

# Application For Administrative Deviation

## Planning and Development Department Info

**Application #** AD-23-23    **Staff Sign-Off/Date** CMC / 8/2023  
**Filing Date** 8/2023    **Number of Signs to Post**  
**Current Land Use Category** LDR  
**Deviation Sought** 1.) REDUCE REQUIRED MINIMUM LOT AREA FROM 14000 TO 9720 SQUARE FEET FOR 2 LOTS 2.) REDUCE THE MINIMUM LOT WIDTH FROM 100 FEET WIDE TO 7 FEET WIDE  
**Applicable Section of Ordinance Code** 656.305(I )(D)(2)(I )  
**Notice of Violation(s)** N/A  
**Hearing Date** N/A  
**Neighborhood Association** ARGYLE AREA CIVIC COUNCIL  
**Overlay** N/A

## Application Info

**Tracking #** 4623    **Application Status** FILED COMPLETE  
**Date Started**    **Date Submitted**

## General Information On Applicant

**Last Name** FAULKNER    **First Name** HUNTER    **Middle Name**  
**Company Name** JIMERSON BIRR, P.A.  
**Mailing Address** ONE INDEPENDENT DRIVE, SUITE 1400  
**City** JACKSONVILLE    **State** FL    **Zip Code**  
**Phone** 9043890050    **Fax** 9042121269    **Email** HFAULKNER@J MERSONFIRM.COM

## General Information On Owner(s)

**Last Name** BRIGGS    **First Name** RICHARD    **Middle Name**  
**Company/Trust Name** AMERICAN CLASSIC HOMES, LLC  
**Mailing Address** 4550 SAINT AUGUSTINE ROAD  
**City** JACKSONVILLE    **State** FL    **Zip Code** 7  
**Phone** 9043510308    **Fax**    **Email** 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	6183	4	4	RLD-100B

Ensure that RE# is a digit number    page (##### #####)

**Total Land Area (Nearest 1/100th of an Acre)** .45

**In Whose Name Will The Deviation Be Granted**  
AMERICAN CLASSIC HOMES, LLC

Is transferability requested?  Yes  No

If approved, the administrative deviation is transferred with the property.

### Location Of Property

#### General Location

BUNION DRIVE

House #

0

Street Name, Type and Direction

BUNION DR

Zip Code

#### Between Streets

BUNION DRIVE

and

CAMFIELD STREET

#### Utility Services Provider

City Water/City Sewer  Well/ eptic  City Water/Septic  City Sewer/Well

### Deviation sought

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

Reduce required minimum lot area from 14000 to 9720 square feet.

Increase maximum lot coverage from % to %.

Increase maximum height of structure from feet to feet.

Reduce required yard(s)

REDUCE MINIMUM LOT WIDTH FROM 100 FEET WIDE TO 72 FEET WIDE

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 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 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 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 feet per linear feet of frontage and 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  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  from  24  36  48 feet required to  feet.

Decrease the minimum width of the driveway access from  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.**

THE ISSUE IS CONSISTENT WITH SURROUNDING PROPERTIES AND IS COMMON TO NUMEROUS NEIGHBORING SITES. THE APPLICANT IS SEEKING TO SPLIT THE PARCEL INTO TWO SEPARATE LOTS (AS PER THE ATTACHED SITE PLAN) AND DEVELOP TWO (2) SINGLE-FAMILY HOMES. THERE ARE MULTIPLE PARCELS IN THE AREA THAT ARE EITHER SIMILAR IN SIZE TO WHAT THE APPLICANT INTENDS ONCE THE PARCEL IS SPLIT, OR EVEN SMALLER.

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

THERE ARE PRACTICAL AND ECONOMIC DIFFICULTIES IN CARRYING OUT THE STRICT LETTER OF THE REGULATION. THE LOT SIZE OF THE PARCEL IS CURRENTLY 19,440 SQUARE FEET, WHICH IS SIGNIFICANTLY LARGER THAN A MINIMUM OF 14,000 SQ. FT. AS REQUIRED WITH THE RLD-100B ZONING DESIGNATION. IF THE PARCEL IS SPLIT INTO TWO (2) EQUAL PARCELS, AS THE APPLICANT INTENDS, THE LOT SIZE OF BOTH PARCELS WILL EACH BE 9,720 SQUARE FEET. RE-ZONING TO A DIFFERENT RLD ZONING DESIGNATION WOULD BE A COSTLY, BURDENSOME, AND TIME-CONSUMING PROCESS FOR THE APPLICANT.

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.

THIS REQUEST WOULD BE IN THE PUBLICS BEST INTEREST, AS THE APPLICANT WOULD BE DEVELOPING THE TWO (2) LOTS WITH NEW SINGLE-FAMILY HOUSING, WHICH WOULD ENHANCE THE PROPERTY VALUES OF THE SURROUNDING PARCELS.

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;

PROPERTY VALUES WOULD NOT BE DIMINISHED IF THIS REQUEST WERE TO BE APPROVED. IN FACT, IT IS LIKELY THAT PROPERTY VALUES WILL BE INCREASED BASED UPON THE CONSTRUCTION OF TWO (2) NEW SINGLE-FAMILY HOMES. FURTHERMORE, THERE ARE MULTIPLE OTHER LOTS OF SIMILAR OR SMALLER SIZE IN THE SURROUNDING AREA. THE APPLICANTS REQUEST WOULD FIT WITHIN THE CHARACTER OF THE SURROUNDING NEIGHBORHOOD.

