



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, November 13, 2017

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

1. **Call to Order**

2. **Roll Call:** Greg Sutton (Chair), Dave Dahl (Vice-Chair), Bill Callan, Georgette Dumont, Britton Sanders
Alternates: Margo Moehring, Jason Lee

3. **Approval of Minutes:** None

4. **Correspondence:** None

5. **Old Business:** None

6. **New Business:**

(A) **PC#49-17 311 N. 3rd Street #107**

Conditional Use Application for a microbrewery to be located within an existing restaurant located in the *Central Business District: CBD* zoning district, pursuant to Section 34-345(d)(8) of the Jacksonville Beach Land Development Code. (*The Blind Rabbit*).

(B) **PC#50-17 1401 South 1st Street**

Conditional Use Application for a temporary real estate sales office for a proposed condominium project located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340(d)(15) of the Jacksonville Beach Land Development Code. (*Waterfall Condominiums*)

(C) **PC#51-17 2648 Almonaster Street**

Concept Plat Application for a proposed four-unit townhouse project in a Residential, multiple family: RM-1 zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

7. Planning Department Report:

(A) The next meeting is scheduled for November 27, 2017.

NOTICE

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: November 6, 2017
RE: November 13, 2017 - Planning Commission Meeting

The following information is provided for your consideration regarding two agenda items for the upcoming November 13, 2017 Planning Commission meeting.

NEW BUSINESS:

PC#49-17 Conditional Use Application

Owner: Darobara Milford, LLC
30 Church Street
New Rochelle, NY 10801

Applicant: First Coast Eastern, LLC
PO Box 331639
Atlantic Beach, FL 32233

Location: 311 N. 3rd Street #107 (*The Blind Rabbit*).

Request: **Conditional Use Approval** for a microbrewery to be located within an existing restaurant located in the *Central Business District: CBD* zoning district, pursuant to Section 34-345(d)(8) of the Jacksonville Beach Land Development Code.

Comments: The subject property is *The Blind Rabbit* tenant space of the *Urbana* commercial center at the northeast corner of 2nd Avenue North and 3rd Street North in the City's Central Business District (CBD). The applicant has operated *The Blind Rabbit* restaurant and whiskey bar in the location since 2013, and now wishes to brew and sell beer on premises. The applicant was advised by staff that the addition of a microbrewery to the existing restaurant establishment would require conditional use approval.

If approved, the applicant would have the second microbrewery in the *CBD*, with *Zeta* being the other one. The applicant was informed that they will have to maintain a minimum of 150 seats required for the existing 4COP restaurant license. Pursuant to the LDC definition of a microbrewery, the applicant would be limited to brewing a maximum of 8,000 barrels a year (248,000 gallons). The applicant advised that the beer would initially be served only in-house, but there is the potential to distribute to other establishments in the future, with the appropriate State licenses.

Adjacent uses include commercial in the balance of the building, and commercial to the east, south and west. The addition of a microbrewery to an existing restaurant should not negatively impact adjacent properties, and should not change the character of the existing business or immediate area.

PC#50-17

Conditional Use Application

Owner: Beach House of Jacksonville Beach, LLC
645 Mayport Road
Atlantic Beach, FL 32233

Applicant: The Klotz Companies
645 Mayport Road
Atlantic Beach, FL 32233

Agent: Bryan Weber and Steve Jarrett
The Klotz Companies
645 Mayport Road
Atlantic Beach, FL 32233

Location: 1401 1st Street South (*Waterfall* Condominiums).

Request: **Conditional Use Approval** for a temporary real estate sales office for a proposed condominium project located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340(d)(15) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located oceanfront of 1st Street South between 14th and 15th Avenues South. The property currently sits vacant and has an approved Site Plan (SP#17-3) for the construction of a nine story, 42-unit oceanfront residential condominium project (*Waterfall* Condominiums). The subject property has vested rights for a building height of 109 feet. The property owners would like to place a temporary real estate sales office on the subject property while the design and construction plans for the oceanfront condominium project are finalized. Staff advised the applicant's agent that conditional use approval would be required for a temporary real estate sales office.

