

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Christopher M. Gratz, Planner II

**SUBJECT:** Quasi Judicial Hearing: Variance, V 8-2-03 Eddie and Marilyn Jones,  
3677 Amelia Island Lane/Generally located on the west side of Amelia  
Island Lane, 250' north of North Lake Forest Drive

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** V 8-2-03 Jones, 3677 Amelia Island Lane (R-5)

**REPORT IN BRIEF:** The applicant's request is to place a 16' x 16' (256 square foot) gazebo 5' from the north and west property lines of the subject site. In order to accomplish this request, a variance to reduce the side and rear setbacks to 5' from the required 10' side and 15' rear yard setbacks is required.

Near the northwest corner is the only viable location to place the gazebo since the spa and deck are in the area the gazebo may be placed according to the Code, and if placed near the southwest boundary the gazebo would interfere with the neighbor's view of the golf course. The location of the gazebo will be adjacent to a lake and golf course, and written consent from the adjacent neighbors and the homeowner's association has been provided. Additionally, placement of the structure does not pose drainage problems as approval from the Central Broward Water Control District has been obtained.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the October 8, 2003, Planning and Zoning Board meeting, Mr. Stevens made a motion, seconded by Ms. Lee, to approve (Motion carried 5-0).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):**

Planning Report, Justification, Future Land Use Plan Map, Zoning and Aerial Map

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division Staff**  
**Report and Recommendation**

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**Applicant Information**

**Owner/Agent:**

**Name:** Eddie and Marilyn Jones  
**Address:** 3677 Amelia Island Lane  
**City:** Davie, FL 33328  
**Phone:** (954) 452-7000

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**Background Information**

**Date of Notification:** October 1, 2003                      **Number of Notifications:** 22

**Application History:** No deferrals have been requested.

**Application Request:** Variance **FROM:** §12-81A of the Land Development Code, R-5 Low Medium Dwelling District, which requires the following minimum yards: 10' side and 15' rear; **TO:** reduce the minimum rear and side yards to 5' at the north and west property lines of the subject site so a 16' x 16' (256 square foot) gazebo may be placed near the northwest corner of the property.

**Address/Location:** 5150 South Pine Island Road/Generally located on the west side of Amelia Island Lane, 250' north of North Lake Forest Drive

**Future Land Use Plan Map:** Special Classification Residential (3.5 DU/AC)

**Zoning:** R-5, Low Medium Dwelling District

**Existing/Proposed Use:** Single family dwelling

**Parcel Size:** 10,104 square feet (0.232 acres)

**Surrounding Land**

**Use Plan Map Designations:**

<b>North:</b>	Country Club	Special Classification Residential (3.5 DU/AC)
<b>South:</b>	Single family dwelling	Special Classification Residential (3.5 DU/AC)
<b>East:</b>	Single family dwelling	Special Classification Residential (3.5 DU/AC)
<b>West:</b>	Single family dwelling	Special Classification Residential (3.5 DU/AC)

**Surrounding Zoning:**

**North:** PRD-6.3, Planned Residential District  
**South:** R-5, Low Medium Dwelling District  
**East:** R-5, Low Medium Dwelling District  
**West:** R-5, Low Medium Dwelling District

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**Zoning History**

**Previous Requests on same property:** The plat, Rolling Hills Golf Estates, was approved on December 17, 1983, and was subsequently recorded in Plat Book 157, Page, 15, of the public records of Broward County.

The site plan, SP 8-4-95 Rolling Hills Plantation, was approved on October 5, 1995. Staff notes several subsequent minor modifications which have also been approved.

The vacation, VA 11-1-01 Space Development, of a road easement, was approved on February 21, 2002.

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**Application Details**

The applicant desires to place a 256 square foot gazebo in the rear of the subject site. The parcel is 10,104 square feet and contains a two (2) story single family dwelling that is approximately 2,900 square feet under air conditioning, with a paver deck and spa in the rear yard. The rear of the lot is enclosed by a 5' aluminum fence and overlooks a lake and golf course. Between the lake and the rear property line is a 28' lake maintenance easement.

Since the gazebo is larger than 150 square feet it is required be placed with the setbacks of the dwelling. However, this is not possible since the spa and deck occupy this space. Therefore, the applicant has requested a variance from: §12-81A of the Land Development Code which requires the following minimum yards: 10' side and 15' rear; to: reduce the minimum rear and side yards to 5' at the north and west property lines so the 16' x 16' (256 square foot) gazebo may be placed near the northwest corner of the property.

