Application For Administrative Deviation

Planning and Development Department Info

Application # AD-22-61 **Staff Sign-Off/Date**   ELA **/** 08/11/2022
Filing Date   N/A   **Number of Signs to Post** 1
Current Land Use Category LDR
Deviation Sought REDUCE REQUIRED MINIMUM LOT AREA FROM 6000 TO 3275 SQUARE FEET. REDUCE REQUIRED LOT WIDTH FROM 60 FEET TO 25 FEET.
Applicable Section of Ordinance Code N/A
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association MURRAY HILL PRESERVATION ASSN, HOLY GIRLS ROCK PURITY INC
Overlay N/A

Application Info

Tracking #   4349   **Application Status**   FILED COMPLETE
Date Started   06/16/2022   **Date Submitted**   06/17/2022

General Information On Applicant

Last Name   **First Name**   **Middle Name**
FAULKNER   HUNTER

Company Name
JIMERSON BIRR, P.A.

Mailing Address
ONE INDEPENDENT DRIVE

City   **State**   **Zip Code**
JACKSONVILLE   FL   32202

Phone   **Fax**   **Email**
9043890050   9042121269   HFAULKNER@JIMERSONFIRM.COM

General Information On Owner(s)

Last Name   **First Name**   **Middle Name**
FAULKNER   HUNTER

Company/Trust Name
BCEL 5A, LLC

Mailing Address
7563 PHILIPS HIGHWAY, 208

City   **State**   **Zip Code**
JACKSONVILLE   FL   32256

Phone   **Fax**   **Email**
9043890050   9042121269   HFAULKNER@JIMERSONFIRM.COM

Property Information

Previous Zoning Application Filed? ☐
If Yes, State Application No(s)

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	062553 0000	9	5	RLD-60

Ensure that RE# is a 10 digit number with a space (###### ####)

Total Land Area (Nearest 1/100th of an Acre) 0.08

In Whose Name Will The Deviation Be Granted
BCEL 5A, LLC

Is transferability requested? ○ Yes ● No
If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location

MURRAY HILL

House #	**Street Name, Type and Direction**	**Zip Code**
4817	KINGSBURY ST	32205

Between Streets

KINGSBURY   **and**   ATTLEBORO

Utility Services Provider

(•) City Water/City Sewer   ( ) Well/Septic   ( ) City Water/Septic   ( ) City Sewer/Well

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Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

☑ Reduce required minimum lot area from 6000 to 3273 square feet.

☐ Increase maximum lot coverage from ____ % to ____ %.

☐ Increase maximum height of structure from ____ to ____ feet.

☑ Reduce required yard(s)

REDUCE REQUIRED LOT WIDTH 60 TO 25

☐ Reduce minimum number of off-street parking spaces from ____ to ____ .

☐ Increase the maximum number of off-street parking spaces from ____ to ____ .

☐ Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of **15** feet to ____ feet.

☐ Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of **25** feet to ____ feet.

☐ Decrease minimum number of loading spaces from ____ required to ____ loading spaces.

Reduce the dumpster setback from the required **5** feet along:

☐ North to ____ feet;

☐ East to ____ feet;

☐ South to ____ feet;

☐ West to ____ feet.

☐ Decrease the minimum number of bicycle parking spaces from ____ required to ____ spaces.

☐ Reduce the minimum width of drive from ____ feet required to ____ feet.

☐ Reduce vehicle use area interior landscape from ____ square feet to ____ square feet.

☐ Increase the distance from the vehicle use area to the nearest tree from **55** feet maximum to ____ feet.

☐ Reduce the number of terminal island trees from ____ terminal islands required to ____ terminal islands.

☐ Reduce the landscape buffer between vehicle use area along

Enter Street Name   from **10** feet per linear feet of frontage and **5** feet minimum width required to ____ feet per linear feet of frontage and ____ feet minimum width.

☐ Reduce the number of shrubs along Enter Street Name from ____ required to ____ shrubs.

☐ Reduce the number of trees along Enter Street Name from ____ required to ____ trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from **5** feet minimum width required along:

☐ North boundary to ____ feet;

☐ East boundary to ____ feet;

☐ South boundary to ____ feet;

☐ West boundary to ____ feet.

Reduce the number of trees along:

☐ North property boundary from [＿＿＿] required to [＿＿＿] trees;

☐ East property boundary from [＿＿＿] required to [＿＿＿] trees;

☐ South property boundary from [＿＿＿] required to [＿＿＿] trees;

☐ West property boundary from [＿＿＿] required to [＿＿＿] trees.

☐ Increase the maximum width of the driveway access from [Enter Street Name]

from ⦿ 24 ◯ 36 ◯ 48 feet required to [＿＿＿] feet.