Adjacent uses include residential to the north, south and west, and the Atlantic Ocean to the east. Use of the subject property as a temporary real estate office should not negatively impact adjacent properties as adequate parking and access and landscaping will be required and provided by the applicant, and the office will ultimately be removed from the subject property.

PC#51-17

Concept Plat Application

Owner/
Applicant: Almonaster, LLC.
9799 Mining Drive Unit #1
Jacksonville, FL 32257

Agent: David Palaj

Location: 2648 Almonaster Street

Request: **Concept Plat Approval** for a proposed four-unit townhouse project in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Comments:

The subject property is located on the west side of Almonaster Street, between St. Augustine Boulevard and Osceola Avenue. The applicant wishes to subdivide the property into four fee-simple townhouse lots pursuant to the *Residential, multiple-family: RM-1* zoning district standards. The applicant has received variances for lot dimensions, and setbacks. Each new proposed townhouse lot, with the approved variances, meets the lot size and dimensional standards for townhouses in *RM-1*. The four lots will have common driveway access to the property, per the approved variance.

Adjacent uses include townhouses to the west, office to the north, commercial to the east and single-family to the south. The subdivision of the subject property into four fee-simple townhouse lots should not negatively impact adjacent properties, and is consistent with similar townhouse developments in *RM-1* zoning districts.



CONDITIONAL USE APPLICATION RECEIVED

PC No. #49-17
AS/400# 17-100191
HEARING DATE 11-13

OCT 11 2017

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$250.00.

APPLICANT INFORMATION

Land Owner's Name: Darobara milford LLC
Mailing Address: 30 Church St
New Rochelle, NY 10801

Telephone: (914) 712-5498
Fax: _____
E-Mail: mhr@retner@gmail.com

Applicant Name: First Coast Eastern LLC
Mailing Address: PO Box 331639
Atlantic Beach FL 32233

Telephone: (904) 222-1742
Fax: _____
E-Mail: stanford1277@gmail.com

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

PROJECT DATA

Street address of property and/or Real Estate Number: 311 3rd St N Suite 107
RE # 174051-0000 Jacksonville Beach FL 32250
Legal Description of property (attach copy of deed): 11-23 33-25-29E - 650
COOKS/ R/P LOTS 6,7,9,10 BIK 33

Current Zoning Classification: CBD Future Land Use Map Designation: _____

An 8 1/2 x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: 34-345(d)(8)

Describe the proposed conditional use and the reason for the request: beer brewery - we need to construct 2 walls - (Blind Rabbit)

Applicant Signature: Anne Stanford Date: 10-10-17

DAROBARA MILFORD LLC
30 Church Street
New Rochelle, New York 10801
(914) 969-0505

RECEIVED

OCT 13 2017

PLANNING & DEVELOPMENT

October 12, 2017

First Coast Eastern LLC
Attn: Ms. Anne Stanford
1901 North 1st Street, Suite 601
Jacksonville Beach, Florida 32250

Via Federal Express

RE: Landlord's Review of Proposed Tenant Renovations
LEASE: The Lease Dated June 28, 2013, as Amended August 15, 2017 Via a Lease Modification and Extension Agreement, by and between Darobara Milford LLC (herein "Landlord") and First Coast Eastern LLC DBA Blind Rabbit Restaurant (herein "Tenant").
PREMISES: 311 North 3rd Street, Suite 107, Jacksonville Beach, Florida 32250

Dear Ms. Stanford,

We are in receipt of proposed plans to modify the interior of the Premises, to include, amongst other things, an on-site brewery. A copy of the proposed plans is enclosed herewith. Per the terms of Section 4.05 of the Lease, this letter shall constitute Landlord's approval of such plans.

All provisions of Section 4.05 of the Lease, including but not limited to Landlord's right to require a performance bond and to record notices of non-responsibility remain in full force and effect.

Please do not hesitate to contact us with regard to any further questions, thoughts, or assistance on this matter.

Very Truly Yours,

Darobara Milford LLC

By: 
Matthew Rettner, Member



CONDITIONAL USE APPLICATION

PC No. 50-17

AS/400# 17-100192

HEARING DATE 11/13/17

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$250.00.