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;

THE PROPOSED DEVIATION WOULD IN NO WAY 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

THIS DEVIATION IS NOT BEING SOUGHT TO REDUCE REQUIRED LANDSCAPING.

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

YES, THE EFFECT OF THE PROPOSED DEVIATION IS IN HARMONY WITH THE SPIRIT AND INTENT OF THE ZONING CODE. AGAIN, THERE NUMEROUS SIMILARLY SITUATED LOTS IN THE AREA. THE APPLICANT'S PLAN DOES NOT INVOLVE ANY COMMERCIAL DEVELOPMENT OR HIGH-DENSITY RESIDENTIAL DEVELOPMENT. THE LOTS WILL STILL BE OF SUBSTANTIAL SIZE (9,720 SQ. FEET).

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

<b>1) Residential District Base Fee</b>	\$966.00
<b>2) Plus Notification Costs Per Addressee</b>	
<b>43 Notifications @ \$7.00/each:</b>	\$301.00
<b>3) Total Application Cost:</b>	\$1,267.00

**\* 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: 10/7/2022

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: 0 Bunion Dr., Jacksonville, FL 32222 RE#(s): 016183-0010

To Whom it May Concern:

I Richard Briggs, as Managing Member of American Classic Homes, 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 an Administrative Deviation submitted to the Jacksonville Planning and Development Department.

(signature) [Signature]

(print name) Richard P Briggs

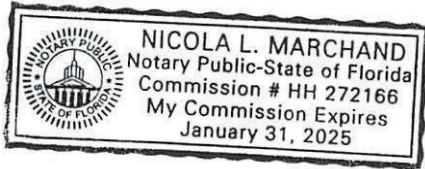
Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney,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

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 7<sup>th</sup> day of October 2022, by Richard Briggs, as Managing Member, of American Classic Homes, LLC, a Limited Liability Company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]  
\_\_\_\_\_  
(Signature of NOTARY PUBLIC)

Nicola Marchand  
\_\_\_\_\_  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: \_\_\_\_\_

**EXHIBIT B**

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

Date: 10/7/2022

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: 0 Bunion Dr., Jacksonville, FL 32222 RE#(s): 016183-0010

To Whom It May Concern:

You are hereby advised that Richard Briggs, as Managing Member of American Classic Homes, 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 American Classic Homes, LLC 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) [Signature]

(print name) Richard Briggs

STATE OF FLORIDA  
COUNTY OF DUVAL

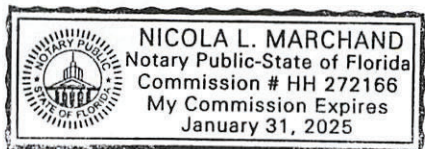
Sworn to and subscribed and acknowledged before me this 7<sup>th</sup> day of October 2022, by Richard Briggs, as Managing Member, of American Classic Homes, LLC, a Limited Liability Company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Nicola Marchand

(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: \_\_\_\_\_





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
AMERICAN CLASSIC HOMES, LLC

### Filing Information

**Document Number** L15000116081  
**FEI/EIN Number** 47-4717463  
**Date Filed** 07/06/2015  
**State** FL  
**Status** ACTIVE

### Principal Address

4550 ST AUGUSTINE ROAD  
STE 1  
JACKSONVILLE, FL 32207

Changed: 10/03/2017

### Mailing Address

4550 ST AUGUSTINE ROAD  
STE 1  
JACKSONVILLE, FL 32207

Changed: 10/03/2017

### Registered Agent Name & Address

Duncan, Lesa  
4550 Saint Augustine Road  
Suite 1  
Jacksonville, FL 32207

Name Changed: 06/24/2020

Address Changed: 06/24/2020

### Authorized Person(s) Detail

## Name & Address

Title MGR

DUNCAN, LESA J  
4550 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32207

## Annual Reports

Report Year	Filed Date
2021	01/27/2021
2022	01/28/2022
2023	01/23/2023

## Document Images

[01/23/2023 -- ANNUAL REPORT](#)

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[01/27/2021 -- ANNUAL REPORT](#)

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[06/24/2020 -- AMENDED ANNUAL REPORT](#)

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[07/06/2015 -- Florida Limited Liability](#)

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LIMITED LIABILITY CORPORATION DESIGNATION OF AGENT

KNOW ALL MEN BY THESE PRESENTS, that I, Lesa J. Duncan., Manager of American Classic Homes, a Florida Limited Liability Company, herewith nominate, constitute and appoint Richard P. Briggs, as my true and lawful agent to act for me in my name, place and stead as manager of said Limited Liability Company, to perform the following actions: To mortgage and encumber, sell, convey and purchase real property and to enter into contracts to purchase and sell along with any other requirements of behalf of the Company.

This 12 day of FEB. 2020.

