

Date Submitted: 08-08-22
Date Filed:

Application Number: WRF-22-24
Public Hearing:

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

PROPERTY INFORMATION	
1. Complete Property Address: 4817 Kingsbury St., Jacksonville, FL 32205	2. Real Estate Number: 062553-0000
3. Land Area (Acres): 0.08	4. Date Lot was Recorded: 6/25/1969
5. Property Located Between Streets: Kingsbury St. and Attleboro St.	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 <u>48</u> feet to <u>25</u> feet.	
8. In whose name will the Waiver be granted? BCEL 5A, LLC	

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

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

CRITERIA
<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"> <i>i. There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> <i>ii. 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> <i>iii. 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> <i>iv. 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> <i>v. 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>

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.	
<input checked="" type="checkbox"/>	Survey
<input checked="" type="checkbox"/>	Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
<input checked="" type="checkbox"/>	Property Ownership Affidavit (Exhibit A)
<input checked="" type="checkbox"/>	Agent Authorization if application is made by any person other than the property owner (Exhibit B)
<input checked="" type="checkbox"/>	Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
<input checked="" type="checkbox"/>	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 , 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 .
<input checked="" type="checkbox"/>	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, 2nd Floor

Jacksonville, Florida 32202

(904) 255-8300

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
waiver of road frontage
Department.

(signature) 

(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.


(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



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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



[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



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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

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: [Signature]
Witness Name: Vaneska Torres

Witness Signature: [Signature]
Witness Name: David Heiser

[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



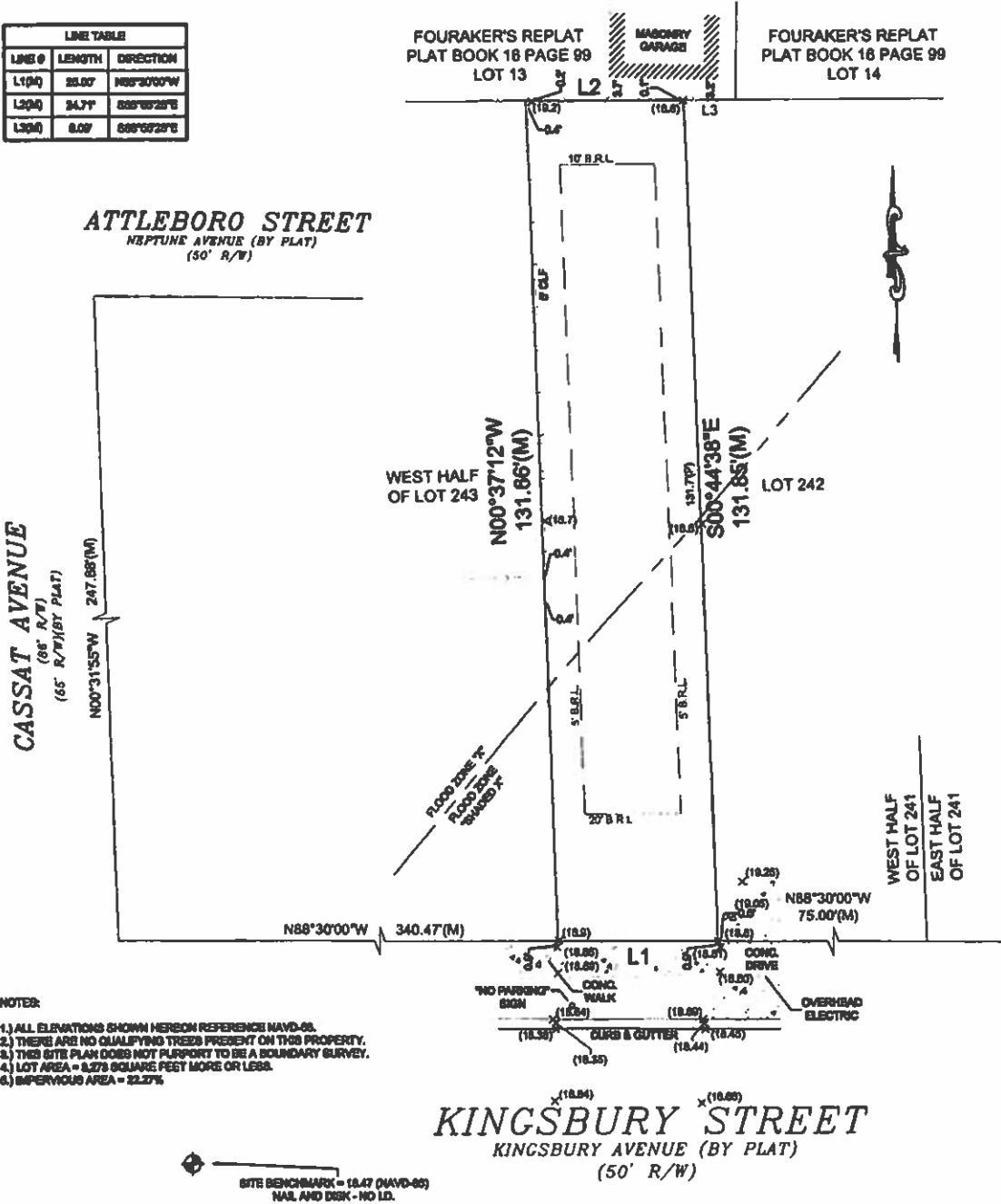
Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: FL Driver License H220-010-76-047-0