APPLICANT INFORMATION

Land Owner's Name: Beach House of Jacksonville Beach, LLC Telephone: 247-5337
Mailing Address: 645 Mayport Rd Fax: _____
Atlantic Beach, FL 32233 E-Mail: _____

Applicant Name: The Klotz Companies Telephone: 247-5337
Mailing Address: 645 Mayport Rd Fax: _____
Atlantic Beach, FL 32233 E-Mail: _____

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent Name: Bojan Weber and/or Steve Jarrett Telephone: 904-591-5914
Mailing Address: 645 Atlantic Beach Fl Fax: _____
645 Mayport Rd E-Mail: SJarrett@TheKlotzCompanies.

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

PROJECT DATA

Street address of property and/or Real Estate Number: 1401 1st St S. # 176274-0100 & 1407 1st St S #176276-0100

Legal Description of property (attach copy of deed): (Attached)

Current Zoning Classification: RM 2 Future Land Use Map Designation: _____

An 8 1/2 x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

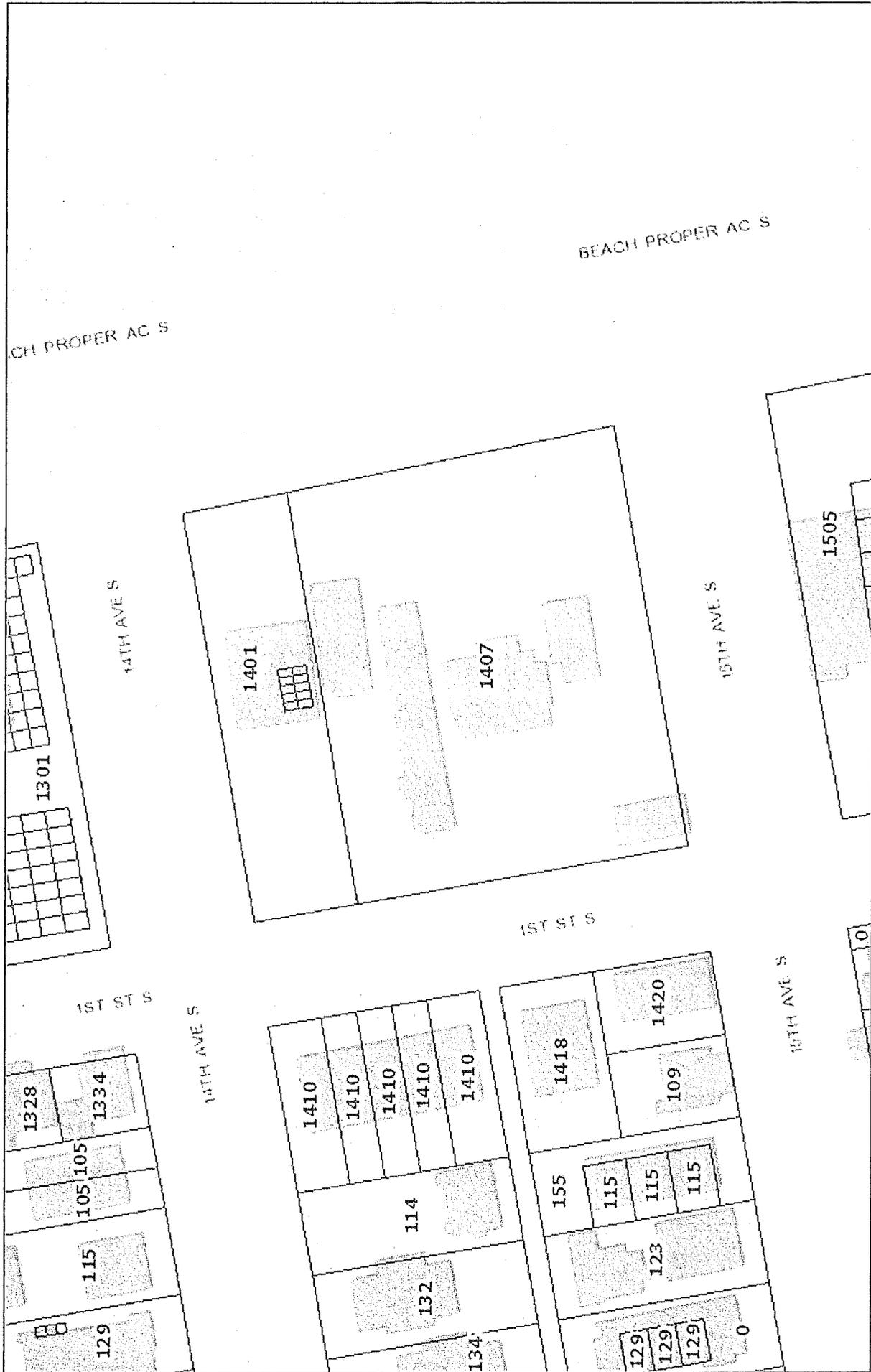
Code section(s) applicable to the requested conditional use: 34-340 (d) (15)

