

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT****APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE****ORDINANCE 2022-0676 (WRF-22-24)****OCTOBER 18, 2022**

***Location:*** 4817 Kingsbury Street  
Between Cassat Avenue and Woodruff Avenue

***Real Estate Number(s):*** 062553-0000

***Waiver Sought:*** Reduce minimum road frontage from 48 feet to 25 feet

***Present Zoning:*** Residential Low Density-60 (RLD-60)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** 5- Northwest

***Applicant:*** Hunter Faulkner  
1 Independent Drive, Suite 1400  
Jacksonville, Florida 32202

***Owner:*** BCEL 5A, LLC  
7563 Philips Highway, Suite 208  
Jacksonville, FL 32256

***Staff Recommendation:*** Deny

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-0676** (WRF-22-24) seeks to reduce the required minimum road frontage from 48 feet to 25 feet in order to allow for the development of a single-family dwellings in the Residential Low Density-60 (RLD-60) Zoning District. The subject property is approximately 0.08± acres (3,275 square feet) and is the East ½ of Lot 243, Block 127 of Murray Hill Heights Plat, not a legal lot of record. The original platted lots of Murray Hill Heights were 50 feet in width and this established pattern of development has continued for the surrounding neighborhood. Due to the property being zoned RLD-60 lots would be required to provide a minimum of 48 feet of road frontage or be considered a lot of record. Approval of this waiver request would set a precedence for future property owners to subdivide their properties to create out of character lots for the Murray Hill Heights neighborhood.

There is a companion Administrative Deviation application (2022-0678/AD-22-61) seeking to reduce the minimum lot width from 60 feet to 25 feet and reduce required minimum lot area from 6,000 square feet to 3275 The department is also recommending Denial on the Administrative Deviation Application.

Additionally there is a companion Waiver of Architectural and Aesthetic Requirements (2022-0677/WAAR-22-01) seeking a waiver of the architectural and aesthetic requirements for perpendicular orientation. The department is also recommending Denial on the Application.

### **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 only difficulty in carrying out the strict letter of the regulation is that the lot is not the required 48 feet of frontage of the RLD-60 Zoning Category. No other lot on the block has previously been granted a waiver that the applicant seeks, it is not seen as a practical or economic difficulty that this lot was subdivided from the historically platted lot losing its lot of record status.

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

No. The request does not have the effect of reducing the cost of development, and it does not circumvent the requirements of Chapter 654. The property is currently vacant and the grant of this waiver would allow a new single family structure to be built. There is a companion Administrative Deviation application that is seeking to reduce the minimum lot width from 60 feet in width to 25 feet in width and reduce required minimum lot area from 6,000 square feet to 3275.

- (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 subject property is a not considered a lot of record due to being subdivided from the original platted lot 243, Block 127 of Murray Hill Heights. All other lots in the surrounding area are either considered lots of record or meet the minimum road frontage for the RLD-60 zoning district. This would be creating a lot out of character for the surrounding area and there have been no other waiver approved for similar request.

- (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?*

Not applicable as the lot has frontage on Kingsbury Street.

- (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?*

No. Staff finds the proposed waiver will not be detrimental to the public health, safety, or welfare. Given the general development pattern in the area, as well as the existing land use categories and zoning district contiguous to the site, the proposed waiver would not result in the creation of a nuisance. However the proposed waiver would have an effect on the overall character of the block, which has not been granted a Waiver or Variance for Road frontage since the establishment of the City for Road Frontage Requirements.

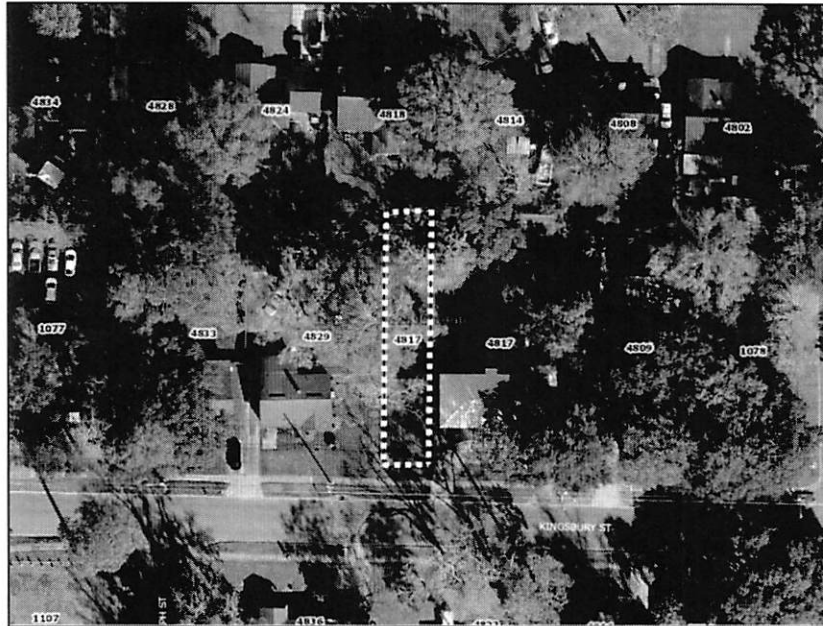
### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 3, 2022** 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 2022-0676 (WRF-22-17)** be **DENIED**.