☐ Decrease the minimum width of the driveway access from [Enter Street Name]

from ⦿ 24 ◯ 36 ◯ 48 feet required to [＿＿＿] feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required along:

☐ North to [＿＿＿] feet;

☐ East to [＿＿＿] feet;

☐ South to [＿＿＿] feet;

☐ West to [＿＿＿] feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required along:

☐ North to [＿＿＿] feet;

☐ East to [＿＿＿] feet;

☐ South to [＿＿＿] feet;

☐ West to [＿＿＿] feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

☐ North property boundary to [＿＿＿] feet wide;

☐ East property boundary to [＿＿＿] feet wide;

☐ South property boundary to [＿＿＿] feet wide;

☐ West property boundary to [＿＿＿] feet wide.

Reduce the uncomplimentary land use buffer trees along:

☐ North property boundary from [＿＿＿] required to [＿＿＿] trees;

☐ East property boundary from [＿＿＿] required to [＿＿＿] trees;

☐ South property boundary from [＿＿＿] required to [＿＿＿] trees;

☐ West property boundary from [＿＿＿] required to [＿＿＿] trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

☐ North property boundary to [＿＿＿] feet tall and [＿＿＿] %;

☐ East property boundary to [＿＿＿] feet tall and [＿＿＿] %;

☐ South property boundary to [＿＿＿] feet tall and [＿＿＿] %;

☐ West property boundary to [＿＿＿] feet tall and [＿＿＿] %.

Required Attachments

The following items must be attached to the application.

☑ Survey

☑ Site Plan

☑ 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, https://paopropertysearch.coj.net/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, https://search.sunbiz.org/Inquiry/CorporationSearch/ByName

Supplemental Information

☐ Letter From DCFS, Department of Children and Family Services - day care uses only

☐ Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only

☐ Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

3. The proposed deviation 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 deviation;

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

(ii) The length of time the violation has existed without receiving a citation; and

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

Public Hearings

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 Planning Commission. 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.

Application Certification

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.

☑ Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee $966.00
2) Plus Notification Costs Per Addressee

52 Notifications @ $7.00/each: $364.00

3) Total Application Cost: $1,330.00

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

** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 6/15/22

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.   RE#(s): 062553-0000

To Whom it May Concern:

I __Adam Eiseman__ , as __Authorized Representative__ 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 _Administrative Deviation_ submitted to the Jacksonville
Planning and Development Department.

(signature) _____

(print name) ___Adam Eiseman___

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 this __16th__ day of
__June__ 20_22_ by __Adam Eiseman__ , as
__Authorized Representative__ , of __BCEL 5A, LLC__ , a Limited Liability
Company, who is personally known to me or who has produced _____
as identification and who took an oath.

_____
(Signature of NOTARY PUBLIC)

KASANDRA CONNATSER
MY COMMISSION # GG 307463
EXPIRES: July 4, 2023
Bonded Thru Notary Public Underwriters

_____
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires:_____

G:\JOINT\Applications\Exhibits\Ownership AffidavitForm LLC.docx

last update: 1/10/2017

EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: 6/15/22

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. _____ RE#(s): 062553-0000 _____
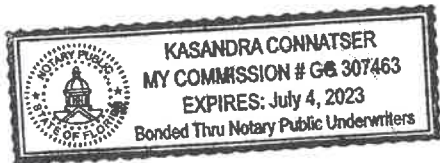
To Whom It May Concern:

You are hereby advised that _Adam Eiseman_, as _Authorized Representative_ 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. Said owner hereby
authorizes and empowers _Hunter Faulkner_ to act as agent to file application(s) for
Administrative Deviation 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) _____

(print name) _Adam Eiseman_

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this _16th_ day of _June_
20_22_, by _Adam Eiseman_, as _Authorized Representative_, of
BCEL 5A, LLC, a Limited Liability Company, who is personally known to me or who has
produced _____ as identification and who took an oath.

_____
(Signature of NOTARY PUBLIC)

KASANDRA CONNATSER
MY COMMISSION # GG 307463
EXPIRES: July 4, 2023
Bonded Thru Notary Public Underwriters

_____
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires:_____

G:\JOINT\Applications\Exhibits\Agent Authorization Form LLC.docx

last update: 1/10/2017

Department of State   /   Division of Corporations   /   Search Records   /   Search by Entity Name   /

Detail by Entity Name

Florida Limited Liability Company
BCEL 5A, LLC

Filing Information

Document Number	L19000001622
FEI/EIN Number	83-3176010
Date Filed	12/27/2018
Effective Date	01/01/2019
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	01/18/2019
Event Effective Date	NONE