Witness: [Signature]

Witness: [Signature]

[Signature]
Signature
Lesa J. Duncan
Manager

State of Florida
County of Duval

On FEB. 12 2020 before me ELISABETH MUNDY

personally appeared LESA DUNCAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/they executed the same in his/their authorized capacity(ies), and that by his/their signature(s) on the instrument the person(s) or entity upon behalf, of which the person(s) acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand this 12 day of FEB, 2020.

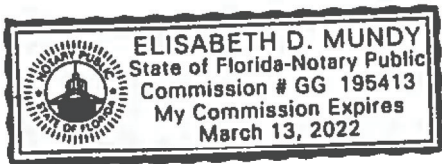
Notary Public for the State of Florida

Notary Signature

[Signature]

My Commission Expires: 3/13/22

SEAL



Prepared under the direction of and return to:

Ian McKillop  
McKillop Law Firm, PL  
7563 Philips Highway  
Building 500  
Jacksonville, FL 32256  
File Number: 22-1700  
Consideration: \$51,500.00

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**WARRANTY DEED**

This Warranty Deed made this 24th day of August, 2022 between **Issam N. Louis, a married man**, whose post office address is 2966 Pescara Drive, Jacksonville, FL 32246 (whether singular or plural, "Grantor"), and **American Classic Homes, LLC, a Florida Limited Liability Company**, whose post office address is 4550 Saint Augustine Road, Suite 1, Jacksonville, FL 32207 (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 Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval, FL, (the "Property"):

**LOT 1, A PART OF TRACT 4, BLOCK 1, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 4, AND RUN NORTH 0 DEGREES 25 MINUTES 50 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT 4, 1155.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 25 MINUTES 50 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT 4, 145.90 FEET TO THE SOUTHERLY SIDE OF HIPPS ROAD A PERPETUAL EASEMENT OF 66.0 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST ALONG THE SOUTHERLY SIDE OF SAID HIPPS ROAD A 66 FOOT PERPETUAL EASEMENT 135.0 FEET TO THE WESTERLY SIDE OF A PERPETUAL EASEMENT OF 60.0 FEET; THENCE SOUTH 0 DEGREES 25 MINUTES 50 SECONDS WEST ALONG THE WESTERLY SIDE OF SAID 60 FOOT EASEMENT 144.77 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 35 SECONDS WEST 135.0 FEET TO THE POINT OF BEGINNING.**

**RE#: 016183-0010**

**Address: 0 Bunion Drive, Jacksonville, FL 32222**

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 Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land, that Grantor hereby fully warrants the title to the Property and will defend the same against the

lawful claims of all persons whomsoever, and that the Property is free of all encumbrances except taxes for 2022 and subsequent years and covenants, restrictions, easement and reservations of record, if any, without the intention of creating or reimposing same.

The Grantee their Successors and/or Assigns may only use the property for residential purposes, this covenant shall run with the land.

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 Signature: Victor Barcega

Witness Name: Victoria Pasanen

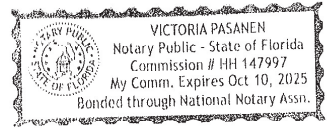
Witness Name: Kristen Barcega

[Signature]  
Issam N. Louis

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24th day of August, 2022, by Issam N. Louis.

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



Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification  
Produced: FL DL

**LEGEND**

- = SITE BENCHMARK
- = SANITARY SEWER MANHOLE
- = FIRE HYDRANT
- = CABLE/INTERNET UTILITIES BOX
- = EXISTING POLE
- = EXISTING WATER METER
- = UNNUMBERED X-CUT IN CONCRETE FOUND
- = SET NAIL AND DISC LB#139
- = FOUND SLOTTED CORNER FOUND
- = FOUND 1/2" IRON PIPE PL#34470
- = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- = EXISTING GROUND ELEVATIONS
- = EXISTING TREE
- = CHAIN LINK FENCE
- = WOOD FENCE

**SURVEYOR'S NOTES:**

1. Legal Description has been furnished by client and/or his/her agents.
2. No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist easements/documents recorded AFTER (Post Recodation) or other instruments that could affect this property. Accordingly, with U.S. Standard, First, data acquired with theodolite and Steel Tape, or with technologically Superior Equipment utilizing Resistant Techniques.
3. TRANSPORTATION BENCHMARK "BART" AND "BREC", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY, A SPARKA THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) COORDINATES OBTAINED FROM THE GPS SURVEY ARE, REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD 83).
4. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
5. This Survey Does NOT Determine Ownership of Land or Fences.
6. Stated Legal Purpose of Survey: Acquisition, Site, Mortgage, Permits, Planning, and Foundation Plans.
7. This Survey is not intended to Locate any subsurface/underground objects, features and improvements only. Improvements, Survey reflects above-ground features and improvements only.
8. This Survey is not intended to Determine Ownership of Land or Fences.
9. This Survey is not intended to Locate any subsurface/underground objects, features and improvements only. Improvements, Survey reflects above-ground features and improvements only.
10. This Survey is not intended to Determine Ownership of Land or Fences.
11. This Survey is not intended to Locate any subsurface/underground objects, features and improvements only. Improvements, Survey reflects above-ground features and improvements only.
12. Contour: Improvement to Iron Markers as Described Only. Wooden Markers as Described Only.
13. All Above-ground Evidence of Utilities lie Within their respective easements unless noted.
14. Street (S) hereon are centered in R/W unless noted.
15. Elevation of this site on this plan is to adjacent property or other lines are copied from provided plans.
16. Elevations if shown are based on the North American Vertical Datum of 1988.
17. The proposed residence shown hereon are from the provided foundation plan.
18. See house plans for additional details.
19. Current FEMA F.I.R. Maps show property in FLOOD ZONE X-2, according to flood insurance rate map panel: #2603050688L, Effective On: 06/29/2013