**Aerial View**  
*Source: JaxGIS*



**Subject Property**  
*Source: Staff, Planning and Development Department, COJ*  
*Date: 09/21/2022*



**Property to the East (4817 Kingsbury St-75 Feet of Frontage)**

*Source: Staff, Planning and Development Department, COJ*

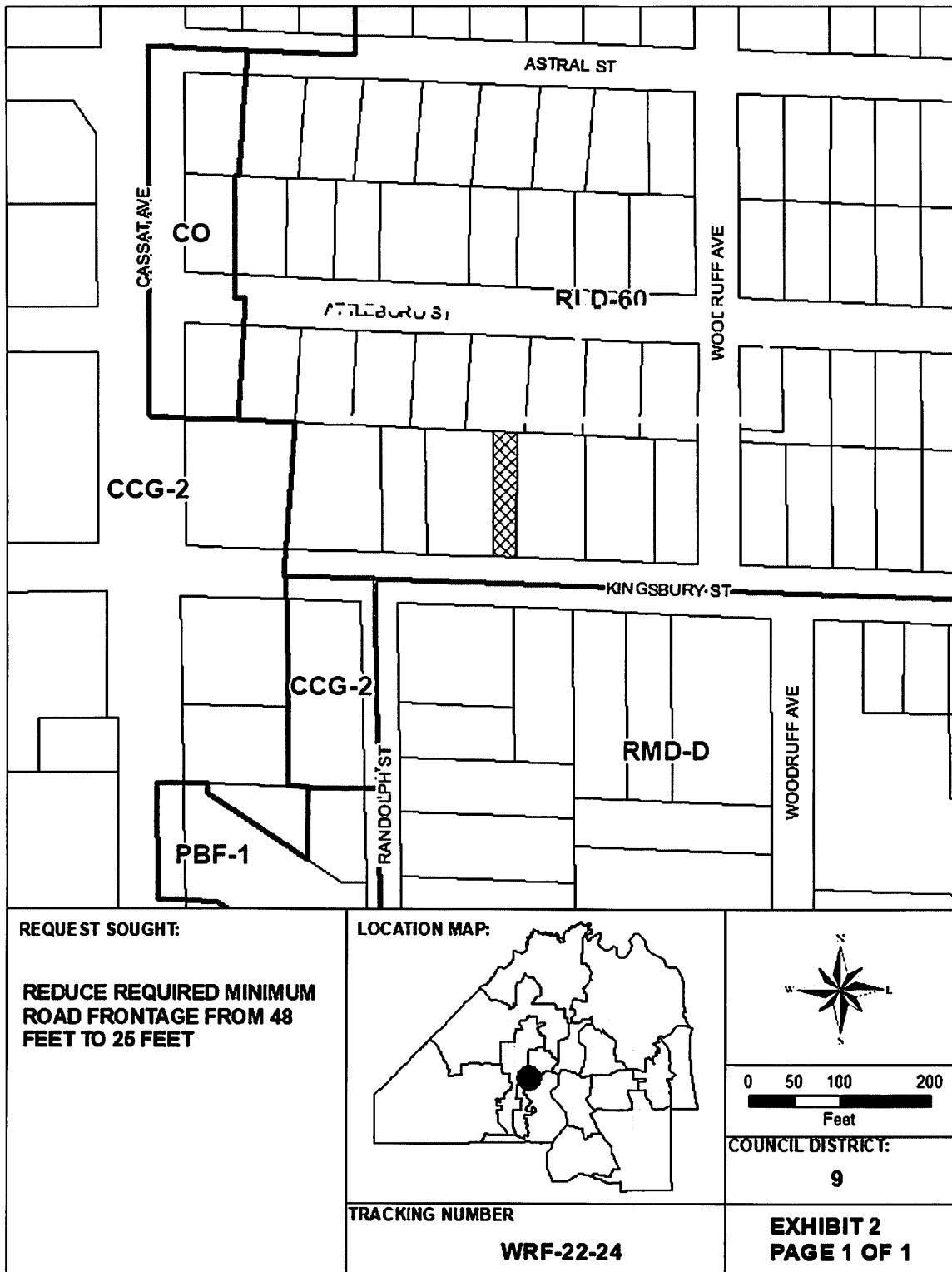
*Date: 09/21/2022*



**Property to the West (4829 Kingsbury St-75 Feet of Frontage)**

*Source: Staff, Planning and Development Department, COJ*

*Date: 09/21/2022*



Legal Map

Date Submitted: <b>08-08-22</b>
Date Filed:

Application Number: <b>WRF.22-24</b>
Public Hearing: 10-18-2022

**Application for Waiver of Minimum Required Road Frontage**  
 City of Jacksonville, Florida  
 Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District: <b>RUD-60</b>	Current Land Use Category: <b>LDR</b>	
Council District: <b>9</b>	Planning District: <b>5</b>	
Previous Zoning Applications Filed (provide application numbers): <b>N/A</b>		
Applicable Section of Ordinance Code: <b>Sec. 656.133</b>		
Notice of Violation(s): <b>N/A</b>		
Neighborhood Associations: <b>Mummy Hill Preservation Assn., Holy Girls Rock Purity Inc.</b>		
Overlay: <b>N/A</b>		
LUZ Public Hearing Date: <b>-</b>	City Council Public Hearing Date:	
Number of Signs to Post: <b>1</b>	Amount of Fee:	Zoning Asst. Initials: <b>GA</b>