Principal Address

7563 PHILIPS HWY
BLDG 100 STE 208
JACKSONVILLE, FL 32256

Mailing Address

7563 PHILIPS HWY
BLDG 100 STE 208
JACKSONVILLE, FL 32256

Registered Agent Name & Address

MCKILLOP LAW FIRM PL
7563 PHILIPS HWY
BLDG 500
JACKSONVILLE, FL 32256

Authorized Person(s) Detail

Name & Address

Title MGR

BCEL 5, LLC
7563 PHILIPS HWY
BLDG 100 STE 208
JACKSONVILLE, FL 32256

Annual Reports

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Department of State   /   Division of Corporations   /   Search Records   /   Search by Entity Name   /

Detail by Entity Name

Florida Limited Liability Company
BCEL 5, LLC

Filing Information

Document Number	L15000130063
FEI/EIN Number	35-2538356
Date Filed	07/31/2015
State	FL
Status	ACTIVE

Principal Address

7563 PHILIPS HIGHWAY
Bldg 100 Ste 208
JACKSONVILLE, FL 32256

Changed: 03/18/2020

Mailing Address

7563 PHILIPS HIGHWAY
Ste 208
JACKSONVILLE, FL 32256

Changed: 03/23/2018

Registered Agent Name & Address

MCKILLOP LAW FIRM, P.L.
7563 PHILIPS HIGHWAY
Ste 500
JACKSONVILLE, FL 32256

Address Changed: 03/23/2018

Authorized Person(s) Detail

Name & Address

Title MGR

JWB REAL ESTATE CAPITAL, LLC
7563 PHILIPS HIGHWAY
Bldg 100 Ste 208
JACKSONVILLE, FL 32256

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
JWB REAL ESTATE CAPITAL, LLC

Filing Information

Document Number	L06000035600
FEI/EIN Number	27-0141157
Date Filed	04/05/2006
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/18/2013
Event Effective Date	NONE

Principal Address

7563 Philips Hwy
Ste 208
JACKSONVILLE, FL 32256

Changed: 03/23/2018

Mailing Address

7563 Philips Hwy
Ste 208
JACKSONVILLE, FL 32256

Changed: 03/23/2018

Registered Agent Name & Address

McKillop Law Firm
7563 Philips Hwy
Ste 500
Jacksonville, FL 32256

Name Changed: 04/30/2014

Address Changed: 03/23/2018

Authorized Person(s) Detail

Name & Address

Title Manager

Rigel, Adam

7563 Philips Hwy

Ste 208

JACKSONVILLE, FL 32256

Title Manager

Sifakis, Alexander

7563 Philips Hwy

208

Jacksonville, FL 32256

Title Manager

Cohen, Gregory

7563 Philips Hwy

208

Jacksonville, FL 32256

Title Manager

Eiseman, Adam

7563 Phillips Hwy

208

Jacksonville, FL 32256

Annual Reports

Report Year	Filed Date
2020	03/11/2020
2021	03/12/2021
2022	04/05/2022

Document Images

04/05/2022 -- ANNUAL REPORT	View image in PDF format
03/12/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
03/23/2018 -- ANNUAL REPORT	View image in PDF format
03/22/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
02/20/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
11/18/2013 -- LC Amendment	View image in PDF format
06/27/2013 -- LC Name Change	View image in PDF format
03/27/2013 -- ANNUAL REPORT	View image in PDF format
12/17/2012 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
02/28/2011 -- ANNUAL REPORT	View image in PDF format

On File

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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

WARRANTY DEED

This Warranty Deed made this 13th 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: _____
Witness Name: Vanneska Torres

Witness Signature: _____
Witness Name: David Theiser

_____
Aaron Rokosz

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

By: _____
     Aaron Rokosz, Trustee

STATE OF Florida
COUNTY OF Broward

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 of Notary Public
Print, Type/Stamp Name of Notary

Notary Public State of Florida
Vanneska Torres
My Commission GG 010570
Expires 09/16/2020
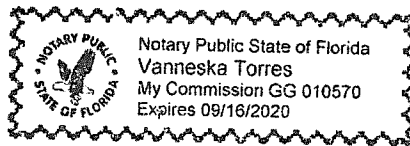
Personally Known: _____ OR Produced Identification: __X__
Type of Identification
Produced: FL Driver License R220-010-76-047-0

Warranty Deed
File: 18-1025

AS RECORDED IN PLAT BOOK 5 PAGES 86-86A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: JWB CONSTRUCTION GROUP

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1(M)	25.00'	N88°30'00"W
L2(M)	24.71'	S88°55'28"E
L3(M)	8.09'	S88°55'28"E

FOURAKER'S REPLAT
PLAT BOOK 16 PAGE 99
LOT 13

MASONRY
GARAGE

FOURAKER'S REPLAT
PLAT BOOK 16 PAGE 99
LOT 14

0.2'
L2
3.7'
0.1'
3.2'
(19.2)
(18.8)
L3
0.4'

10' B.R.L.

