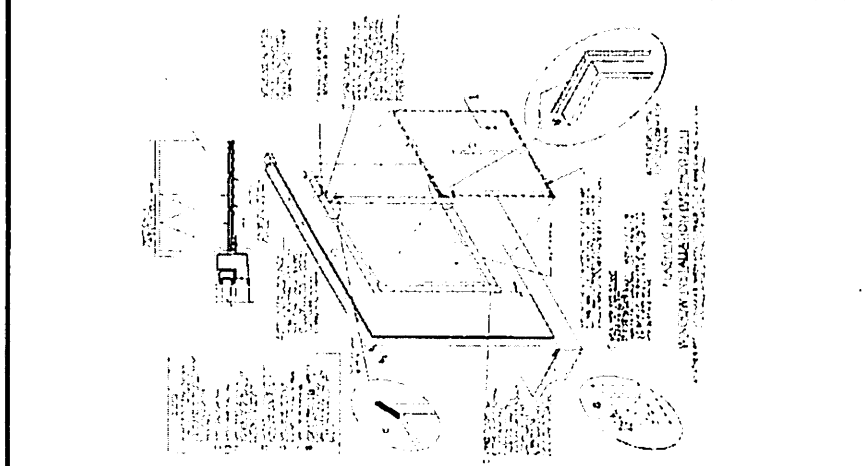
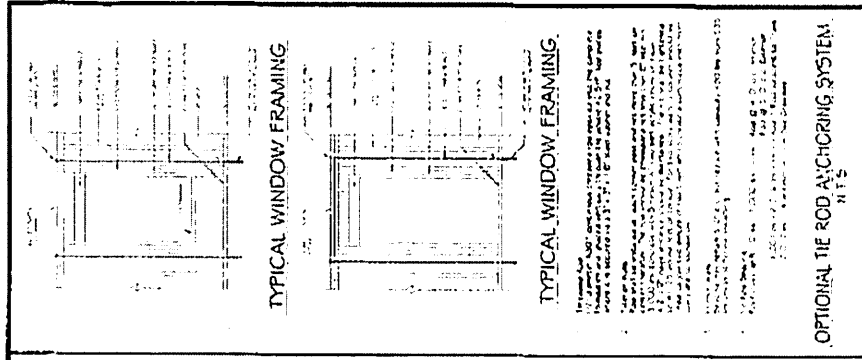
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10. ALL CONCRETE TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS (IRC) AND THE INTERNATIONAL BUILDING CODES (IBC).



FOUNDATION PLAN

Robert Hickson	
PROFESSIONAL SEAL	REGISTERED PROFESSIONAL ENGINEER
NO. 12345	STATE OF FLORIDA
FOUNDATION PLAN & NOTES	
Sheet No. 3 of 4	Florida