PROPERTY INFORMATION	
1. Complete Property Address: <b>4817 Kingsbury St., Jacksonville, FL 32205</b>	2. Real Estate Number: <b>062553-0000</b>
3. Land Area (Acres): <b>0.08</b>	4. Date Lot was Recorded: <b>6/25/1969</b>
5. Property Located Between Streets: <b>Kingsbury St. and Attleboro St.</b>	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <b>48</b> feet to <b>25</b> feet.	
8. In whose name will the Waiver be granted? <b>BCEL 5A, LLC</b>	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>BCEL 5A, LLC</b>	10. E-mail: <b>hfaulkner@jimersonfirm.com</b>
11. Address (including city, state, zip): <b>7563 Philips Highway, Suite 208 Jacksonville, FL 32256</b>	12. Preferred Telephone: <b>(904) 389-0050</b>

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name: <b>Hunter Faulkner</b>	14. E-mail: <b>hfaulkner@jimersonfirm.com</b>
15. Address (including city, state, zip): <b>1 Independent Dr., Suite 1400 Jacksonville, FL 32202</b>	16. Preferred Telephone: <b>(904) 389-0050</b>

<b>CRITERIA</b>
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> <li>i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li>ii. <i>The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i></li> <li>iii. <i>The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i></li> <li>iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i></li> <li>v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i></li> </ul>



**17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.**

**The Owner respectfully requests a Waiver of Road Frontage based upon the following:**

- 1. There are practical and economical difficulties carrying out the strict letter of the regulation because the lot is substandard in width, and is only twenty-five feet (25') wide. There is no possibility of gaining additional road frontage due to the width of the lot.**
- 2. The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654. Again, the lot is substandard in width, and there is no ability to gain additional road frontage to meet the code requirement.**
- 3. The proposed waiver will not substantially diminish the property values in, nor alter the essential character of the area surrounding the site and will not interfere with or injure the rights of others whose property would be affected by the waiver. Property values would not diminish upon the granting of the waiver. Upon the granting of the waiver, the subject property can be improved with a new single-family home, which would enhance the surrounding property values.**
- 4. There is valid and legal access from the property, which is connected to a public street (Kingsbury Street) that is maintained by the city.**
- 5. The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law. The access parcel provides sufficient width for emergency vehicle access to the subject property. The granting of the waiver would simply provide access to the subject property that would otherwise be unavailable, and, therefore, unusable.**

**ATTACHMENTS**

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, [http://apps.coi.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coi.net/pao_propertySearch/Basic/Search.aspx), or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Proof of valid and effective easement for access to the property.

**FILING FEES**

\*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

**AUTHORIZATION**

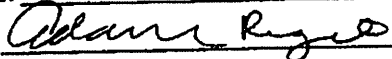
Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be 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.

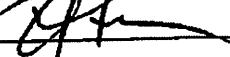
Owner(s)

Print name: BCEL 5A, LLC

Signature: 

Applicant or Agent (if different than owner)

Print name: Hunter Faulkner

Signature: 

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

Owner(s)

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

**SUBMITTAL**

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

Planning and Development Department, Zoning Section

214 North Hogan Street, 2<sup>nd</sup> Floor

Jacksonville, Florida 32202

(904) 255-8300

**EXHIBIT 1**

**Legal Description**

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**The East 1/2 of Lot 243, Block 127, MURRAY HILL HEIGHTS, according to the plat thereof as recorded in Plat Book 2, Page 87 and Replat of Murray Hill Heights, according to the plat thereof as recorded in Plat Book 5, Page 86, of the current public records of Duval County, Florida.**

**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: 7/7/22

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: 4817 Kingsbury St, Jacksonville, FL 32256 RE#(s): 062553-0000

To Whom it May Concern:

I Adam Rigel, as Authorized Member of BCEL 5A, LLC

a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for waiver of architecture requirements submitted to the Jacksonville Planning and Development Department. waiver of road frontage

(signature) *Adam Rigel*

(print name) Adam Rigel

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 20 day of July 2022, by Adam Rigel, as Authorized Member, of BCEL 5A, a Limited Liability corporation, who is personally known to me or who has produced n/a - personally known as identification and who took an oath.

*Brittany Caroon*  
(Signature of NOTARY PUBLIC)



Brittany Caroon  
Comm.: HH 153890  
My Commission Expires:  
July 14, 2025

Brittany Caroon  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: July 14, 2025

**Agent Authorization – Limited Liability Company (LLC)**

Date: 7/7/22

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

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

Address: 4817 Kingsbury St., Jacksonville, FL 32256 RE#(s): 062553-0000

To Whom It May Concern:

You are hereby advised that Adam Rigel as Authorized Representative of BCEL 5A, LLC, hereby certify that the BCEL 5A, LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Hunter Faulkner to act as agent to file application(s) for Waiver of Architecture Requirements and Waiver of Road Frontage for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) *Adam Rigel*

(print name) Adam Rigel

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 20 day of July 2022, by Adam Rigel as Authorized Member of BCEL 5A, a Limited Liability corporation, who is personally known to me or who has produced n/a - personally known as identification and who took an oath.