Describe the proposed conditional use and the reason for the request: Temporary Sales Trailer for Condo Project with Development Plan Approval & know as Waterfall Condominiums see attached

Applicant Signature: [Signature] Date: 10-12-17

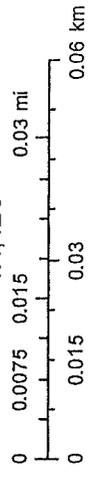
PC# 50-17

Duval Map



October 17, 2017

1:1,128



Sources: Esri, HERE, DeLorme, Intermap, Inrement P. Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey,



October 13, 2017

City of Jacksonville Beach
Planning and Development Department
11 North 3rd Street
Jacksonville Beach, FL 32250

Dear Sir/Madam;

I hereby authorize Bryan Weber and Steve Jarrett as agents representing Beach House of Jacksonville Beach, LLC in the Conditional Use Application.

Thank you,



Jeff Klotz, Owner

/eb

645 Mayport Road, Suite 5, Atlantic Beach, FL 32233
Office: 904-247-5334 Fax: 904-853-6926
Website: www.TheKlotzCompanies.com

PC#50-17

PC#51-17

October 23, 2017

Almonaster, LLC

9799 Mining Drive unit # 1

Jacksonville Florida 32257

904 305-3112

TO: COJB Planning & Development

CO: Heather Irland

RE: Almonaster Townhomes

Please accept this letter as a application for concept plat approval for the attached project.

Sincerely

David Palaj



MANAGING PARTNER

RECEIVED

OCT 24 2017

PLANNING & DEVELOPMENT

EXHIBIT A

ALL OF LOT 10, BLOCK 8, TOGETHER WITH LOTS 4 AND 5, BLOCK 8, EXCEPT THE WEST 120.00 FEET THEREOF, ATLANTIC SHORES, AS RECORDED IN PLAT BOOK 14, PAGE 39 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ALMONASTER

CITY OF JACKSONVILLE BEACH, FLORIDA

SECTION 9, TOWNSHIP 3 SOUTH, RANGE 29 EAST

A REPLAT OF PARTS OF LOTS 4, 5, AND ALL OF LOT 10, BLOCK 8, ATLANTIC SHORES UNIT No. 1 REPLAT AS RECORDED IN PLAT BOOK 14, PAGE 39, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

CAPTION

LOTS 4 and 5, EXCEPT THE WESTERLY 120 FEET THEREOF AND ALL OF LOT 10, BLOCK 8, ATLANTIC SHORES UNIT No. 1 REPLAT AS RECORDED IN PLAT BOOK 14, PAGE 39 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT HAWKS LANDING OF FLEMING ISLAND II, LLC IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS ALMONASTER, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS AND THAT THE 5' B.E.S. ELECTRIC EASEMENT, THE 10' B.E.S. ELECTRIC EASEMENT AND THE 10' X 10' B.E.S. EQUIPMENT EASEMENT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE BEACH, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS. AND THAT THE 5' SEWER EASEMENT SHALL REMAIN PRIVATE AND DEDICATED TO THE HOMEOWNERS ASSOCIATION KNOWN AS OCEAN BREEZE AT SOUTH JACKSONVILLE BEACH, INC.