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**Applicable Codes and Ordinances**

§12-81A of the Land Development Code, Conventional Single Family Development Standards, R-5 Low Medium Dwelling District, requires the following minimums: 7,000 square feet lot area, 75' frontage, 25' front yard, 10' side yards, 15' rear yard, and 40% maximum building coverage.

§12-33(A)(2) of the Land Development Code states: In residential districts all accessory uses, storage sheds, and accessory buildings up to one hundred fifty (150) square feet in area, shall be located at least five (5) feet from any plot line and at least fifteen (15) feet from any street line. All accessory buildings and structures shall not exceed one (1) story or twelve (12) feet in height except in the RR, AG and A-1 districts. Storage sheds, and accessory buildings and structures over one hundred fifty (150) square feet in area shall be subject to the limitations on location of a building and shall not be placed in any required yard.

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### **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 5. Planning Area 5 is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 99.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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### **Staff Analysis**

The Land Development Code requires that accessory structures over 150 square feet be located within the building setbacks of the respective zoning district. This provision is intended to regulate the design of accessory structures so they are clearly subordinate to principal structures.

The applicant's request is to place a 16' x 16' (256 square foot) gazebo 5' from the north and west property lines of the subject site. In order to accomplish this request, a variance to reduce the side and rear setbacks to 5' from the required 10' side and 15' rear yard setbacks is required.

Near the northwest corner is the only viable location to place the gazebo since the spa and deck are in the area the gazebo may be place according to the Code, and if placed near the southwest boundary the gazebo would interfere with the neighbor's view of the golf course. The location of the gazebo will be adjacent a lake and golf course, and written consent from the adjacent neighbors and the homeowner's association has been provided. Additionally, placement of the structure does not pose drainage problems as approval from the Central Broward Water Control District has been obtained.

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## Findings of Fact

### Variances:

#### **Section 12-309(B) (1):**

**The following findings of facts apply to the variance request:**

- (a) There are not special circumstances or conditions applying to the land or building for which the variance is sought; which circumstances or conditions are not peculiar to such land or building and do apply generally to land or buildings in the same district; and that said circumstances or conditions are not such that the strict application of the provisions of this chapter would not deprive the application of the reasonable use of such land or building for which the variances are sought; and that alleged hardship is self-created by any person having an interest in the property.

*The are not special circumstances that apply to the subject site; the requirement for accessory structures applies equally to all land in the R-5, Low Medium Dwelling district; the applicant believes that it is reasonable to reduce the rear and side yard setbacks to 5' at the north and west property lines of the subject site in order to have a 256 square foot gazebo; the variance request is created by the desire to have a 256 square foot gazebo.*

- (b) The granting of the variance is not necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.

*Staff cannot state that granting a variance to have a 256 square foot gazebo is necessary for reasonable use of the land, however the request is the minimum needed to place the gazebo on the subject property.*

- (c) Granting of the requested variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

*The intent of the Land Development Code is to allow an interpretation to be made where there is a just balance between the rights of the landowner and all others who will be affected by that person's proposal. Allowing the rear and side yard to be reduced to 5' in order to place the gazebo will not be detrimental to the neighborhood since to the west is a lake and the adjacent neighbors and the homeowners association have provided their written consent.*

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## Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

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## Planning and Zoning Board Recommendation

At the October 8, 2003, Planning and Zoning Board meeting, Mr. Stevens made a motion, seconded by Ms. Lee, to approve (Motion carried 5-0).

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## Town Council Action

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### Exhibits

1. Justification
2. Future Land Use Plan Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



## MIAMI DOLPHINS

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August 21, 2003

Mr. Christopher M. Gratz  
Planner II  
Developmental Services Department  
Planning and Zoning Division  
Town of Davie  
6591 Orange Drive  
Davie, Florida 33314-3399

**Re:** Variance request of Eddie and Marilyn Jones  
Variance from Section 12-81A which requires  
10' side yard and 15' rear yard setbacks to reduce  
the side and rear yard setbacks at the Northwest  
corner to 5' in order to allow placement of a  
16' X 16' Gazebo.

Dear Mr. Gratz:

Thank you for meeting with me and Mike Morrison to discuss the steps necessary to secure a Variance for construction of a Gazebo in the backyard of my home at 3677 Amelia Island Lane in Lake Estates.

Mr. Morrison originally visited your offices several weeks ago to discuss securing a building permit for the Gazebo. He was informed of the set back restrictions, but was told that if we could get approval of the Lake Estates Homeowners, the approval would override the restriction. We made application to the Homeowners Architectural Board and received written approval on June 9, 2003. I was delighted and immediately wrote a down payment check of \$15,608 to order the Gazebo.