5' CLF

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

WEST HALF
OF LOT 243

N00°37'12"W
131.66'(M)

S00°44'38"E
131.85'(M)

131.7'(P)

LOT 242

CASSAT AVENUE
(86' R/W)
(55' R/W)(BY PLAT)

247.88'(M)

N00°31'55"W

(18.7)
0.4'

0.4'

5' B.R.L.

5' B.R.L.

FLOOD ZONE "X"
FLOOD ZONE
"SHADED X"

20' B.R.L.

WEST HALF
OF LOT 241

EAST HALF
OF LOT 241

(19.26)

(19.05)
0.6'
N88°30'00"W
75.00'(M)

N88°30'00"W   340.47'(M)

(18.8)

(18.9)

(18.85)
(18.89)
L1
0.9'

0.9'

(18.81)

CONC.
DRIVE

(18.80)

OVERHEAD
ELECTRIC

"NO PARKING"
SIGN

CONC.
WALK

0.9'

(18.84)

(18.89)

(18.45)

NOTES:

1.) ALL ELEVATIONS SHOWN HEREON REFERENCE NAVD-88.
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 = 3,273 SQUARE FEET MORE OR LESS.
5.) IMPERVIOUS AREA = 22.27%

(18.38)   CURB & GUTTER   (18.44)

(18.35)

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

(18.64)

(18.66)

SITE BENCHMARK = 18.47 (NAVD-88)
NAIL AND DISK - NO I.D.

GENERAL NOTES :

(1) BEARINGS SHOWN HEREON ARE BASED ON THE N'LY
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, PANEL 120077-0361J,
DATED 11-02-2018.

SCALE   1"=20'

02-15-2021
DATE OF DRAWING

	LEGEND		
P.C.	POINT OF CURVATURE	R	RADIUS
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH
P.C.C.	POINT OF COMPOUND CURVE	C or CH	CHORD
P.O.C.	POINT ON CURVE	CB	CHORD BEARING
P.R.M.	PERMANENT REFERENCE MONUMENT	(R)	LINE RADIAL TO CURVE
P.C.P.	PERMANENT CONTROL POINT	A/C	AIR CONDITIONER
B.R.L.	BUILDING RESTRICTION LINE	CONC.	CONCRETE
CLF	CHAIN LINK FENCE	FD.	FOUND
R/W	RIGHT-OF-WAY	I.P.	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	(M)	MEASURED
O/L	ON LINE	(P)	PLAT
—/—	BREAK LINE	—x—	FENCE

2018-2029-4

On File

ALPHA SOUTHEAST
2670 ROSSELLE STREET, SUITE 8
JACKSONVILLE, FLORIDA 32204
PHONE: (904) 551-4945
C.A. NO. 29643

REYNOLD D. PETERSON
P.E. NO. 84559
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE No. 84559

Digitally signed by Reynold D. Peterson
Date: 2021.02.24 13:14:35 -05'00'
Reynold D. Peterson

	SITE DRAINAGE PLAN	
REVISIONS	JWB CONSTRUCTION GROUP	
	4817 KINGSBURY STREET	
	FOR	

PLOT DATE: 02/24/2021
DRAWN BY: KG
DESIGNED BY: RDP
CHECKED BY: RDP
SCALE: AS NOTED
JOB NO.: 71801.00
SHEET NO.

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

AS RECORDED IN PLAT BOOK 5 PAGES 86-86A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: JWB CONSTRUCTION GROUP

GENERAL NOTES :
(1) BEARINGS SHOWN HEREON ARE BASED ON THE N'LY 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, PANEL 120077-0361J, DATED 11-02-2018.