THOSE EASEMENTS DESIGNATED AS "5' B.E.S. ELECTRIC EASEMENT, THE 10' B.E.S. ELECTRIC EASEMENT ARE HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE BEACH, A MUNICIPAL CORPORATION IN DUVAL COUNTY, FLORIDA, D/B/A BEACHES ENERGY SERVICES, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. BEACHES ENERGY SERVICES HEREBY RESERVES THE NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL RIGHT OF INGRESS TO AND EGRESS FROM, OVER, UNDER, AND ACROSS ALL ROADS, STREETS, WAYS, BOULEVARDS, LANES, AND ELECTRIC EASEMENTS DEPICTED BY THIS PLAT FOR ITS USE IN THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OR REMOVAL OF ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM, SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES IN CONJUNCTION WITH ITS UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES AND ABOVE GROUND EQUIPMENT, AND APPURTENANCES OVER, UNDER, ACROSS, AND ALONG A MINIMUM OF FIVE (5') FEET IN WIDTH STRIP OF LAND ADJACENT TO, ABUTTING, AND PARALLEL WITH THE ROAD RIGHT OF WAY OF ISABELLA BOULEVARD (DENOTED AS "5' B.E.S. ELECTRIC EASEMENT). THE AFORESAID SPECIFIC FIVE FOOT (5') B.E.S. ELECTRIC EASEMENT IS SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

(1) NO UTILITIES OTHER THAN BEACHES ENERGY SERVICES SHALL BE INSTALLED PARALLEL WITHIN SAID ELECTRIC EASEMENTS.

(2) ELECTRIC EASEMENTS DEDICATED TO BEACHES ENERGY SERVICES AND WHERE ABOVE GROUND EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, AND OTHER OBJECTS.

(3) THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY BEACHES ENERGY SERVICES WITHOUT PRIOR NOTICE, AT THE EXPENSE OF EACH LOT OWNER OR OCEAN BREEZE AT SOUTH JACKSONVILLE BEACH, INC. HOMEOWNERS ASSOCIATION FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS.

IN WITNESS THEREOF, DAVID PALAJ, PRESIDENT OF HAWKS LANDING OF FLEMING ISLAND II, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, A.D., 2017.

WITNESS _____ BY: DAVID PALAJ
HAWKS LANDING OF FLEMING ISLAND II, LLC
PRESIDENT

WITNESS _____
PRINT NAME: _____

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 2017, BY DAVID PALAJ, PRESIDENT, HAWKS LANDING OF FLEMING ISLAND II, LLC, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____

CLERKS CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA, STATUTES, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK _____ PAGES _____ OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SIGNED THIS _____ DAY OF _____, A.D., 2017.

CLERK OF THE CIRCUIT COURT _____ DEPUTY CLERK _____

CITY OF JACKSONVILLE BEACH APPROVAL

EXAMINED AND APPROVED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, THIS _____ DAY OF _____, A.D., 2017.

MAYOR _____ CLERK _____

PLAT CONFORMITY REVIEW

THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 1, CHAPTER 177, FLORIDA STATUTES, THIS _____ DAY OF _____, A.D., 2017.