*Brittany Caroon*  
(Signature of NOTARY PUBLIC)



Brittany Caroon  
Comm.: HH 153890  
My Commission Expires:  
July 14, 2025

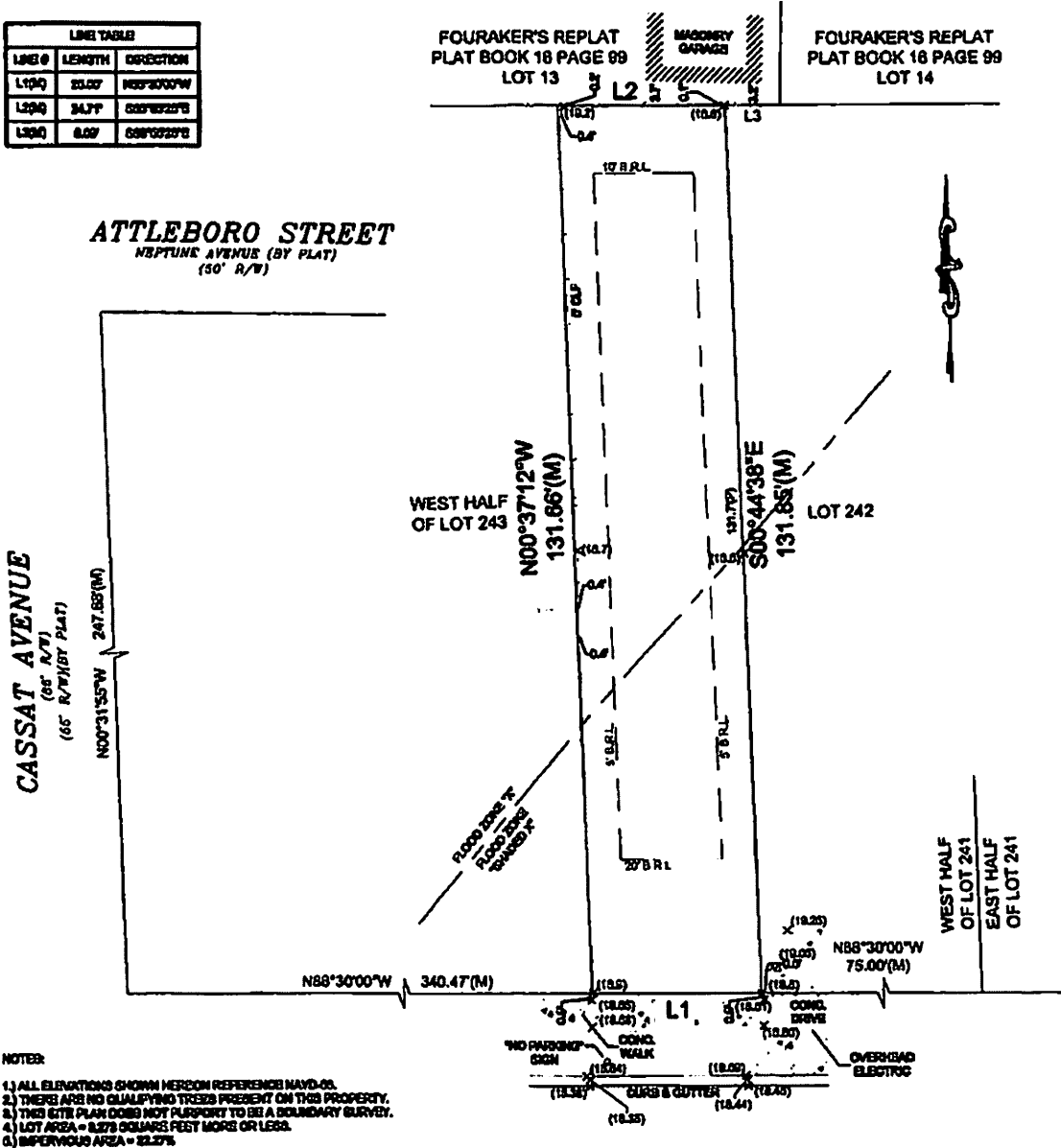
Brittany Caroon  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: July 14, 2025

EAST HALF OF LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

AS RECORDED IN PLAT BOOK 5 PAGES 86-88A OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.  
 CERTIFIED TO: JWB CONSTRUCTION GROUP

LINE #	LENGTH	DIRECTION
L190	23.07	N88°30'00"W
L200	34.77	S00°44'38"E
L210	8.07	S58°10'22"E



- NOTES:
- 1) ALL ELEVATIONS SHOWN HEREON REFERENCE NAVD-08.
  - 2) THERE ARE NO QUALIFYING TREES PRESENT ON THIS PROPERTY.
  - 3) THIS SITE PLAN DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
  - 4) LOT AREA = 8,278 SQUARE FEET MORE OR LESS.
  - 5) IMPERVIOUS AREA = 22.2%

SITE BENCHMARK = 18.47 (DAVD-80)  
 NAIL AND DECK - NO I.D.