NOTES:
1.) ALL ELEVATIONS SHOWN HEREON REFERENCE NAVD-88.
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 = 3,273 SQUARE FEET MORE OR LESS.
5.) IMPERVIOUS AREA = 22.27%

LEGEND

R	RADIUS
Δ or D	DELTA (CENTRAL ANGLE)
A or L	ARC LENGTH
C or CH	CHORD
CB	CHORD BEARING
(R)	LINE RADIAL TO CURVE
A/C	AIR CONDITIONER
CONC.	CONCRETE
FD.	FOUND
I.P.	IRON PIPE
(M)	MEASURED
(P)	PLAT
—|—|	FENCE

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT ON CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
CLF	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
OIL	ON LINE
——	BREAK LINE

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

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

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

FOURAKER'S REPLAT
PLAT BOOK 16 PAGE 99
LOT 14

FOURAKER'S REPLAT
PLAT BOOK 16 PAGE 99
LOT 13

MASONRY GARAGE

LOT 242
LOT 243 WEST HALF

EAST HALF OF LOT 241
WEST HALF OF LOT 241

S00°44'38"E 131.85'(M)
N00°37'12"W 131.66'(M)

PROPOSED RESIDENCE #1022
FFE = 20.0

LIMIT OF FILL 2' OFF HOUSE
GUTTER
DOWN SPOUT
6" PVC PIPE (TYP.)

FLOOD ZONE "X"
FLOOD ZONE "SHADED X"

"NO PARKING" SIGN
CONC. DRIVE
CONC. WALK
CURB & GUTTER
OVERHEAD ELECTRIC

N88°30'00"W 75.00'(M)
N88°30'00"W 340.47'(M)
N00°31'55"W 247.88'(M)

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

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

CASSAT AVENUE
(86' R/W)(55' R/W)(BY PLAT)

SITE BENCHMARK = 18.47 (NAVD-88)
NAIL AND DISK - NO I.D.

LINE TABLE
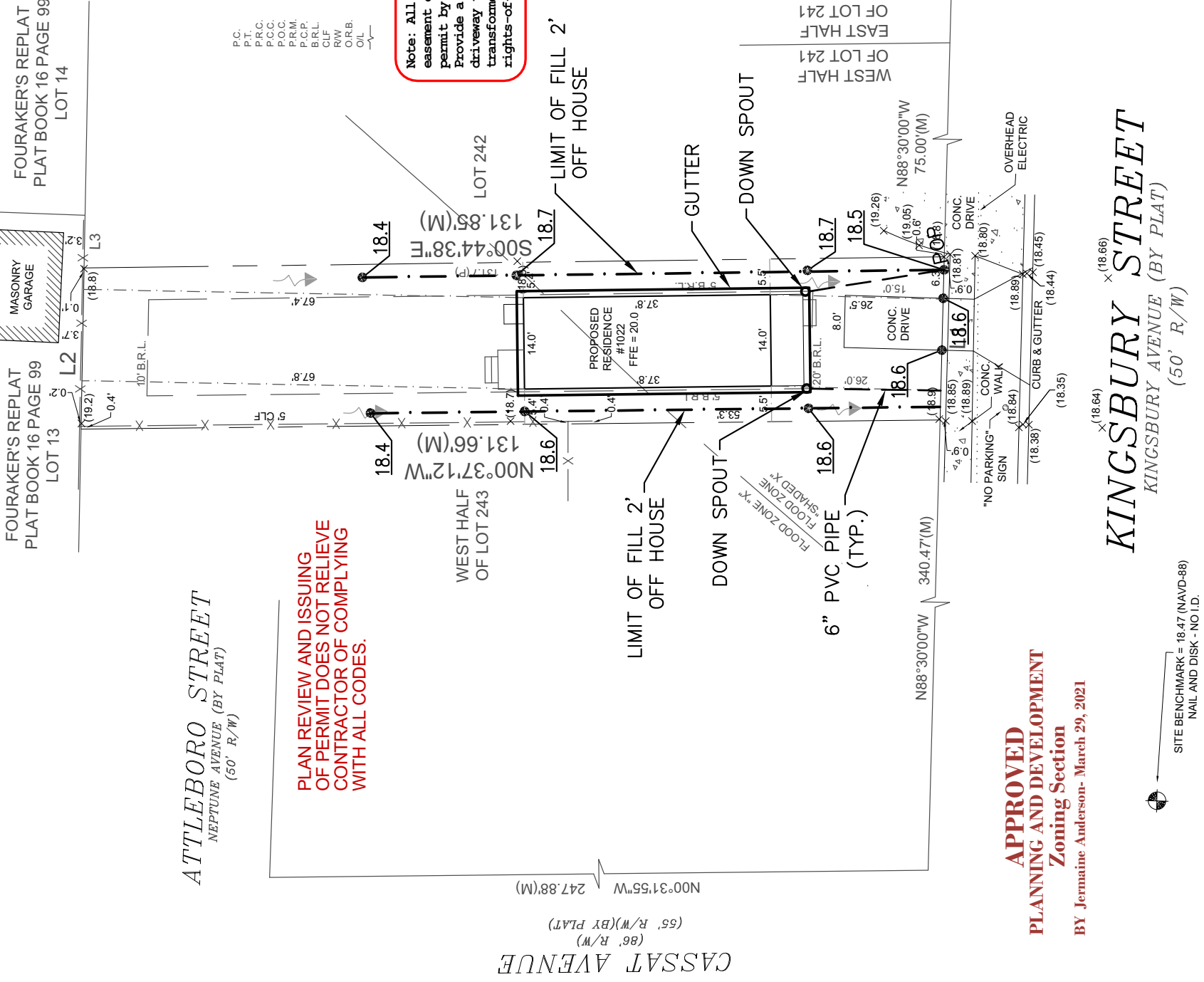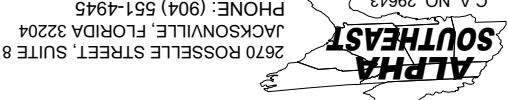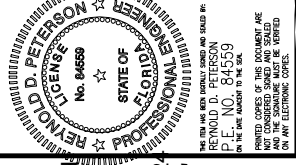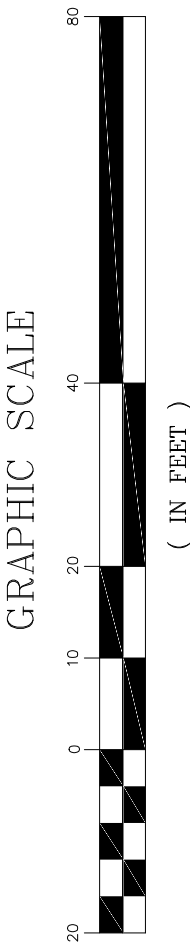| LINE #	LENGTH	DIRECTION
L1(M)	25.00'	N88°30'00"W
L2(M)	24.71'	S88°55'28"E
L3(M)	8.09'	S88°55'28"E