KATHY L. WADE, P.S.M.
PROFESSIONAL SURVEYOR and MAPPER
FLA. LICENSE No. LS 6164

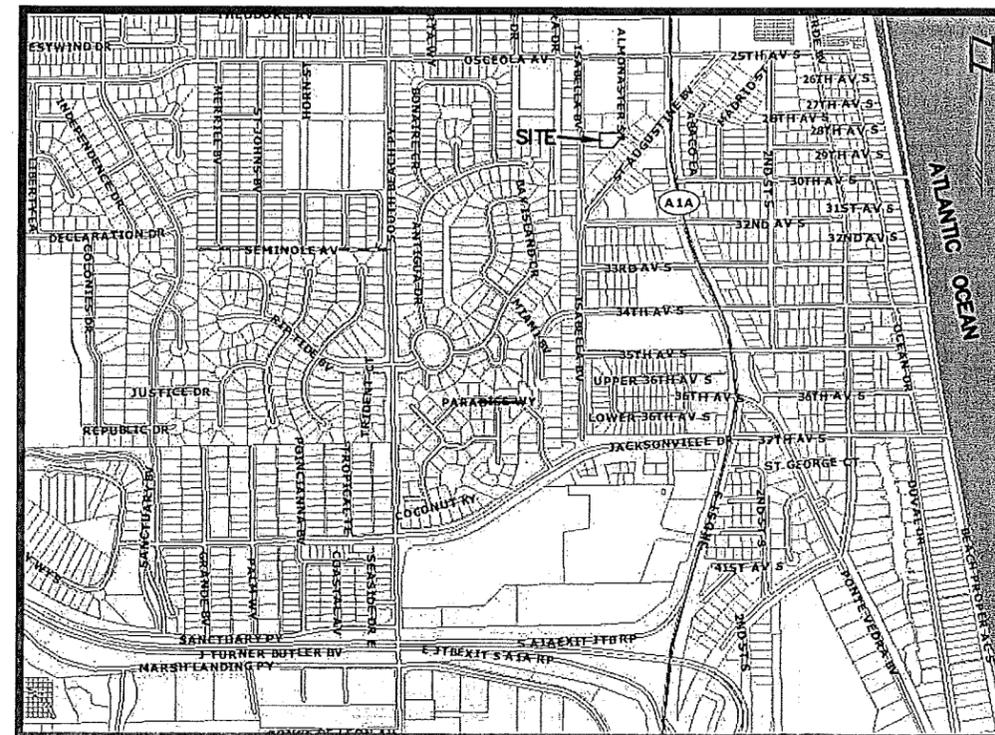
SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, PLATTING; THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE BEACH, FLORIDA. SIGNED AND SEALED THIS _____ DAY OF _____, A.D., 2017.

DONN W. BOATWRIGHT, P.S.M.
PROFESSIONAL SURVEYOR and MAPPER
STATE OF FLORIDA LICENSE No. LS 3295
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 32250
LICENSED BUSINESS No. LB3672