ZONING INFORMATION FROM PROPERTY APPRAISER'S	
LOT AREA TABLE, ft <sup>2</sup>	
PROPOSED BUILDING	9971.7
REAR FRONT	2,563.1
REAR SIDE	810
REAR REAR	610
TOTAL IMPERVIOUS AREA:	2,983.7 (29.9%)

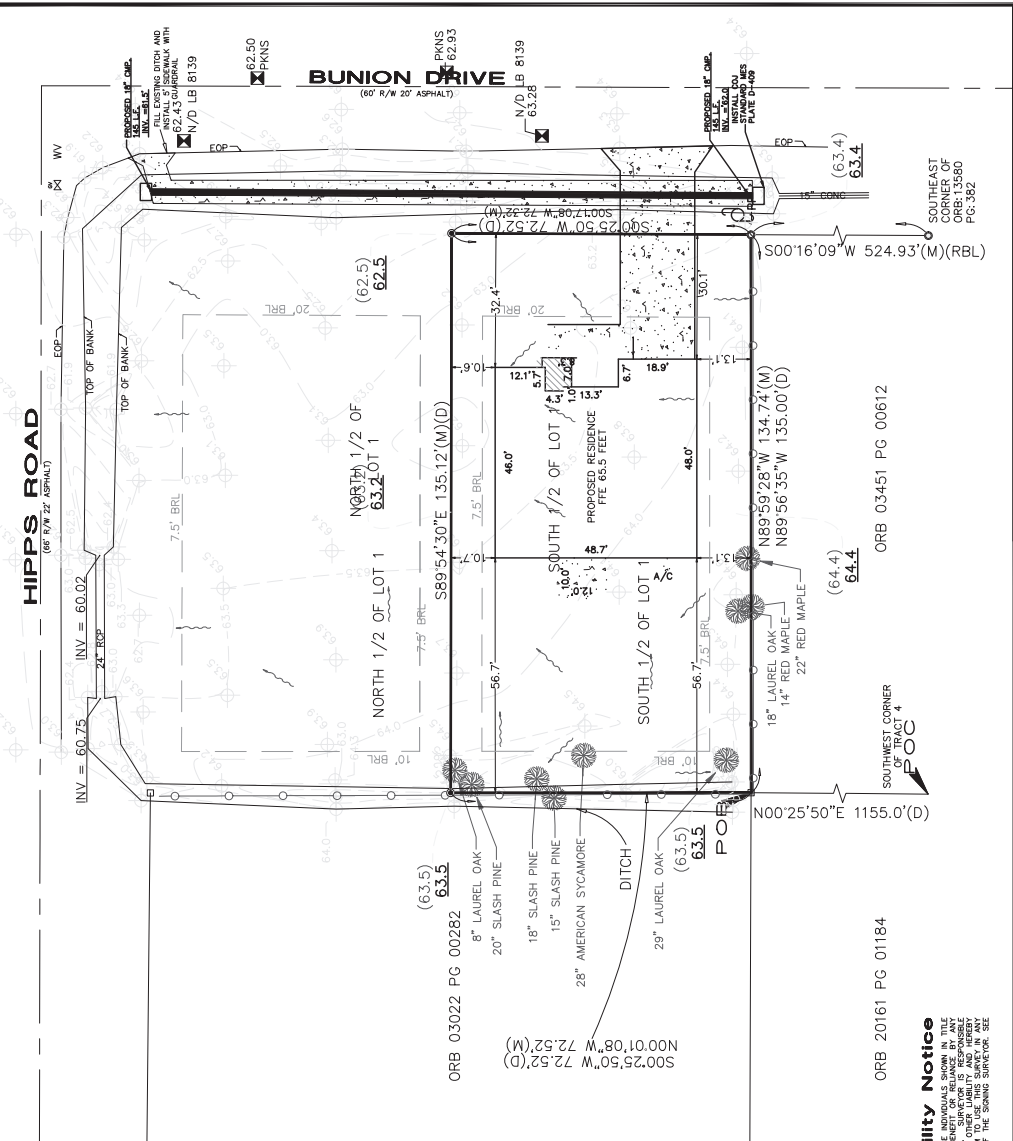
**Surveyor's Certification**

REPRODUCTIONS OF THIS SKETCH OR ANY PART THEREOF ARE STRICTLY PROHIBITED UNLESS SO CALLED, WITH THE EXPRESS WRITTEN PERMISSION OF THE SURVEYOR. I, **Brandon J. Stinson**, a duly Licensed Professional Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the attached plan. The survey was conducted on **08/10/22** and the plan was prepared on **08/10/22**. My commission expires on **08/10/23**.  
 Signature: **Brandon J. Stinson**  
 Date: **2022.09.13**  
 License No: **15570204400**  
 Email: **surveying@imecivil.com**

**LEGAL DESCRIPTION**

THE SOUTH HALF OF LOT 1, A PART OF TRACT 4, BLOCK 1, SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 WEST, COUNTY OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 4, AND RUN NORTH 0 DEGREES 25 MINUTES 50 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT 4, 1155.0 FEET TO THE POINT OF BEGINNING; 72.52 FEET TO THE SOUTHERLY SIDE OF HIPPS ROAD A PERPETUAL EASEMENT OF 66.0 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST ALONG THE SOUTHERLY SIDE OF SAID HIPPS ROAD, A 66 FOOT PERPETUAL EASEMENT OF 66.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 25 MINUTES 35 SECONDS WEST 135.0 FEET TO THE POINT OF BEGINNING.