Time: 12:19:18 PM Date: 02/24/2021 DWG Name: C:\Users\Alpha Southeast\OneDrive - Alpha Southeast, Inc (1)_Projects 2021\JWB\4817 Kingsbury Street\CAD\4817 Kingsbury St_Design.dwg

Land Development Review
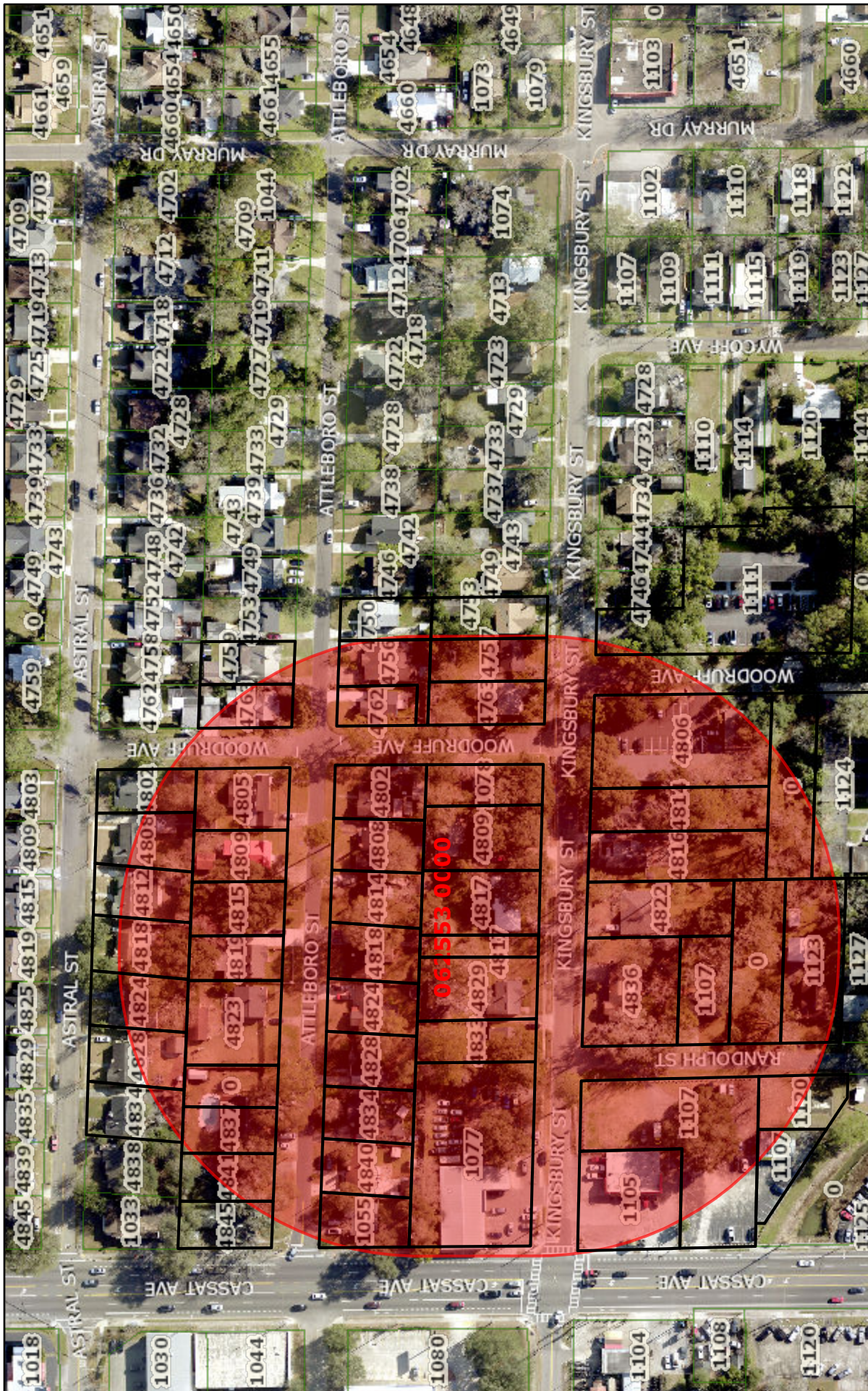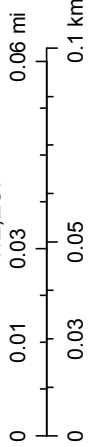
June 21, 2022