MINIMUM HEADER STUD REQUIREMENTS

NO.	UNIT	CLASS	MINIMUM STUDS PER FOOT	MINIMUM STUD SPACING	MINIMUM STUD EMBEDMENT
1	2x4	1	1	12"	12"
2	2x6	2	2	12"	12"
3	2x8	3	3	12"	12"
4	2x10	4	4	12"	12"
5	2x12	5	5	12"	12"
6	2x14	6	6	12"	12"
7	2x16	7	7	12"	12"
8	2x18	8	8	12"	12"
9	2x20	9	9	12"	12"
10	2x22	10	10	12"	12"
11	2x24	11	11	12"	12"
12	2x26	12	12	12"	12"
13	2x28	13	13	12"	12"
14	2x30	14	14	12"	12"
15	2x32	15	15	12"	12"
16	2x34	16	16	12"	12"
17	2x36	17	17	12"	12"
18	2x38	18	18	12"	12"
19	2x40	19	19	12"	12"
20	2x42	20	20	12"	12"
21	2x44	21	21	12"	12"
22	2x46	22	22	12"	12"
23	2x48	23	23	12"	12"
24	2x50	24	24	12"	12"
25	2x52	25	25	12"	12"
26	2x54	26	26	12"	12"
27	2x56	27	27	12"	12"
28	2x58	28	28	12"	12"
29	2x60	29	29	12"	12"
30	2x62	30	30	12"	12"
31	2x64	31	31	12"	12"
32	2x66	32	32	12"	12"
33	2x68	33	33	12"	12"
34	2x70	34	34	12"	12"
35	2x72	35	35	12"	12"
36	2x74	36	36	12"	12"
37	2x76	37	37	12"	12"
38	2x78	38	38	12"	12"
39	2x80	39	39	12"	12"
40	2x82	40	40	12"	12"
41	2x84	41	41	12"	12"
42	2x86	42	42	12"	12"
43	2x88	43	43	12"	12"
44	2x90	44	44	12"	12"
45	2x92	45	45	12"	12"
46	2x94	46	46	12"	12"
47	2x96	47	47	12"	12"
48	2x98	48	48	12"	12"
49	2x100	49	49	12"	12"
50	2x102	50	50	12"	12"
51	2x104	51	51	12"	12"
52	2x106	52	52	12"	12"
53	2x108	53	53	12"	12"
54	2x110	54	54	12"	12"
55	2x112	55	55	12"	12"
56	2x114	56	56	12"	12"
57	2x116	57	57	12"	12"
58	2x118	58	58	12"	12"
59	2x120	59	59	12"	12"
60	2x122	60	60	12"	12"
61	2x124	61	61	12"	12"
62	2x126	62	62	12"	12"
63	2x128	63	63	12"	12"
64	2x130	64	64	12"	12"
65	2x132	65	65	12"	12"
66	2x134	66	66	12"	12"
67	2x136	67	67	12"	12"
68	2x138	68	68	12"	12"
69	2x140	69	69	12"	12"
70	2x142	70	70	12"	12"
71	2x144	71	71	12"	12"
72	2x146	72	72	12"	12"
73	2x148	73	73	12"	12"
74	2x150	74	74	12"	12"
75	2x152	75	75	12"	12"
76	2x154	76	76	12"	12"
77	2x156	77	77	12"	12"
78	2x158	78	78	12"	12"
79	2x160	79	79	12"	12"
80	2x162	80	80	12"	12"
81	2x164	81	81	12"	12"
82	2x166	82	82	12"	12"
83	2x168	83	83	12"	12"
84	2x170	84	84	12"	12"
85	2x172	85	85	12"	12"
86	2x174	86	86	12"	12"
87	2x176	87	87	12"	12"
88	2x178	88	88	12"	12"
89	2x180	89	89	12"	12"
90	2x182	90	90	12"	12"
91	2x184	91	91	12"	12"
92	2x186	92	92	12"	12"
93	2x188	93	93	12"	12"
94	2x190	94	94	12"	12"
95	2x192	95	95	12"	12"
96	2x194	96	96	12"	12"
97	2x196	97	97	12"	12"
98	2x198	98	98	12"	12"
99	2x200	99	99	12"	12"
100	2x202	100	100	12"	12"

Robert Hickson

ASAC/PC
1000 N. W. 10th St.
Fort Lauderdale, FL 33304

MISC. WALL DETAILS & NOTES

Drawn: Country Florida 4/21/85

ELECTRICAL NOTES

- 1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE FLORIDA ELECTRICAL CODE (FEC).
- 2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
- 3. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ELECTRICAL INSPECTOR.
- 4. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
- 5. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL FIRE DEPARTMENT.
- 6. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL POLICE DEPARTMENT.
- 7. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.
- 8. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ENVIRONMENTAL AGENCY.
- 9. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL WATER UTILITY.
- 10. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL SEWER UTILITY.
- 11. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL GAS UTILITY.
- 12. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL TELEPHONE UTILITY.
- 13. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL CABLE UTILITY.
- 14. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL POWER UTILITY.
- 15. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL TRANSPORTATION UTILITY.
- 16. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AIRPORT UTILITY.
- 17. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL MARINE UTILITY.
- 18. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AVIATION UTILITY.
- 19. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL SPACE UTILITY.
- 20. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL DEFENSE UTILITY.