Unfortunately when Mr. Morrison returned to Davie with the approval and filed for a permit, we were informed that a mistake had been made in the code interpretation, and the permit was denied.

I understand the Town's restrictions and I am now returning to secure a Variance so that I can begin construction on what I think will be a first class addition to our neighborhood. The Gazebo will minimally violate the 10 and 15 foot setbacks and will allow me to more effectively use my small backyard for entertaining.

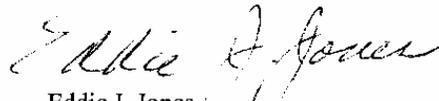
Since our Pre-application meeting I have prepared color pictures of the proposed site for the Gazebo and have secured written permission for the construction from neighbors adjacent to the North and South of my home. In addition to these items, I am

Page 2.  
Mr. Christopher M. Gratz  
Planner II  
Developmental Services Department

submitting a colored picture of the Gazebo plus a copy of Special Warranty Deed to my property and two sealed copies of a current survey of my property prepared in August, 2002 stamped with Water Management approval.

I respectfully request approval of my Variance request so that I can have Morrison Construction Co. begin construction of my Gazebo.

Sincerely,

  
Eddie J. Jones

EJJ:jb  
Enclosure(s)

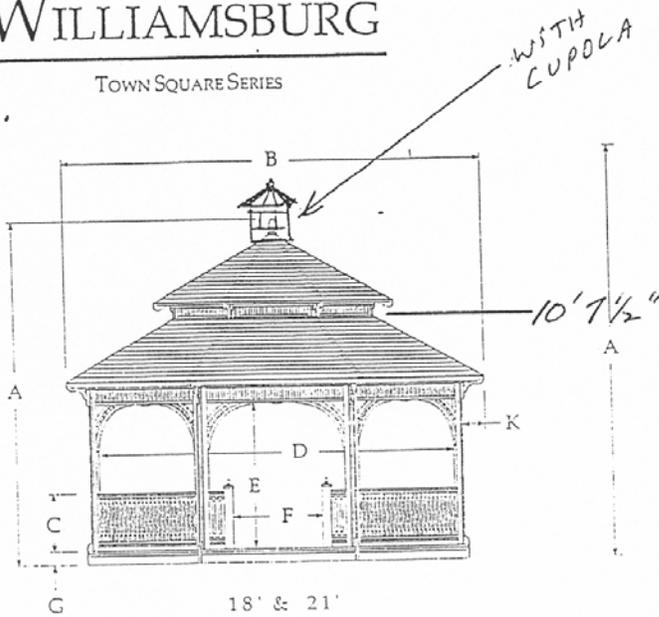


# DALTON PAVILIONS, INC.

DESIGNERS OF THE FINEST GAZEBOS & GARDEN STRUCTURES

# WILLIAMSBURG

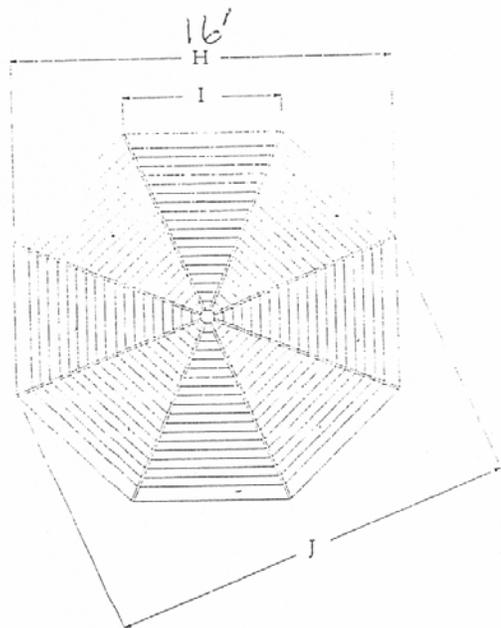
TOWN SQUARE SERIES



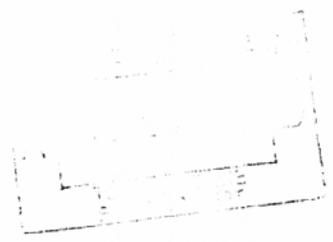
WITH  
CUPOLA

AS BLD.