**PLOT PLAN SHOWING BOUNDARY SURVEY WITH TOPO AND TREE**



**GRAPHIC SCALE**



**Special Note - Liability Notice**

NOTE OF LIABILITY: THIS SERVICE IS CERTIFIED TO THOSE INDIVIDUALS SHOWN IN THE WORK OF THIS SERVICE. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY OTHER PARTY'S SURVEY, RECORDS, OR INSTRUMENTS. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY OTHER PARTY'S SURVEY, RECORDS, OR INSTRUMENTS. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY OTHER PARTY'S SURVEY, RECORDS, OR INSTRUMENTS. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY OTHER PARTY'S SURVEY, RECORDS, OR INSTRUMENTS.

ADDRESS OF PROPERTY SHOWN HEREON:  
**AMERICAN CLASSIC HOMES**  
 O BUNION DR  
 JACKSONVILLE, FL 32222

Drawn By: DJH  
 Field Survey Date: 08/10/22  
 Drawing/File #: 080422.3  
 FB/PC: 90/63  
 Plot Date: 9/19/22

Scale 1" = 30 Feet  
 Additional Information/Certifications:

**IME CIVIL & SURVEYING, LLC**  
 311 STATE ROAD 16  
 ST AUGUSTINE, FLORIDA 32084  
 WWW.IMECIVIL.COM  
 904-429-7764

**Licensed Survey Business #8139**  
**License of Authorization #33026**

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# LEGEND

- = SITE BENCHMARK
- = SANITARY SEWER MANHOLE
- = FIRE HYDRANT
- = CABLE/INTERNET UTILITIES BOX
- = POWER POLE
- = EXISTING WATER METER
- = PROPOSED WATER METER
- = UNNUMBERED X-CUT IN CONCRETE FOUND
- = SET NAIL AND DISC LEM#139
- = PIVOT/SLOW TURNER FOUND
- = FOUND 1/2" IRON PIPE PL#392
- = FOUND 1/2" IRON PIPE PL#4470
- = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- = EXISTING GROUND ELEVATIONS
- = EXISTING TREE
- = 4" CHAIN LINK FENCE
- = WOOD FENCE

## SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- No Title Opinion or Abstract of Matters Affecting the Title or Boundary to the Subject Property have been provided. It is possible that there could exist easements/documents recorded AFTER (Post Recodation) or other instruments that could affect this property. Accordingly, with U.S. Standard, First, data acquired with theodolite and Steel Tape, or with technologically Superior Equipment utilizing Redundant Techniques.
- ON A FORMAL REASSessment OF THE GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY, A SPARK TRANSPORTATION BENCHMARK, "BART" AND "BREC", WHICH WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) COORDINATES OBTAINED FROM THE GPS SURVEY ARE, REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD 83).
- Contiguous lots lie in some block, unit, phase, section etc. unless noted.
- Type of Survey: BLOT PLAN WITH BOUNDARY, TOPO, AND TREE
- Stated Legal Purpose of Survey: Acquisition, Sale, Mortgage, Permits, Planning, and Improvements only.
- This Survey is not intended to Locate any subsurface/underground objects, features and improvements only.
- This Survey Does NOT Reflect or Determine Ownership of land or fences.
- Measurements were taken with a Leica Total Station and all other dollations are limited to Certified and Licensed Surveyors for purposes listed in Item 7 Above. See Note Above Signature Block.
- Construct: Improvements to: Iron Markers as Described Only. Wooden Markers as Described Only.
- All Above-ground Evidence of Utilities lie Within their respective easements unless noted.
- Street (S) hereon are centered in R/W unless noted.
- Adjacent lots hereon are shown as they exist to adjacent property or other lines are copied from provided plans.
- Elevations if shown are based on the North American Vertical Datum of 1988.
- As shown on the proposed residence shown hereon are from the provided foundation plan.
- See house plans for additional details.
- Current FEMA F.I.R. Maps show property in FLOOD ZONE X-2, according to flood insurance rate map panel: #2603050688L, Effective On: 06/29/2013

ZONING INFORMATION FROM PROPERTY APPRAISERS	
LOT AREA TABLE, ft <sup>2</sup>	97993.9
PROPOSED BUILDING	2,983.7
ACREAGE (SW TO R/W)	0.07
• SIDE	20'
• REAR	7.5'
TOTAL IMPERVIOUS AREA:	2,983.7 (30.0%)

## Surveyor's Certification

REPRODUCTIONS OF THIS SKETCH OR ANY PART THEREOF ARE UNLAWFUL WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR. SEE SIGNATURE PAGE FOR DETAILS.

by Brandon J. Meesville, Registered Professional Surveyor, State of Florida, License No. 15563, dated 02/22/2013.