VICINITY MAP

NO TO SCALE



RECEIVED

OCT 24 2017

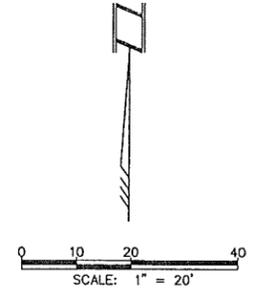
ANNING & DEVELOPMENT

PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550

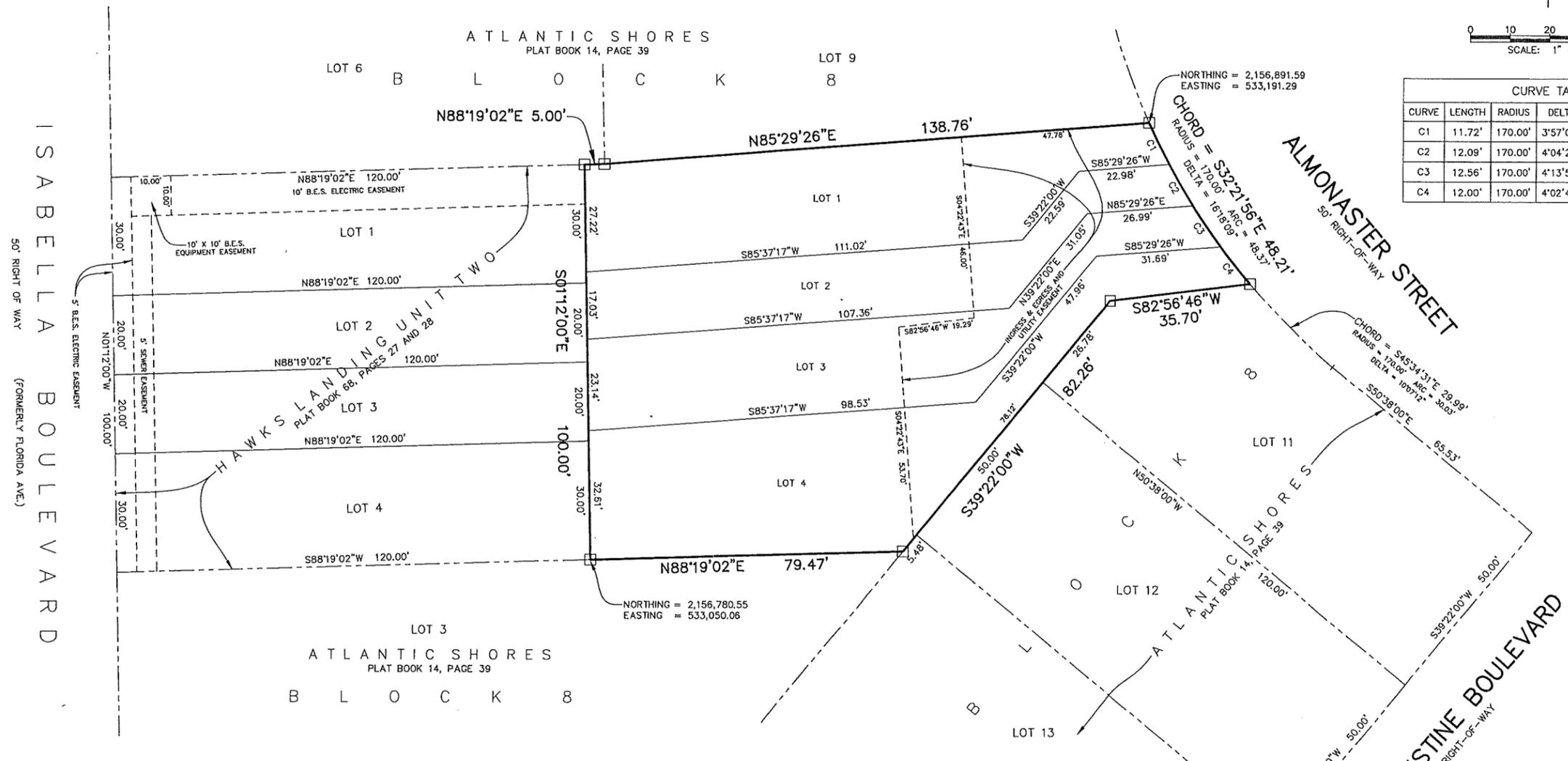
ALMONASTER

CITY OF JACKSONVILLE BEACH, FLORIDA
SECTION 9, TOWNSHIP 3 SOUTH, RANGE 29 EAST

A REPLAT OF PARTS OF LOTS 4, 5, AND ALL OF LOT 10, BLOCK 8, ATLANTIC SHORES UNIT No. 1 REPLAT AS RECORDED IN PLAT BOOK 14, PAGE 39, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	11.72'	170.00'	3°57'02"	S26°11'23"E	11.72'
C2	12.09'	170.00'	4°04'26"	S30°12'06"E	12.08'
C3	12.56'	170.00'	4°13'57"	S34°21'18"E	12.56'
C4	12.00'	170.00'	4°02'44"	S38°29'38"E	12.00'



NOTES:

1. BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF ISABELLA BOULEVARD BEING NORTH 01°12'00" WEST.

2. NOTICE: THIS PLAT, IN ITS GRAPHIC FORM, IS THE DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION LINES AND ABOVE GROUND APPURTENANCES OVER A 5 FOOT STRIP ADJACENT TO, AND PARALLEL WITH THE RIGHT OF WAY OF ISABELLA BOULEVARD (DENOTED AS 5' B.E.S. ELECTRIC EASEMENT).

4. EASEMENTS DENOTED AS "5' B.E.S. ELECTRIC EASEMENT" AND "10' B.E.S. ELECTRIC EASEMENT", AND WHERE SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, ETC.

5. THE COORDINATES SHOWN HEREON ARE IN N.A.D. 1983 DATUM OBTAINED BY GPS RUN USING SPECTRA PRECISION EPOCH 25 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE. THE COORDINATE VALUES SHOWN DO NOT CORRESPOND WITH THE BEARINGS SHOWN HEREON.

LEGEND

□ DENOTES PERMANENT REFERENCE MONUMENT, SET OR FOUND 4" X 4" CONCRETE MONUMENT, STAMPED LB 3672

B.E.S. DENOTES BEACHES ENERGY SERVICES.

RECEIVED

OCT 24 2017

PLANNING & DEVELOPMENT
PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550