- 16' across "H"
- with rail
- with cupola
- with step



M/M 3/12/03



With Floor:

- 18' Williamsburg Pagoda
- 21' Williamsburg Pagoda
- 26' Williamsburg Pagoda

15,570.00
21,775.00
28,350.00

Note: All units listed on this p

***Rolling Hills Plantation Homeowners' Association, Inc.***

*C/O Century Management Services, Inc., 12505 Orange Drive, Suite 906, Davie, FL 33330  
Phone - (954) 424-6353, Fax - (954) 424-7133, E-mail - mikegcms@yahoo.com*

06/10/03

Acct #: 444-4011590

Eddie & Marilyn Jones  
3677 Amelia Island Lane  
Davie FL 33328

Dear Eddie & Marilyn Jones,

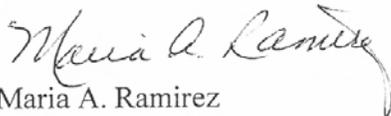
Enclosed please find the Notice of Approval that you requested. Please note that the approval is based upon the information that you have provided. If you are going to require any changes from the submitted information, we request that you contact our office.

Please pay special attention to any and all additional conditions pertaining to your approval.

Thank you for your compliance with Association's documents in obtaining this approval.

Very truly yours,

CENTURY MANAGEMENT SERVICES, INC.  
Management Company for Rolling Hills Plantation Homeowners' Association, Inc.



Maria A. Ramirez

Enclosure

cc: file

ARCHITECTURAL APPROVAL REQUEST  
ROLLING HILLS PLANTATION HOMEOWNERS' ASSOCIATION, INC.

HOMEOWNER: Eddie J. and Marilyn K. Jones  
ADDRESS: 3677 AMELIA ISLAND LANE  
HOME PHONE: (954) 577-8707 BUSINESS PHONE: (954) 452-7140

- DESCRIPTION OF IMPROVEMENT: (check appropriate box)
- |   |                                |  |   |   |
|---|--------------------------------|--|---|---|
| Storm Shutters <input type="checkbox"/>   | Pool <input type="checkbox"/>  | Painting (color change) <input type="checkbox"/> | Roof Modification <input type="checkbox"/>        | Patio <input type="checkbox"/>            |
| Screen Enclosure <input type="checkbox"/> | Fence <input type="checkbox"/> | Driveway Modification <input type="checkbox"/>   | Landscaping Modification <input type="checkbox"/> | Other <input checked="" type="checkbox"/> |

Brief Description Below:  
16 FOOT GAZEBO

- REQUIRED DOCUMENTS (IN DUPLICATE):
1. Current copy of your lot survey with the exact location of the proposed improvement drawn "to-scale" in a clear and legible manner.
  2. A copy of the proposal for the improvement or change with a full set of plans and/or drawings and specifications from contractor.
  3. The name, address and telephone number of the contractor.
  4. If you are doing the work yourself, then include a detailed sketch or drawing of the improvement or change.
  5. Letter of request, provide as much information as possible regarding the exact location and description of the improvement or change and materials to be used.
  6. If the improvement or any part thereof will be located within five (5) feet of the neighboring property, the improvement's relationship to that property should be shown in your sketch.
  7. If you live on a corner lot and the street is on the side of your proposed improvement, please indicate this in your drawing.

PLEASE FORWARD THIS FORM WITH THE REQUIRED ITEMS TO:  
Rolling Hills Plantation Homeowners' Association, Inc.  
12505 Orange Drive -Suite 906  
Davie, Florida 33330  
Attention: Architectural Approval Department

- I have read the above application. If approval is granted, I agree to comply with the following conditions:
1. An approval is only valid for sixty (60) days.
  2. You must obtain any permits required from the City, County, governmental agencies, etc.
  3. No changes may be made in plans after approval without the prior written consent of Rolling Hills Plantation Homeowners' Association, Inc.
  4. You are responsible for any and all damage to underground utilities, including sewer, water, cable, electric and telephone.
  5. You must remove all debris (concrete, fill, etc.) from around your home and re-sod any areas that are destroyed.
  6. You are responsible for any damage that may be caused to the sidewalks or roadway from heavy equipment.
  7. You may not alter the drainage of your property or your neighbor's property.
  8. The Board's final inspection and approval after construction is completed.
  9. You are responsible to maintain the alteration.

PLEASE NOTE; OTHER CONDITIONS MAY BE APPLICABLE. THESE CONDITIONS WILL BE DETERMINED AND STIPULATED ON AN INDIVIDUAL BASIS.

ACKNOWLEDGMENT

I, Eddie & Marilyn Jones, hereby make application for approval, pursuant to the regulations of my association, for the architectural changes above noted and if said approval is granted, I agree to comply with the conditions stipulated herein. I further understand that I may be prosecuted by Rolling Hills Plantation Homeowners' Association, Inc., should I fail to comply with the covenants and restrictions of the Association, or if I intentionally misrepresent information on this form.