EAST HALF OF LOT 242 BLOCK 1374 1/2 SECTION 16 TOWNSHIP 27 N
 RANGE 17 E PALM BEACH COUNTY FLORIDA

AS RECORDED IN PLAT BOOK 5 PAGES 86-88A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CERTIFIED TO: JWB CONSTRUCTION GROUP

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1(9)	28.00'	N88°30'00"W
L2(9)	24.77'	S00°44'38"E
L3(9)	8.00'	S88°09'29"E



- NOTES:
- 1.) ALL ELEVATIONS SHOWN HEREON REFERENCE NAVD-83.
 - 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%

- GENERAL NOTES:
- (1) BEARINGS SHOWN HEREON ARE BASED ON THE NLY RW 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 120077-03B1, DATED 11-02-2018

- LEGEND
- 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.M. PERMANENT REFERENCE MONUMENT
 - P.C.B. PERMANENT CONTROL POINT
 - B.R.L. BUILDING RESTRICTION LINE
 - C.L.F. CHAIN LINK FENCE
 - R.W. RIGHT OF WAY
 - O.R.B. OFFICIAL RECORDS BOOK
 - O.L. ON LINE
 - Δ BREAK LINE

- LEGEND
- R RADIUS
 - Δ @ Δ DELTA (CENTRAL ANGLE)
 - A @ L ARC LENGTH
 - C @ CH CHORD
 - CD CHORD BEARING
 - (R) LINE RADIAL TO CURVE
 - A/C AIR CONDITIONER
 - CONC. CONCRETE
 - FD FOUND
 - IRON PIPE
 - (M) MEASURED
 - (P) PLAT
 - F FENCE

SCALE 1"=20'
 02-15-2021
 DATE OF DRAWING

2018-2029-4

LINE #	LENGTH	DESCRIPTION
1	247.82'	145' R/W (BY PLAT)
2	340.47'	145' R/W (BY PLAT)
3	145.00'	145' R/W (BY PLAT)
4	145.00'	145' R/W (BY PLAT)

EAST HALF OF LOT 243 BLOCK 127 AS SHOWN ON MAP OF REPLAY OF PART OF MURRAY HILL HEIGHTS AS RECORDED IN PLAT BOOK 5 PAGES 88-89A OF THE CURRENT PUBLIC RECORDS OF DAVAL COUNTY, FLORIDA

CERTIFIED TO: AMB CONSTRUCTION GROUP

GENERAL NOTES
 (1) SHADINGS SHOWN HEREON ARE BASED ON THE 1/4" = 100' LINE OF MURRAY STREET AS SHOWN ON PLAT BOOK 5 PAGES 88-89A OF THE CURRENT PUBLIC RECORDS OF DAVAL COUNTY, FLORIDA.
 (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS, ETC.
 (3) UNDERGROUND UTILITIES BEYOND THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
 (4) THIS PROPERTY APPEARS TO BE WITHIN A FLOOD INSURANCE RATE MAP, PANEL 15007-081A, DATED 11/03/2010.