- GENERAL NOTES:
- (1) BEARINGS SHOWN HEREON ARE BASED ON THE MLY R/W LINE OF KINGSBURY STREET AS N88°30'00"W
  - (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS
  - (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
  - (4) THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" & "SHADED X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PAU-11 120477-0301J DATED 11-02-2018

- LEGEND
- PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVE
  - P.C.C. POINT OF COMPOUND CURVE
  - P.O.C. POINT ON CURVE
  - P.M.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - S.H.L. SLEDDING RESTRICTION LINE
  - C.L.F. CHAIN LINK FENCE
  - R.W. RIGHT OF WAY
  - O.R.D. OFFICIAL RECORDS BOOK
  - O.L. ON LINE
  - O.L. BREAK LINE

- LEGEND
- R RADIUS
  - Δ = Δ DELTA (CELTIC) ANGLE
  - A or I ARC LENGTH
  - C or CH CHORD
  - CD CHORD BEARING
  - (R) LINE RADIAL TO CURVE
  - A/C AIR CONDITIONER
  - CONC. CONC.
  - FO FOUND
  - IP IRON PIPE
  - (M) MEASURED
  - (P) PLAT
  - F FENCE

SCALE 1"=20'

02-15-2021  
 DATE OF DRAWING

**CERTIFIED TO: AND CONSTRUCTION PERMIT**

FOURAMER'S REPLAT PLAT BOOK 18 PAGE 99 LOT 13

FOURAMER'S REPLAT PLAT BOOK 18 PAGE 99 LOT 14

FOURAMER'S REPLAT PLAT BOOK 18 PAGE 99 LOT 21

FOURAMER'S REPLAT PLAT BOOK 18 PAGE 99 LOT 22

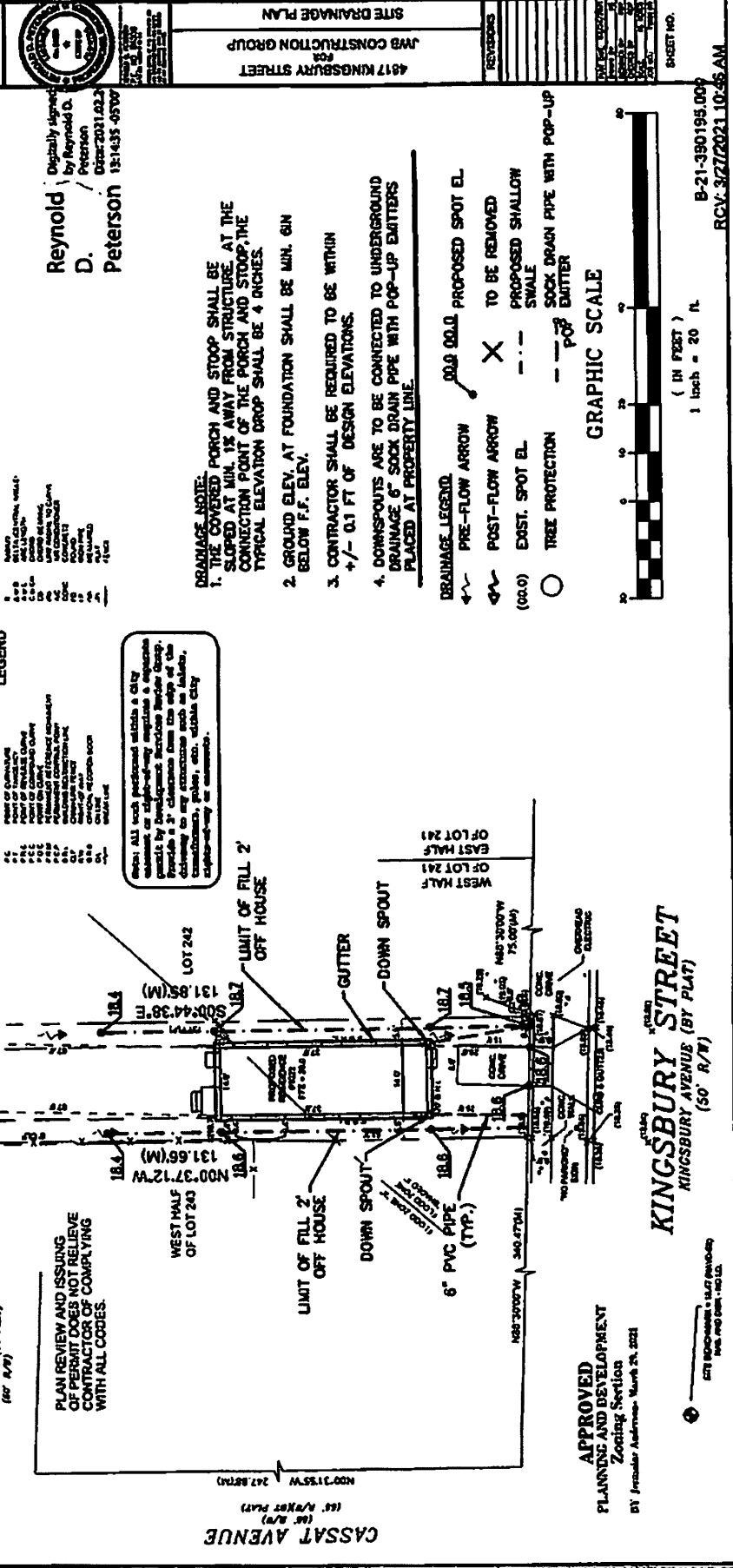
**GENERAL NOTES:**  
 (1) BENCHMARK SHOWN HEREON IS BASED ON THE CITY OF MURRAY'S BENCHMARK. THE REPLY OF THIS BENCHMARK TO THE NATIONAL ADJUSTED MEAN SEA LEVEL (NAD 83) IS 10.854 FEET.  
 (2) THE PROPERTY HAS NOT BEEN ABSTRACTED FOR BOUNDARIES. THE BOUNDARIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.  
 (3) THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SHOWN ON THIS PLAN.  
 (4) THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SHOWN ON THIS PLAN.  
 (5) THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SHOWN ON THIS PLAN.