ELECTRICAL LEGEND

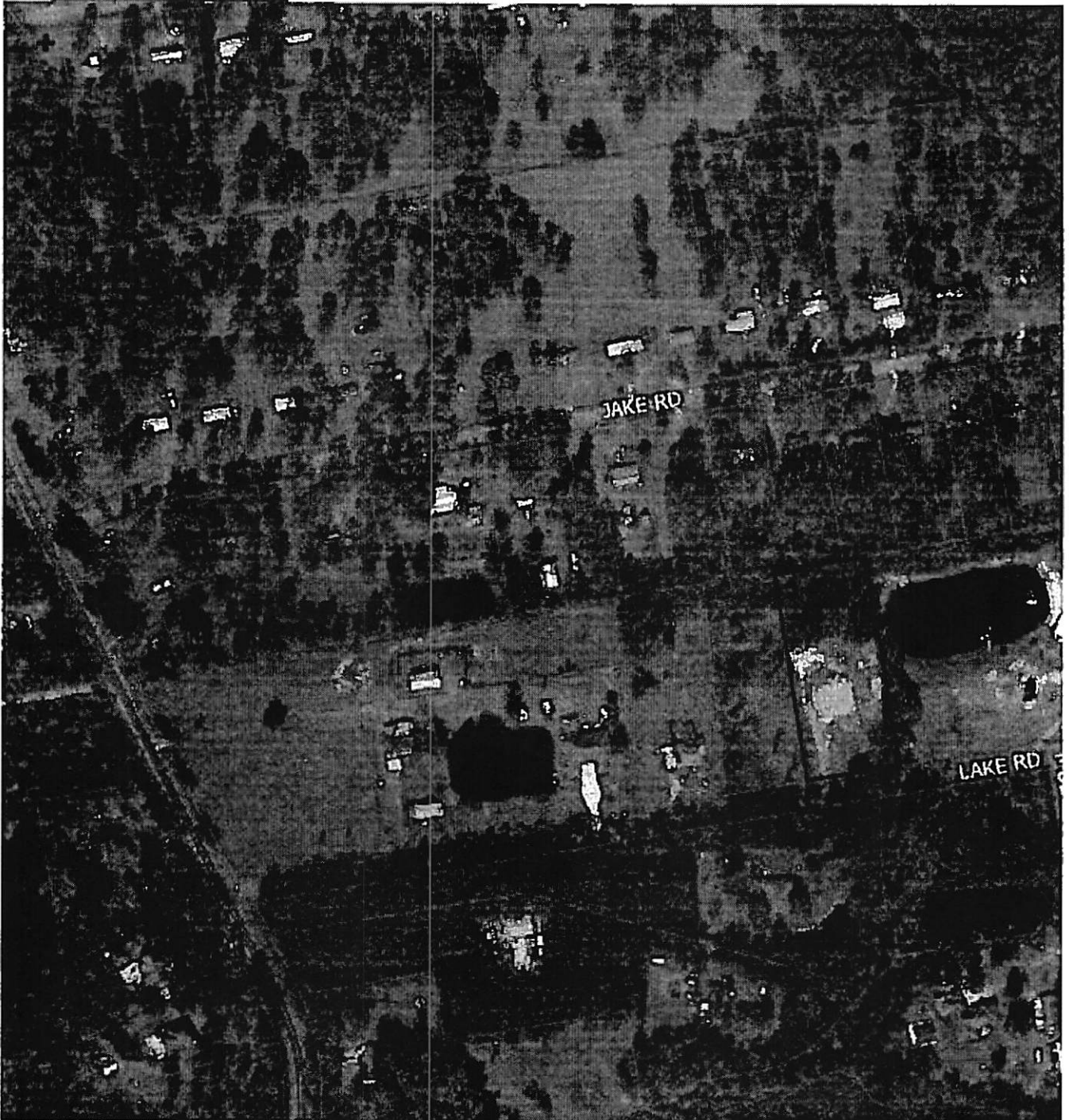
- 1. LIGHTING FIXTURES
- 2. SWITCHES
- 3. RECEPTACLES
- 4. PANELS
- 5. WIRING
- 6. CABLES
- 7. CONDUITS
- 8. TRAYS
- 9. RACEWAYS
- 10. PIPES
- 11. DUCTS
- 12. TUBES
- 13. CHANNELS
- 14. TRUCKS
- 15. RACKS
- 16. CABINETS
- 17. ENCLOSURES
- 18. BOXES
- 19. RINGS
- 20. PLATES