LEGEND
 PT POINT OF BEGINNING
 P.C. POINT OF CURVATURE
 P.T. POINT OF TANGENCY
 P.I. POINT OF INTERSECTION
 P.C.M. POINT OF CURVATURE MILEAGE
 P.T.M. POINT OF TANGENCY MILEAGE
 P.I.M. POINT OF INTERSECTION MILEAGE
 C.C. CURVE CENTER
 R. RADIUS
 L. LENGTH OF CURVE
 CH. CHORD BEHIND
 CH. CHORD AHEAD
 CH. CHORD TO CURVE
 CH. CHORD FROM CURVE
 CH. CHORD TO POINT
 CH. CHORD FROM POINT
 CH. CHORD TO LINE
 CH. CHORD FROM LINE
 CH. CHORD TO POINT
 CH. CHORD FROM POINT
 CH. CHORD TO LINE
 CH. CHORD FROM LINE

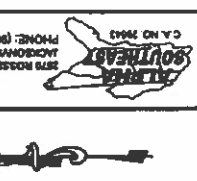
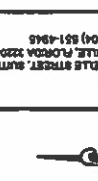
NOTES
 1. ALL ELEVATIONS SHOWN HEREON REFERENCE HAVO-89
 2. THIS SITE PLAN DOES NOT PURPORT TO BE A BOUNDARY SURVEY
 3. ALL LOTS ARE 1/2 OF 1/4 SECTION 24, TOWNSHIP 28 S., RANGE 17 E., ZONE 15A, TRACED FROM THE ORIGINAL PLAT BOOK 5, PAGES 88-89A, DATED 11/03/2010.

REYNOLD D. PETERSON
 Digitally signed by Reynold D. Peterson
 DN: cn=Reynold D. Peterson, o=REYNOLD D. PETERSON, email=reynold@reynold.com, c=US

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
 EXIST. SPOT EL.
 TREE PROTECTION
 PROPOSED SPOT EL. TO BE REMOVED
 PROPOSED SHALLOW SWALE
 SOCK DRAIN PIPE WITH POP-UP EMITTER

GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft



4617 KINGSBURY STREET
 JMB CONSTRUCTION GROUP
 SITE DRAINAGE PLAN

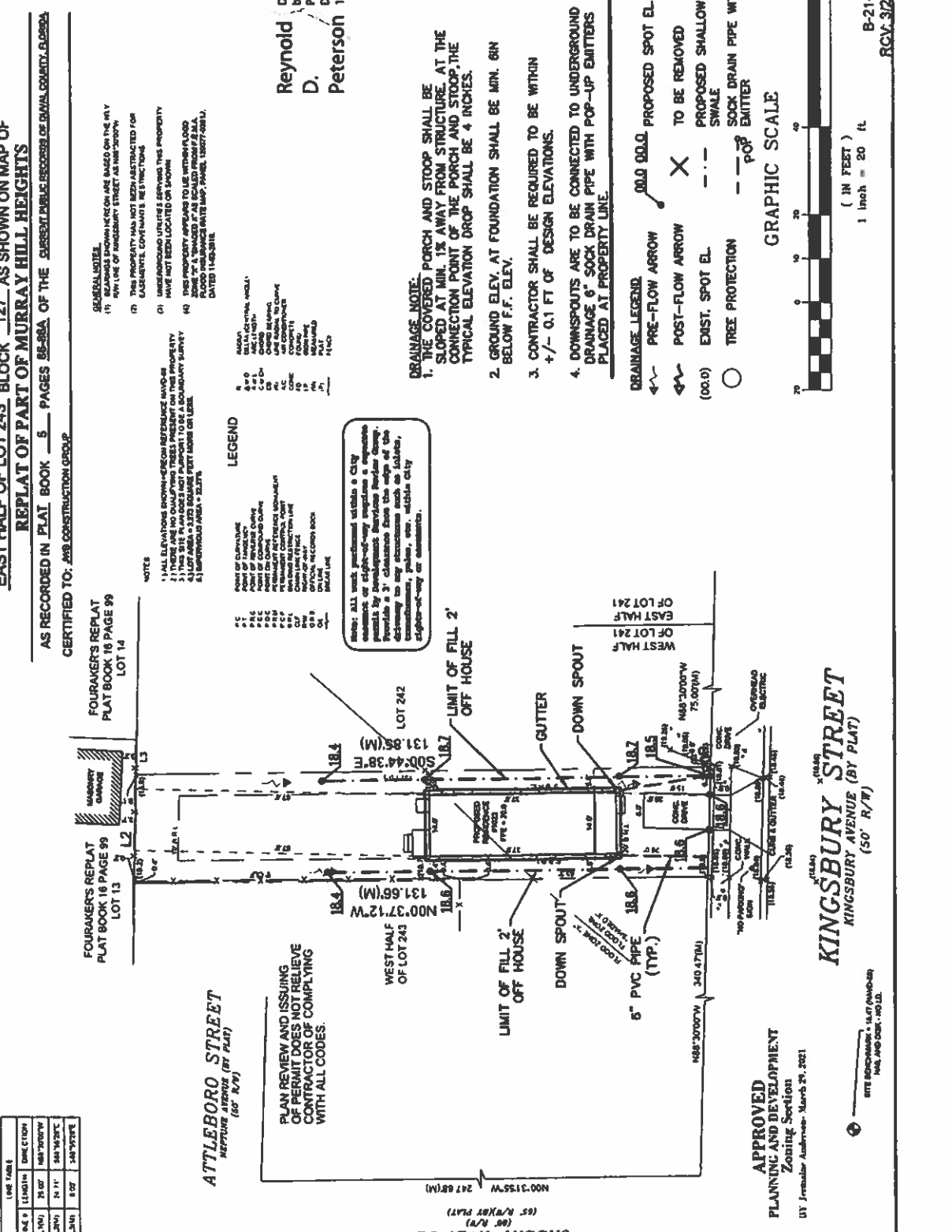
NO.	DATE	DESCRIPTION
1	03/27/2021	ISSUED FOR PERMIT
2	03/27/2021	ISSUED FOR PERMIT
3	03/27/2021	ISSUED FOR PERMIT
4	03/27/2021	ISSUED FOR PERMIT
5	03/27/2021	ISSUED FOR PERMIT
6	03/27/2021	ISSUED FOR PERMIT
7	03/27/2021	ISSUED FOR PERMIT
8	03/27/2021	ISSUED FOR PERMIT
9	03/27/2021	ISSUED FOR PERMIT
10	03/27/2021	ISSUED FOR PERMIT