On this 11th day of September, 2022, I certify that the above information is true and correct to the best of my knowledge and belief.

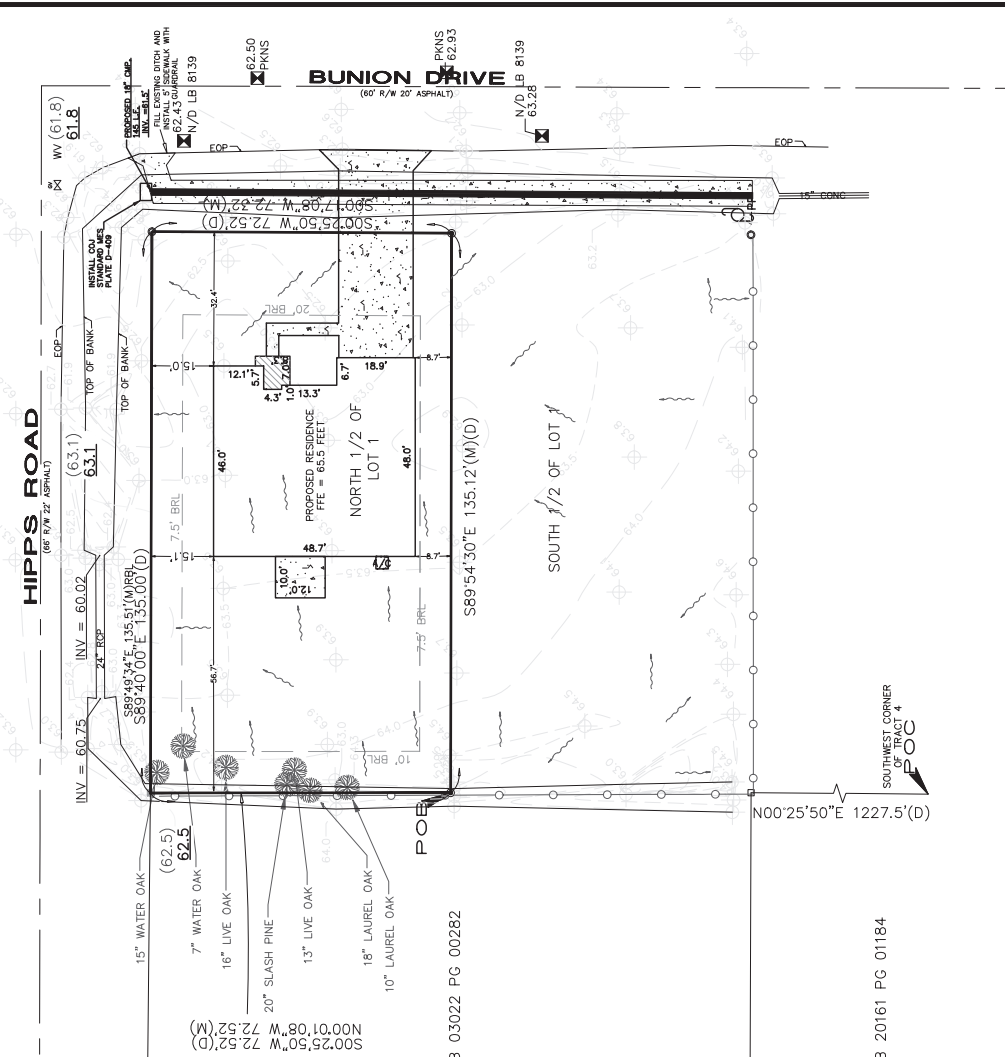
Signature Date: Brandon J. Meesville 2022.09.13

15563-7-04800'  
surveying@imecivil.com

## LEGAL DESCRIPTION

THE NORTH HALF OF LOT 1, A PART OF TRACT 4, BLOCK 1, SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 WEST, MERIDIAN 81 WEST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY AS DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 4, AND RUN NORTH 0 DEGREES 25 MINUTES 50 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT 4, 12275.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 40 MINUTES EAST ALONG THE SOUTHERLY SIDE OF SAID HIPPS ROAD 66.0 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST ALONG THE SOUTHERLY SIDE OF SAID HIPPS ROAD 66.0 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 35 SECONDS WEST 145.0 FEET TO THE POINT OF BEGINNING.