SIGNATURE OF APPLICANT: Eddie & Marilyn K. Jones DATE: 6-05-03

Rolling Hills Plantation Homeowners' Association, Inc.

Approved By: Bruce A. Parks  
Signature

Denied By: \_\_\_\_\_  
Signature

Name: Bruce A. Parks  
Please print name

Name: \_\_\_\_\_  
Please print name

Date: June 9, 03

Date: \_\_\_\_\_

11/07/04 11:59 AM by loghg APPROVAL WFD

JUN 10 2003

**Michael and Jacki Turner**

**3647 Amelia Island Lane  
Davie, Florida 33328**

Town Council Members  
Town Hall  
**City of Davie**  
6591 Orange Drive  
Davie, Florida 33314

**Re:** Variance Application Relating to Proposed Gazebo addition to the Jones Residence (located at 3677 Amelia Island Lane, Lot 159: A Portion of Parcel "A", Rolling Hills Gold Estates, according to the map or plat thereof as recorded in Plat Book 157 in the public records of Broward County, Page 157.)

Dear Council Members:

We reside at 3647 Amelia Island Lane; Davie, Florida and are the next-door neighbors to the north of Eddie and Marilyn Jones. The Jones have discussed with us their plans to construct a Gazebo in their backyard and they have shown us a picture of the Gazebo. We understand that the Gazebo will encroach into the setback. However, we have no objection to the Gazebo or the Jones current variance application.

Sincerely,

  
Michael and Jacki Turner

*Rich and Kim Rogers*

*3707 Amelia Island Lane  
Davie, Florida 33328*

Town Council Members  
Town Hall  
**City of Davie**  
6591 Orange Drive  
Davie, Florida 33314

**Re:** Variance Application Relating to Proposed Gazebo addition to the Jones Residence (located at 3677 Amelia Island Lane, Lot 159: A Portion of Parcel "A", Rolling Hills Gold Estates, according to the map or plat thereof as recorded in Plat Book 157 in the public records of Broward County, Page 157.)

Dear Council Members:

We reside at 3707 Amelia Island Lane; Davie, Florida and are the next-door neighbors to the south of Eddie and Marilyn Jones. The Jones have discussed with us their plans to construct a Gazebo in their backyard and they have shown us a picture of the Gazebo. We understand that the Gazebo will encroach into the setback. However, we have no objection to the Gazebo or the Jones current variance application.

Sincerely,

Handwritten signatures of Rich and Kim Rogers in cursive script.

Rich and Kim Rogers





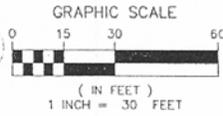


A PORTION OF TRACT 'A' OF "ROLLING HILLS GOLF ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