**NOTES:**  
 1. ALL DIMENSIONS SHOWN HEREON REFER TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.  
 2. THE SETBACK REQUIREMENTS ARE AS SHOWN ON THIS PLAN.  
 3. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SHOWN ON THIS PLAN.  
 4. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SHOWN ON THIS PLAN.  
 5. THE PROPERTY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SHOWN ON THIS PLAN.

**LEGEND:**  
 1. 1" = 10' (AS SHOWN)  
 2. 1" = 20' (AS SHOWN)  
 3. 1" = 30' (AS SHOWN)  
 4. 1" = 40' (AS SHOWN)  
 5. 1" = 50' (AS SHOWN)  
 6. 1" = 60' (AS SHOWN)  
 7. 1" = 70' (AS SHOWN)  
 8. 1" = 80' (AS SHOWN)  
 9. 1" = 90' (AS SHOWN)  
 10. 1" = 100' (AS SHOWN)  
 11. 1" = 120' (AS SHOWN)  
 12. 1" = 140' (AS SHOWN)  
 13. 1" = 160' (AS SHOWN)  
 14. 1" = 180' (AS SHOWN)  
 15. 1" = 200' (AS SHOWN)  
 16. 1" = 240' (AS SHOWN)  
 17. 1" = 280' (AS SHOWN)  
 18. 1" = 320' (AS SHOWN)  
 19. 1" = 360' (AS SHOWN)  
 20. 1" = 400' (AS SHOWN)  
 21. 1" = 450' (AS SHOWN)  
 22. 1" = 500' (AS SHOWN)  
 23. 1" = 550' (AS SHOWN)  
 24. 1" = 600' (AS SHOWN)  
 25. 1" = 650' (AS SHOWN)  
 26. 1" = 700' (AS SHOWN)  
 27. 1" = 750' (AS SHOWN)  
 28. 1" = 800' (AS SHOWN)  
 29. 1" = 850' (AS SHOWN)  
 30. 1" = 900' (AS SHOWN)  
 31. 1" = 950' (AS SHOWN)  
 32. 1" = 1000' (AS SHOWN)

**APPROVED**  
 PLANNING AND DEVELOPMENT  
 Zoning Section  
 BY: [Signature] Address: March 28, 2021

**DR. [Signature]**  
 CIVIL ENGINEER, S.E. 14,217,000-000  
 INC. AND CORP., 140 S.D.



**4917 KINGSBURY STREET**  
**JMB CONSTRUCTION GROUP**

**REVISIONS:**

**SHEET NO.:**

**B-21-390195.009**  
**RCV-3/27/2021 10:46 AM**

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 20 ft

**Attleboro Street**  
 (50' R/W)

**Kingsbury Street**  
 KINGSBURY AVENUE (BY PLAT)  
 (50' R/W)

**Cassat Avenue**  
 (50' R/W)



LINE #	LENGTH	DIRECTION
L1/W1	25.07'	N85°30'00"W
L2/W1	24.11'	S85°35'22"E
L3/W1	8.02'	S45°35'22"E

**EAST HALF OF LOT 243 BLOCK 127 AS SHOWN ON MAP OF  
REPLAT OF PART OF MURRAY HILL HEIGHTS**

AS RECORDED IN PLAT BOOK 6 PAGES 55-58A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CERTIFIED TO: JNB CONSTRUCTION GROUP

**GENERAL NOTES**

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE RELY RUN LINE OF KINGSBURY STREET AS N85°30'00"W
- 2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS & RESTRICTIONS
- 3) UNDERGROUND UTILITIES & SERVICES THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
- 4) THIS PROPERTY APPEARS TO BE WITHIN FLOOD ZONE "X" & "SHADED" IT IS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 13007-0211, DATED 11-03-2012.