Parcels

RE	LNAME	LNAME2	MAIL ADDR1	MAIL ADDR2	MAIL ADDR3	MAIL CITY	MAIL STATE	MAIL ZIP
065970 0600	1105 CASSAT LLC		5437 SHERI LN			JACKSONVILLE	FL	32207
062587 0000	ACUFF HOWARD A		4759 ATTLEBORO ST			JACKSONVILLE	FL	32205-5040
062588 0000	ALFORD MICHELLE M		4763 ATTLEBORO ST			JACKSONVILLE	FL	32205
065970 0000	ASHLYN MOTORS INC		1107 CASSAT AVE			JACKSONVILLE	FL	32205-6468
062971 0000	BAKER TIMOTHY BROOKS		1431 RIVERPLACE BLVD APT 2004			JACKSONVILLE	FL	32207
062553 0000	BCEL 5A LLC		7563 PHILIPS HWY STE 208			JACKSONVILLE	FL	32256
062912 0000	BDEP MURRAY HILL LLC		4446 1A HENDRICKS AVE UNIT 120			JACKSONVILLE	FL	32207
062969 0000	BILLINGS EMMA LORRAINE		1055 CASSAT AVE			JACKSONVILLE	FL	32205
062551 0000	BLAKESLEE CASSIDY HYDER		1078 WOODRUFF AVE			JACKSONVILLE	FL	32205
062975 0000	BOSURGI NANCY		1048 DANCY ST			JACKSONVILLE	FL	32205
065947 0000	BREITE LEAH		4822 KINGSBURY ST			JACKSONVILLE	FL	32205
065950 0000	BROWN JASON W		4836 KINGSBURY ST			JACKSONVILLE	FL	32210
065970 0500	BUDGET AUTOMOTIVE REPAIR INC		5303 WESCONNETT BLVD			JACKSONVILLE	FL	32210
065949 0000	BURNS RUSSELL M AND PAMELIA SUE JOINT TRUST		1123 RANDOLPH ST			JACKSONVILLE	FL	32205-5127
065948 0000	BURNS RUSSELL M SR TRUST		1123 RANDOLPH ST			JACKSONVILLE	FL	32205
062955 0000	COLLINS PHILIP SPARR ET AL		4834 ASTRAL ST			JACKSONVILLE	FL	32205
062973 0000	CONNORS DANIEL RAYMOND II		4824 ATTLEBORO ST			JACKSONVILLE	FL	32205
062556 0000	CRUZ JASON INTAL		14301 101ST PL NE			KIRKLAND	WA	98034
062550 0000	CUNNINGHAM MEREDITH S		4763 KINGSBURY ST			JACKSONVILLE	FL	32205-5145
062958 0000	ELSBURY JORDAN L		4818 ASTRAL ST			JACKSONVILLE	FL	32205-5035
062974 0000	FAIN RICHARD R JR		4818 ATTLEBORO ST			JACKSONVILLE	FL	32205-5043
065946 0000	FORE JENNIFER N		4816 KINGSBURY ST			JACKSONVILLE	FL	32205
062964 0000	FULTZ JAMES F		4815 ATTLEBORO ST			JACKSONVILLE	FL	32205-5042
065945 0000	GRAY ALLISON		4814 KINGSBURY ST			JACKSONVILLE	FL	32205
062976 0000	GRIFFITH LEILA T		4808 ATTLEBORO ST			JACKSONVILLE	FL	32205
065969 0000	JACKSONVILLE ELECTRIC AUTHORITY		21 CHURCH ST W #3RD FLOOR			JACKSONVILLE	FL	32202-3158
062548 0010	JACKSONVILLE PROPERTY HOLDINGS LLC		4420 MILAM RD			JACKSONVILLE	FL	32210
062549 0000	JAX REGAL LLP		4319 SALISBURY RD UNIT 108			JACKSONVILLE	FL	32216