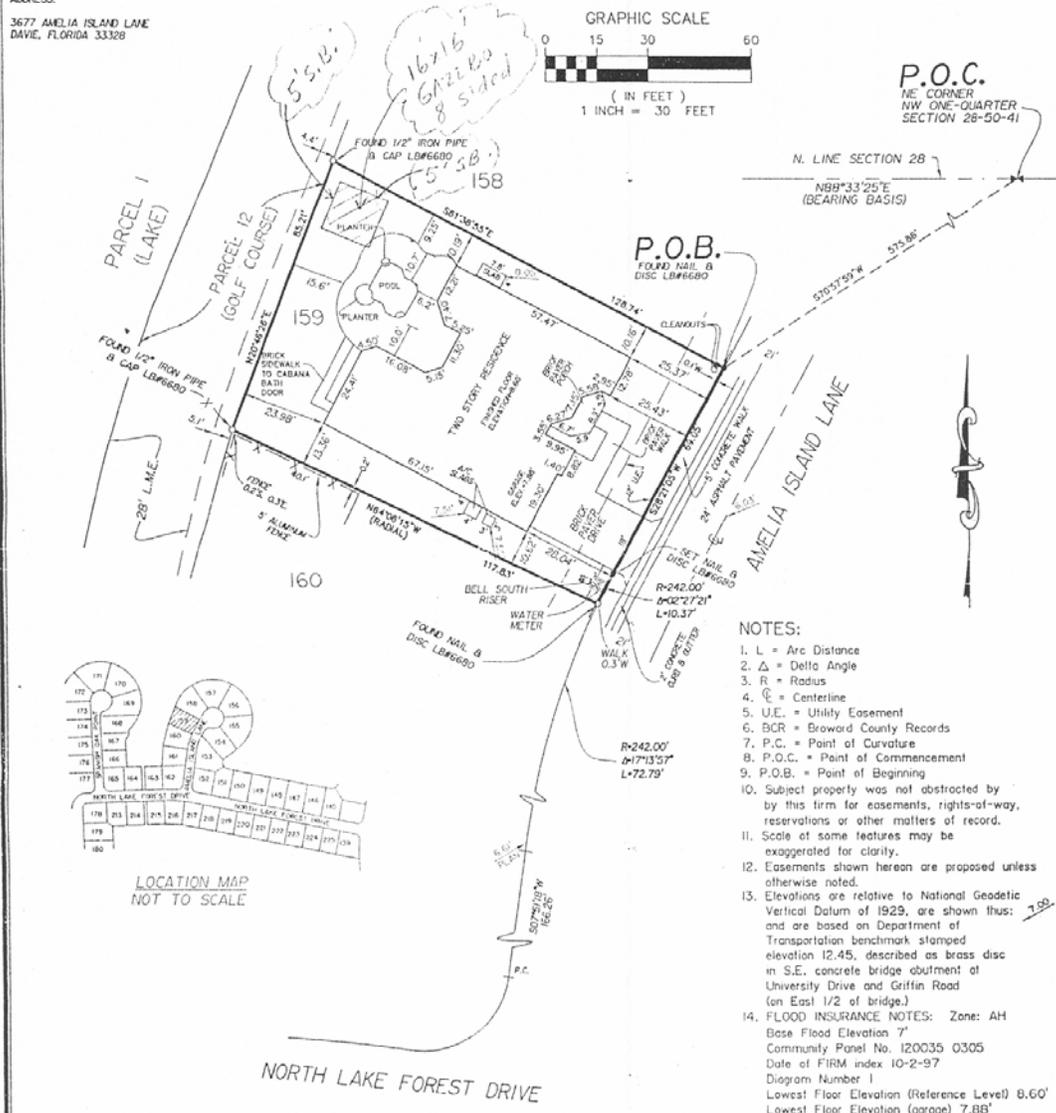
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE SOUTH 70°57'59" WEST 575.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28°21'06" WEST 69.05 FEET TO A POINT OF CURVATURE OF 242.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°27'21" AN ARC DISTANCE OF 10.37 FEET TO A POINT OF NON-TANGENCY; THENCE RADIAL FROM THE LAST DESCRIBED CURVE NORTH 64°06'15" WEST 117.83 FEET; THENCE NORTH 20°46'26" EAST 85.21 FEET; THENCE SOUTH 61°38'55" EAST 128.74 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 10104 SQUARE FEET (0.232 ACRES) MORE OR LESS.

BEARINGS ARE BASED ON NORTH 88°31'25" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST.

ADDRESS:  
3677 AMELIA ISLAND LANE  
DAVIE, FLORIDA 33328



P.O.C.  
NE CORNER  
NW ONE-QUARTER  
SECTION 28-50-41



- NOTES:
1. L = Arc Distance
  2. Δ = Delta Angle
  3. R = Radius
  4. C = Centerline
  5. U.E. = Utility Easement
  6. BCR = Broward County Records
  7. P.C. = Point of Curvature
  8. P.O.C. = Point of Commencement
  9. P.O.B. = Point of Beginning
  10. Subject property was not abstracted by this firm for easements, rights-of-way, reservations or other matters of record.
  11. Scale of some features may be exaggerated for clarity.
  12. Easements shown hereon are proposed unless otherwise noted.
  13. Elevations are relative to National Geodetic Vertical Datum of 1929, are shown thus: 7.98' and are based on Department of Transportation benchmark stamped elevation 12.45, described as brass disc in S.E. concrete bridge abutment of University Drive and Griffin Road (on East 1/2 of bridge.)
  14. FLOOD INSURANCE NOTES: Zone: AH  
Base Flood Elevation 7'  
Community Panel No. 120035 0305  
Date of FIRM index 10-2-97  
Diagram Number 1  
Lowest Floor Elevation (Reference Level) 8.60'  
Lowest Floor Elevation (grade) 7.88'  
Lowest Grade (Adjacent to Building) 7.5'

**SKETCH OF BOUNDARY SURVEY**

DATE	REVISIONS	BY	CHKD
8-29-02	REVISE SURVEY (ADD POOL)	SW	MC
8-14-02	FINAL SURVEY	PSS	MR
4-11-02	FOUNDATION SURVEY	MR	MR
DATE	REVISIONS	BY	CHKD
DRAWN BY:	MR	CHECKED BY:	MR

CERTIFIED TO:  
ROBERT A. WHITE, P.A.;  
ATTORNEYS' TITLE INSURANCE FUND;  
EDDIE J. JONES, MARILYN K. JONES;  
WACHOVA MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR  
ASSIGNS, AS THEIR INTEREST MAY APPEAR