4617 KINGSBURY STREET
 JMB CONSTRUCTION GROUP
 SITE DRAINAGE PLAN

4617 KINGSBURY STREET
 JMB CONSTRUCTION GROUP
 SITE DRAINAGE PLAN

4617 KINGSBURY STREET
 JMB CONSTRUCTION GROUP
 SITE DRAINAGE PLAN

4617 KINGSBURY STREET
 JMB CONSTRUCTION GROUP
 SITE DRAINAGE PLAN



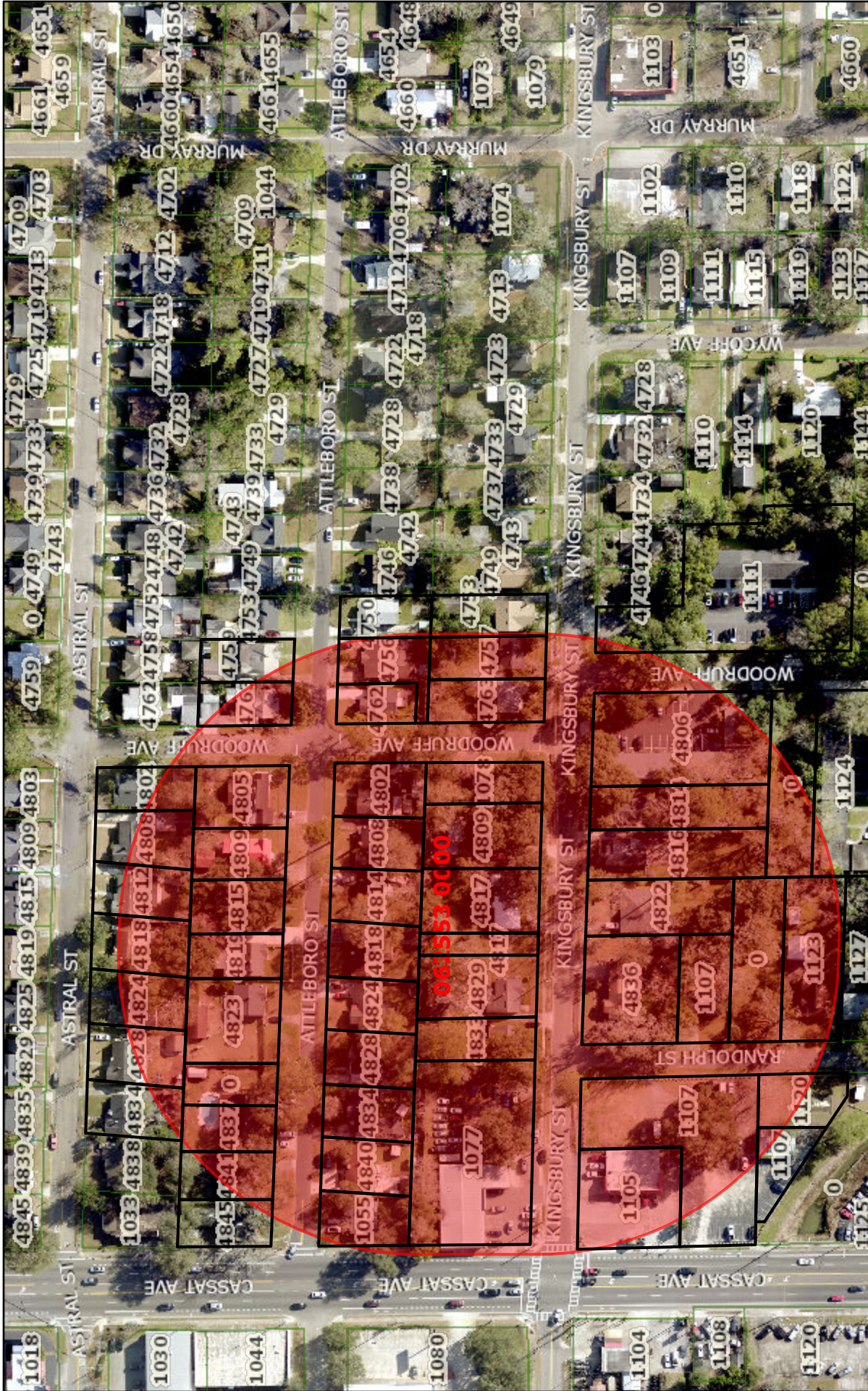
APPROVED PLANNING AND DEVELOPMENT Zoning Section
 BY: [Signature] 03/27/2021

ATTLEBORO STREET (BY PLAT)
 KINGSBURY STREET (BY PLAT)
 KINGSBURY AVENUE (BY PLAT)
 CASSAT AVENUE (BY PLAT)

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

1:19 03/27/2021 10:46 AM
 B-21-390195-000
 RCV: 3/27/2021 10:46 AM

Land Development Review

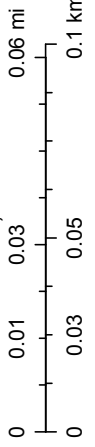


June 21, 2022



Parcels

1:2,257



<u>RE</u>	<u>LNAME</u>	<u>LNAME2</u>	<u>MAIL_ADDR1</u>	<u>MAIL_ADDR2</u>	<u>MAIL_ADDR3</u>	<u>MAIL_CITY</u>	<u>MAIL_STATE</u>	<u>MAIL_ZIP</u>
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	
065912 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	32205	
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 BRITAIN	100 SANDS POINT RD UNIT 225	LONGBOAT KEY	FL	34228	
062533 0000	MICHEL'S 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	

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	4506 LAWNVIEW ST	JACKSONVILLE	FL	32205
	MURRAY HILL PRESERVATION ASSN	4802 KERLE ST	JACKSONVILLE	FL	32205
	MURRAY HILL PRESERVATION ASSN	932 INGLESIDE AV	JACKSONVILLE	FL	32205
	NORTHWEST	RHONDA BOYD	JACKSONVILLE	FL	32208
	SOUTHWEST	DR. WILLIE CROSBY	JACKSONVILLE	FL	32222
		6746 SHINDLER DR			