## PLOT PLAN SHOWING BOUNDARY SURVEY WITH TOPO AND TREE



**IME CIVIL & SURVEYING, LLC**  
 311 STATE ROAD 16  
 ST AUGUSTINE, FLORIDA 32084  
 WWW.IMECIVIL.COM  
 904-429-7764

**Licensed Survey Business #8139**  
**License of Authorization #3025**

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ADDRESS OF PROPERTY SHOWN HEREON:  
 FOR: **AMERICAN CLASSIC HOMES**  
 AT: **O BUNION DR**  
 JACKSONVILLE, FL 32222

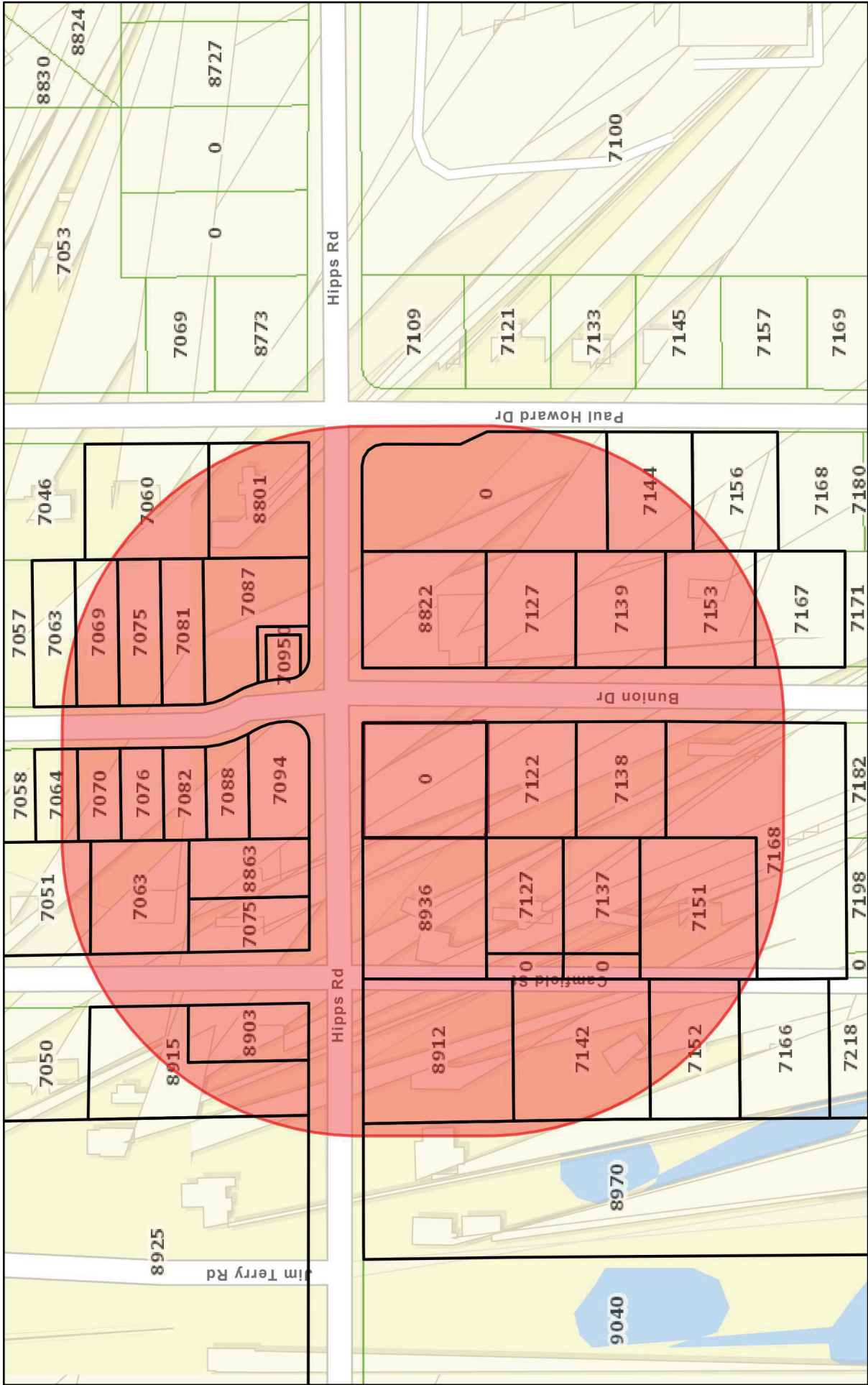
Drawn By: DJH Scale 1" = 30 Feet  
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Additional Information/Certifications:

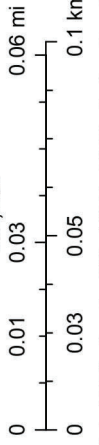




# Land Development Review



1:2,257



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

February 16, 2023

File 1614498\_T-2022-4623

Parcels

RE	LNAME	LNAM2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
016200 0000	NGUYEN TRI DONG		8970 HIPPS RD		JACKSONVILLE	FL	32222	
016199 0010	TORRES MELECIO H		7151 CAMFIELD ST		JACKSONVILLE	FL	32222	
016198 0080	KICKLIGHTER CHARLES R		7166 CAMFIELD ST		JACKSONVILLE	FL	32222-2026	
016198 0075	NGUYEN TRI		9242 PROSPERITY LAKES DR		JACKSONVILLE	FL	32244	
016198 0070	SOUVIGNY HALI BRIANA		7152 CAMFIELD ST		JACKSONVILLE	FL	32222	
016198 0065	MIDYETTE ORA H		7137 CAMFIELD ST	BOX 16	JACKSONVILLE	FL	32222	
016198 0050	STANLEY GARY L		8936 HIPPS RD		JACKSONVILLE	FL	32222-1751	
016198 0034	MIDYETTE ORA H		7127 CAMFIELD ST	BOX 6	JACKSONVILLE	FL	32222	
016198 0032	KUENN ORA M		7127 CAMFIELD ST BOX 6		JACKSONVILLE	FL	32222	
016198 0005	GREENE DWAIN L		7142 CAMFIELD ST		JACKSONVILLE	FL	32222-2026	
016197 0030	LOUIS ENTERPRISE INC		2966 PESCARA DRIVE		JACKSONVILLE	FL	32246	
016197 0000	WILSON DOUGLAS WILLIAM		7139 BUNION DR		JACKSONVILLE	FL	32222	
016193 0000	SCHWARTZ GERALD E TRUST		13075 PURVIS RD		HERALD	CA	95638	
016187 0000	MILLS MICHAEL		897 BOYKINS LN		BALDWIN	FL	32234	
016183 0010	AMERICAN CLASSIC HOMES LLC		4550 SAINT AUGUSTINE RD STE 1		JACKSONVILLE	FL	32207	
016183 0000	BAILEY HANK		2775 COBHILL RD		IRVINE	KY	40336-8660	
016181 0010	HANNIGAN YVONNE MOLLIE		7127 BUNION DR		JACKSONVILLE	FL	32222-2001	
016181 0000	KLASSY JANE M TRUST		7213 BUNION DR		JACKSONVILLE	FL	32222-2003	
016175 0135	SANDYS BLUFF HOMEOWNERS ASSOC		C/O GUY BOND	3010 S THIRD ST	JACKSONVILLE BEACH	FL	32250	
016175 0130	COOK JIMMIE P LIFE ESTATE		7144 PAUL HOWARD DR		JACKSONVILLE	FL	32222-2056	
016175 0125	PEREZ SONIA ZORRILLA		7156 PAUL HOWARD DR		JACKSONVILLE	FL	32222	
015700 0000	JOHNSON DOROTHY TH ET AL		8925 HIPPS RD		JACKSONVILLE	FL	32222-1715	
015699 0000	JOHNSON DOROTHY ET AL		8925 HIPPS RD		JACKSONVILLE	FL	32222-1715	
015698 0000	SFRS OWNER LLC		2001 BROADWAY STE 400		OAKLAND	CA	94612	
015697 0000	DIAMOND MICHAEL B		7050 CAMFIELD ST		JACKSONVILLE	FL	32222-1704	
015679 0000	JOHNSON JIMMY E		8925 HIPPS RD		JACKSONVILLE	FL	32222	
015678 0000	QUEVEDO GARCIA EDGAR GIVANNI ET AL		14 RIVERSIDE DR		DENVILLE	NJ	07834	
015673 0150	BROWN TAQUIA SIERRA ET AL		7087 CAMFIELD LANDING DR		JACKSONVILLE	FL	32222	
015673 0145	BRYANT DEBORAH ANITA ET AL		7081 CAMFIELD LANDING DR		JACKSONVILLE	FL	32222	
015673 0140	SYLVESTER THOMAS III ET AL		7075 CAMFIELD LANDING DR		JACKSONVILLE	FL	32222	
015673 0135	CALDWELL CURTIS GLYNARD		7069 CAMFIELD LANDING DR		JACKSONVILLE	FL	32222	
015673 0130	MNF III W1 LLC		6836 MORRISON BLVD STE 320		CHARLOTTE	NC	28211	
015673 0035	DEVORE KRISTAL VANITHIA STALLINGS		7064 CAMFIELD LANDING DR		JACKSONVILLE	FL	32222	
015673 0030	CLEVELAND ROY LEE		7070 CAMFIELD LANDING DR		JACKSONVILLE	FL	32222	
015673 0025	NEWTON ALICESEN DENISE		7076 CAMFIELD LANDING DR		JACKSONVILLE	FL	32222	
015673 0020	ROBINSON WANDA TERESA		PO BOX 440582		JACKSONVILLE	FL	32222	
015673 0015	BAPTISME SHEILA		7088 CAMFIELD LANDING ST		JACKSONVILLE	FL	32222	
015673 0010	MOATS ROXANNE LOREEN		7094 CAMFIELD LANDING DR		JACKSONVILLE	FL	32222	
015673 0005	CAMFIELD LANDING HOMEOWNERS ASSOCIATION INC		327 OFFICE PLAZA DR STE 211		TALLAHASSEE	FL	32301	
015673 0000	JACKSONVILLE ELECTRIC AUTHORITY		21 W CHURCH ST 3RD FLR		JACKSONVILLE	FL	32202	
015671 0210	NOLAN ANTHONY SCOTT		8801 HIPPS RD		JACKSONVILLE	FL	32222	
015671 0140	JOHNSON JONELL		7060 PAUL HOWARD DR		JACKSONVILLE	FL	32222-1736	

015667 0000 JOHNSON DOROTHY T LIFE ESTATE  
ARGYLE AREA CIVIC COUNCIL  
SOUTHWEST

BILL LEWIS  
DR. WILLIE CROSBY 6746 SHINDLER DR  
8925 HIPPS RD  
8852 SOUTH IVYMILL PL

JACKSONVILLE  
JACKSONVILLE  
JACKSONVILLE

FL  
FL  
FL

32222-1715  
32244  
32222