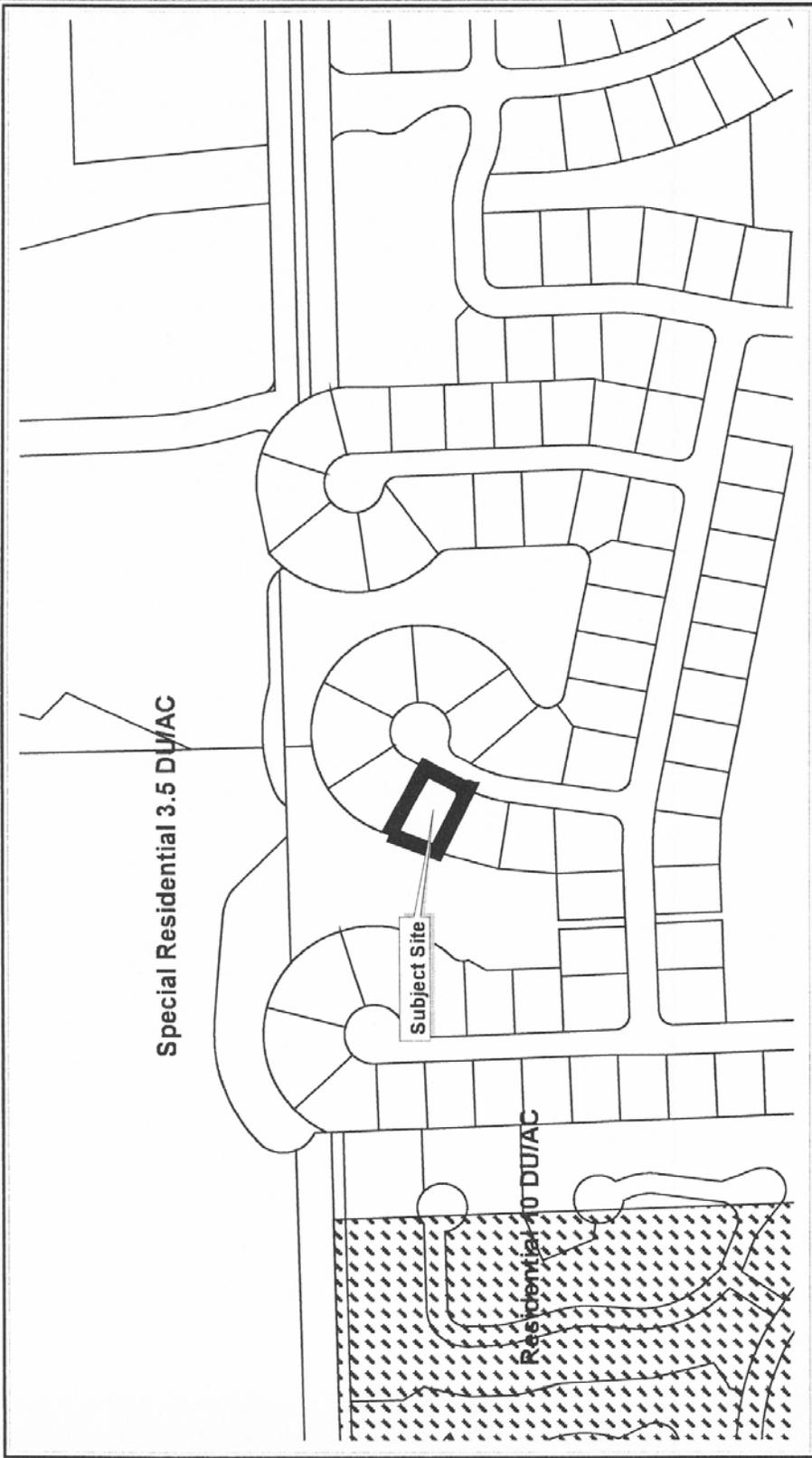
**MILLER LEGG** ENGINEERS • PLANNERS  
LAND SURVEYORS  
ENVIRONMENTAL PROFESSIONALS  
1800 N. DOUGLAS ROAD, SUITE 200  
PEMBROKE PINES, FLORIDA 33024  
(954)436-7000 FAX (954)437-9558  
CERT. OF AUTHORIZATION L.B. 6680

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 65B17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
DATED THIS 14th DAY OF AUGUST, 2002 A.D.  
*Martin P. Rossi*  
MARTIN P. ROSSI  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 5857  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PROJECT NO. 9004-04.301  
FILE NO. 11-1A-950

C.B.W.C.D.  
PLAN APPROVED 8-14-03  
DATE  
[Signature]  
SIGNED  
No encroachments allowed on easements.