**NOTES**

- 1) ALL ELEVATIONS SHOWN HEREON REFERENCE NAVD84
- 2) THERE ARE NO QUALIFYING TREES PRESENT ON THIS PROPERTY
- 3) THIS SITE PLAN DOES NOT PURPORT TO BE A BOUNDARY SURVEY
- 4) LOT AREA = 3,523 SQUARE FEET MORE OR LESS.
- 5) IMPROVEMENT AREA = 12,576

**LEGEND**

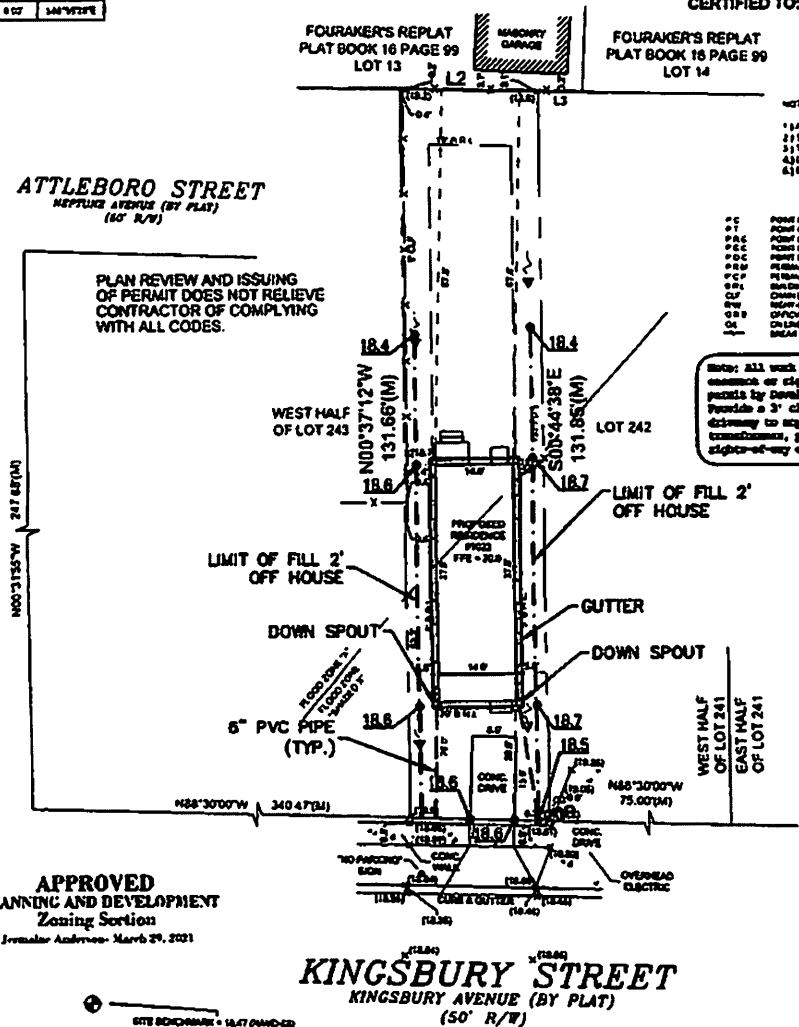
- |               |                           |                |                       |
|---------------|---------------------------|----------------|-----------------------|
| ••            | POINT OF ELEVATION        | •              | ANCHOR                |
| •             | POINT OF IRREGULARITY     | •••            | CLIMB (SPECIAL ANGLE) |
| •••           | POINT OF REVERSE CURVE    | ••••           | ARC (1/8" DIA)        |
| ••••          | POINT OF COMPOUND CURVE   | •••••          | CHORD                 |
| •••••         | POINT DE CURVE            | ••••••         | CHORD BEARING         |
| ••••••        | ALTIMETER REFERENCE POINT | •••••••        | LINE HAVING NO CURVE  |
| •••••••       | PLUMBING REFERENCE POINT  | ••••••••       | ALL CONSTRUCTED       |
| ••••••••      | BOUNDARY RESTRICTION LINE | •••••••••      | CONCRETE              |
| •••••••••     | CHAIN LINE (FEET)         | ••••••••••     | FOUND.                |
| ••••••••••    | RIGHT-OF-WAY              | •••••••••••    | 1" PIPE               |
| •••••••••••   | OFFICIAL RECORD BOOK      | ••••••••••••   | MEASURED              |
| ••••••••••••  | DRAW LINE                 | •••••••••••••  | PLAT                  |
| ••••••••••••• | BREAK LINE                | •••••••••••••• | 2" DIA                |

Note: All work performed within a City easement or right-of-way requires a separate permit by Development Services Permit Group. Provide a 3' clearance from the edge of the driveway to any structures such as toilets, transformers, poles, etc. within City right-of-way or easements.

**ATTLEBORO STREET**  
NEPTUNE AVENUE (BY PLAT)  
(50' R/W)

PLAN REVIEW AND ISSUING OF PERMIT DOES NOT RELIEVE CONTRACTOR OF COMPLYING WITH ALL CODES.

**CASSAT AVENUE**  
(50' R/W)  
(BY PLAT)



Reynold D. Peterson  
Digitally signed by Reynold D. Peterson  
Date: 2021.02.23 13:14:35 -0500

**DRAINAGE NOTE:**

1. THE COVERED PORCH AND STOOP SHALL BE SLOPED AT MIN. 1% AWAY FROM STRUCTURE. AT THE CONNECTION POINT OF THE PORCH AND STOOP, THE TYPICAL ELEVATION DROP SHALL BE 4 INCHES.
2. GROUND ELEV. AT FOUNDATION SHALL BE MIN. 6IN BELOW F.F. ELEV.
3. CONTRACTOR SHALL BE REQUIRED TO BE WITHIN +/- 0.1 FT OF DESIGN ELEVATIONS.
4. DOWNSPOUTS ARE TO BE CONNECTED TO UNDERGROUND DRAINAGE 6" SOCK DRAIN PIPE WITH POP-UP EMITTERS PLACED AT PROPERTY LINE.