Electrical Plan



ELECTRICAL PLAN

Robert Hickson	
DATE: 02-27-2013	DATE: 02-27-2013
PROJECT: 13-2726	PROJECT: 13-2726
ELECTRICAL PLAN & NOTES	
FLORIDA	FLORIDA
DUVAL COUNTY	DUVAL COUNTY



16503 LAKE ROAD

WRF-19-08

APPLICATION REVIEW SHEET

EXCEPTION

VARIANCE

WAIVER

ADMINISTRATIVE DEVIATION

Application 3.12.19
Date

Assistant T. HADLEY.
Name

Forward to Planner 3.15
Date

11 x 17 Site Plan (or larger)

Legal

Survey

Application Fields Complete

- Property Dimensions
- Building Location
- Parking Spaces depicted
- Adjacent property uses
- Adjacent Streets & ROW
- North Arrow & graphic scale
- Signage depicted
- Ingress & Egress
- Off-site Access Utilized (if "yes", forward to OGC)

PLANNER REVIEW AND OGC REVIEW (IF NECESSARY)

Date In _____
Date Out _____

Comments: OK to File 3.15
[Signature] 3-18-19

RESUBMIT REVIEW

Date In _____
Date Out _____

Resubmit Comments: _____
3-21-19 9AM
E mail correction to MEDTCFOREVER@YAHOO.COM

Approved for payment (OK to file) _____ Current Planning _____ (S)

Kelly, Sean

From: Hazen, Monroe
Sent: Friday, March 15, 2019 2:30 PM
To: Kelly, Sean
Subject: RE: Lake Road (private) / off Yellow Bluff

Sean,

While the road looks like it should be "approved private" class, I don't have any records indicating anyone in Mikes Group has ever inspected it and no letter from the City Engineer. It may be paved but no AP classification that I see.
Monroe

W. Monroe Hazen, PLS. City Surveyor
Manager - Topographical Survey Section
Department of Public Works
214 N. Hogan St., Room 1078
Jacksonville, FL 32202
Office (904) 255-8732
Fax (904) 255-8129
E-mail hazen@coj.net