062531 0000	JOURNEY PATRICIA E ET AL		2322 WILDEWOOD DR UNIT B			HARKER HEIGHTS	TX	76548
062532 0000	LEGGOE KATHY R		4756 ATTLEBORO ST			JACKSONVILLE	FL	32205
062960 0000	MCCARTHY MARY A		4808 ASTRAL ST			JACKSONVILLE	FL	32205
062557 0000	MDC JAX PROPERTIES LLC		1200 CASSAT AVE			JACKSONVILLE	FL	32205
065951 0000	MGB SQUARED MEMBER LLC		C/O MATT BRITTAIN	100 SANDS POINT RD UNIT 225		LONGBOAT KEY	FL	34228
062533 0000	MICHELS STEVEN		4750 ATTLEBORO ST			JACKSONVILLE	FL	32205
062965 0000	MURPHY BIERLEY KAITLIN M		4823 ATTLEBORO ST			JACKSONVILLE	FL	32205
062962 0000	MURPHY GAYLE E		4805 ATTLEBORO ST			JACKSONVILLE	FL	32205
062563 0000	OAKLEY BARBARA		5250 REDRAC ST			JACKSONVILLE	FL	32205
062966 0000	OAKLEY BARBARA		4837 ATTLEBORO ST			JACKSONVILLE	FL	32205
062970 0000	OAKWELL COMPANIES LLC		3183 RUSSELL RD			GREEN COVE SPRINGS	FL	32043
062963 0000	POLK JAMES H		4809 ATTLEBORO ST			JACKSONVILLE	FL	32205-5042
062957 0000	POWESKI DAVID T ET AL		4824 ASTRAL ST			JACKSONVILLE	FL	32205-5035
062959 0000	RATCHFORD KENNETH N		4812 ASTRAL ST			JACKSONVILLE	FL	32205-5035
062968 0000	RIVERA LOWRENCES SILVANA		4845 ATTLEBORO ST			JACKSONVILLE	FL	32205
062560 0000	ROYTENBERG ARON ET AL		4802 ASTRAL ST			JACKSONVILLE	FL	32205
065939 0010	SAMUEL D KREDELL REVOCABLE LIVING TRUST		3351 DREW ST			JACKSONVILLE	FL	32207
062552 0000	SIMON PHILIP E		4809 KINGSBURY ST			JACKSONVILLE	FL	32205-5147
062956 0000	SMIFERGUSO DEVON J ET AL		4828 ASTRAL ST			JACKSONVILLE	FL	32205
062972 0000	SWEETHEART TRUST		212 SIX POND TRL			GREEN COVE SPRINGS	FL	32043
062561 0000	TAGLIAFERRO STEVEN MICHAEL		4819 ATTLEBORO ST			JACKSONVILLE	FL	32205
062552 0100	TRUST NO 4817KS		P O BOX 186			LAKE WALES	FL	33859

Parcel	Name	Contact	Address	City	State	Zip
062555 0010	WASHINGTON JOEL		4829 KINGSBURY ST	JACKSONVILLE	FL	32205-5147
062967 0000	WHIGHAM JOHNNIE L ESTATE		4841 ATTLEBORO ST	JACKSONVILLE	FL	32205-5042
062977 0000	WHITE JESSICA		4802 ATTLEBORO ST	JACKSONVILLE	FL	32205
	HOLY GIRLS ROCK PURITY INC	ROBBIE ROBERTS	4506 LAWNVIEW ST	JACKSONVILLE	FL	32205
	MURRAY HILL PRESERVATION ASSN	KATE TRUSLOW	4802 KERLE ST	JACKSONVILLE	FL	32205
	MURRAY HILL PRESERVATION ASSN	LEN BURROUGHS	932 INGLESIDE AV	JACKSONVILLE	FL	32205
	NORTHWEST	RHONDA BOYD	9381 ARBOR OAK LN	JACKSONVILLE	FL	32208
	SOUTHWEST	DR. WILLIE CROSBY	6746 SHINDLER DR	JACKSONVILLE	FL	32222