RECEIVED  
AUG 22 2003  
TOWN OF BAY  
ADMINISTRATIVE SERVICES



Date Flown:  
12/31/00

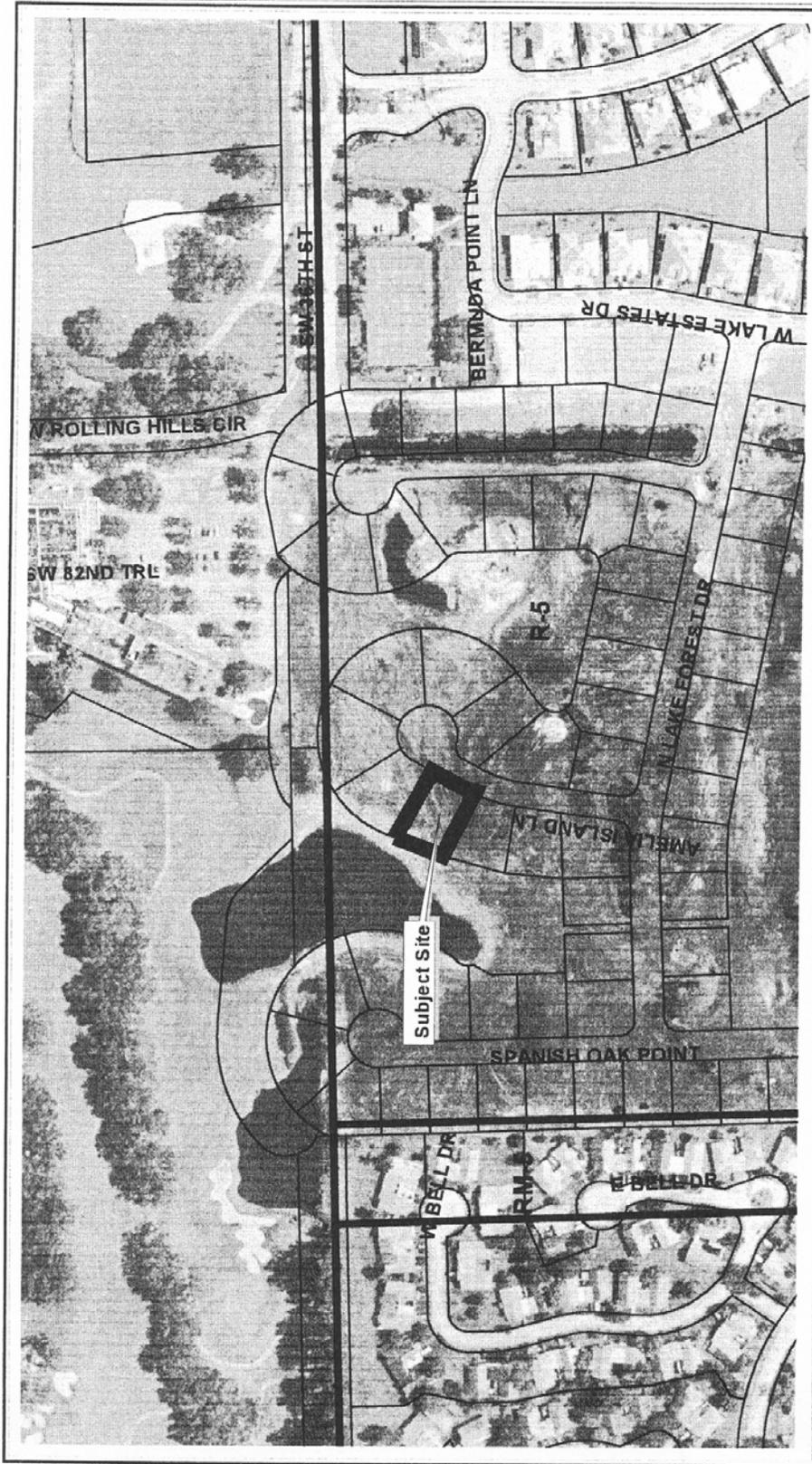


Planning & Zoning Division - GIS



**Variance**  
**V 8-2-03 Jones**  
**Future Land Use Plan Map**

Prepared By: CMG  
Date Prepared: 9/22/03



Date Flown:  
12/31/00



Planning & Zoning Division - GIS



# Variance V 8-2-03 Jones Zoning and Aerial Map

Prepared By: CMG  
Date Prepared: 9/22/03

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