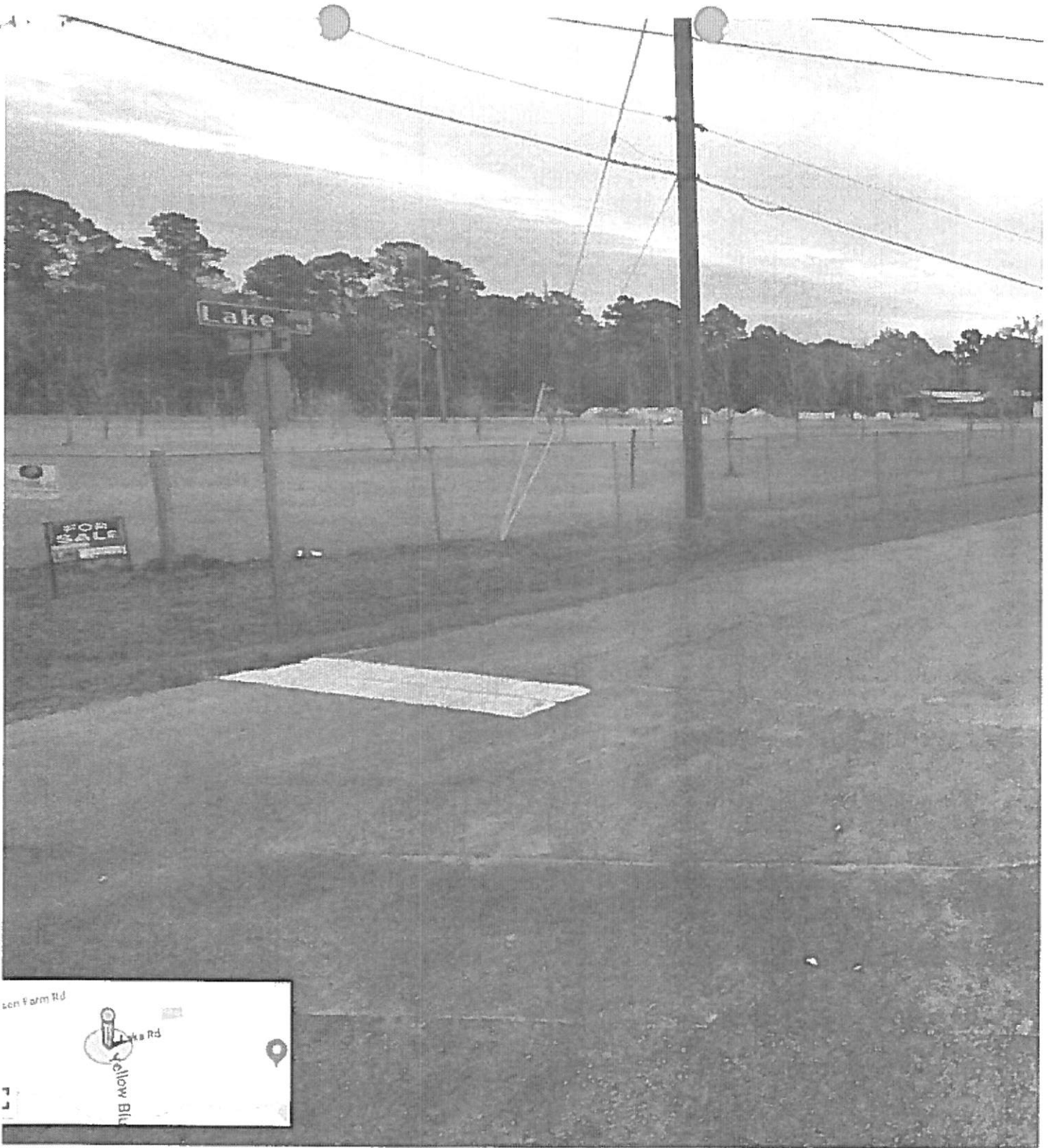
From: Kelly, Sean
Sent: Friday, March 15, 2019 1:23 PM
To: Hazen, Monroe
Subject: Lake Road (private) / off Yellow Bluff

Hi Monroe,

Is this considered an approved private road? The road is paved the entire length and has street signs posted.

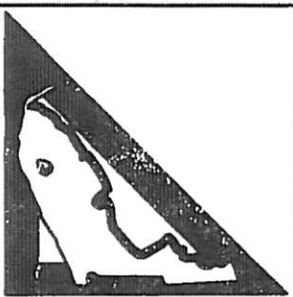
Thanks
Sean





Kind regards,

Sean N. Kelly, AICP
Zoning Administrator
Development Services Division
Planning and Development Department
214 North Hogan Street, Suite 2118
Jacksonville, Florida 32202



LEGEND
 CM CONC. MON
 RP IRON PIPE
 RB REBAR
 R/W RIGHT-OF-WAY
 S/W SIDEWALK
 D/W DRIVEWAY
 COV. COVERED AREA
 E CENTERLINE
 (R) AIR CONDITIONING PAD
 (R) RADIAL DISTANCE
 CONC. CONCRETE
 ESUT EASEMENT
 B.R.L. BUILDING RESTRICTION LINE
 P1 POINT OF TANGENCY
 P2 POINT OF CURVE
 POC POINT OF BEGINNING

FIELD WORK DATE: 2-06-2019
 SIGNATURE DATE: 2-06-2019
 REGISTERED SURVEYOR AND MAPPER,
 STATE OF FLORIDA (LB #4921)
 SCALE: 1"=60'
 GLENN M. BROADSTREET, P.S.M. NO. 5814

BEARINGS BASED ON R/W LINE AS SHOWN.
 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.
 BEARINGS BASED ON R/W LINE AS SHOWN.

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

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 65 FOR DUVAL COUNTY, FLORIDA, DATED 11-02-2018, AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

CERTIFIED FOR: ROBERT HICKSON