**DRAINAGE LEGEND**

- |        |                 |           |                                     |
|--------|-----------------|-----------|-------------------------------------|
| →      | PRE-FLOW ARROW  | 00.0 00.0 | PROPOSED SPOT EL.                   |
| ←      | POST-FLOW ARROW | X         | TO BE REMOVED                       |
| (00.0) | EXIST. SPOT EL. | - - -     | PROPOSED SHALLOW SWALE              |
| ○      | TREE PROTECTION | - - -     | SOCK DRAIN PIPE WITH POP-UP EMITTER |

**GRAPHIC SCALE**



**APPROVED PLANNING AND DEVELOPMENT Zoning Section**  
UY Jremalar Anderson - March 29, 2021

**KINGSBURY STREET**  
KINGSBURY AVENUE (BY PLAT)  
(50' R/W)

• SITE BENCHMARK = 1/4" (PANO-CR) NMS AND OOK - HOLD.



4817 KINGSBURY STREET  
JNB CONSTRUCTION GROUP  
SITE DRAINAGE PLAN

NO.	DATE	DESCRIPTION

**REVISIONS**

NO.	DATE	DESCRIPTION

SHEET NO.

B-21-390195.000  
RCV: 3/27/2021 10:46 AM

Prepared under the direction of and return to:

Ian McKillop  
McKillop Law Firm, PL  
7563 Philips Highway  
Building 500  
Jacksonville, FL 32256  
File Number: 18-1025  
Consideration: \$8,900.00

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**WARRANTY DEED**

This Warranty Deed made this 13<sup>th</sup> day of November, 2019 between Aaron Rokosz, Individually and as Trustee of Zachary Rokosz Father Established Education, Medical Insurance, and Child Support Irrevocable Trust dated December 6, 2018, whose post office address is 1340 South Ocean Boulevard, Apt 1605, Pompano Beach, FL 33062 (whether singular or plural, "Grantor"), and BCEL 5A, LLC, a Florida Limited Liability Company, whose post office address is 7563 Philips Highway, Suite 208, Jacksonville, FL 32256 (whether singular or plural, "Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees)

WITNESSETH, that said Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval, FL, (the "Property"):

**The East 1/2 of Lot 243, Block 127, MURRAY HILL HEIGHTS, according to the plat thereof as recorded in Plat Book 2, Page 87 and Replat of Part of Murray Hills Heights, according to the plat thereof as recorded in Plat Book 5, Page 86, of the current public records of Duval County, Florida.**

**RE#: 062553-0000  
Address: 4817 Kingsbury Street, Jacksonville, FL 32205**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever. And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes for 2019 and subsequent years and covenants, restrictions, easement and reservations of record, if any, without the intention of creating or reimposing same.

This Property is not the constitutional homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness Signature: [Signature]  
Witness Name: Vanniska Torres

Witness Signature: [Signature]  
Witness Name: Dario Reiser

[Signature]  
Aaron Rokosz

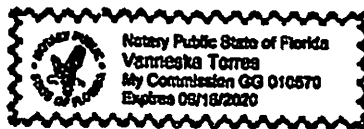
Zachary Rokosz Father Established Education, Medical Insurance, and Child Support Irrevocable Trust dated December 6, 2018

By: [Signature]  
Aaron Rokosz, Trustee

STATE OF Florida  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 7 day of November, 2019, by Aaron Rokosz, Individually and as Trustee of Zachary Rokosz Father Established Education, Medical Insurance, and Child Support Irrevocable Trust dated December 6, 2018, who is personally known to me or who produced the identification set forth below.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification  
Produced: FL Driver License H220-010-76-047-0

**Legal Description**

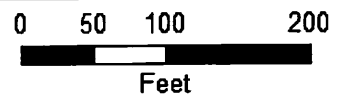
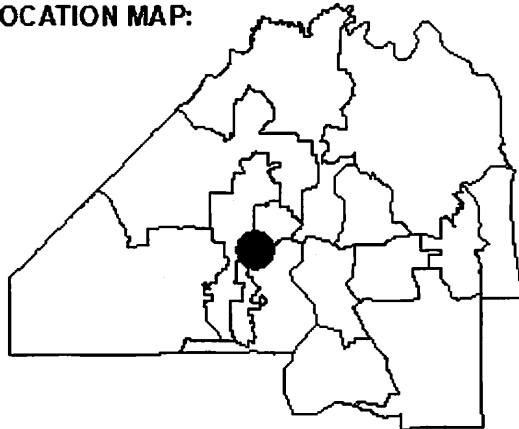
**The East 1/2 of Lot 243, Block 127, MURRAY HILL HEIGHTS, according to the plat thereof as recorded in Plat Book 2, Page 87 and Replat of Murray Hill Heights, according to the plat thereof as recorded in Plat Book 5, Page 86, of the current public records of Duval County, Florida.**



**REQUEST SOUGHT:**

**REDUCE REQUIRED MINIMUM  
ROAD FRONTAGE FROM 48  
FEET TO 25 FEET**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**9**

**TRACKING NUMBER**

**WRF-22-24**

**EXHIBIT 2  
PAGE 1 OF 1**