

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2021-0540 (WRF-21-05)

SEPTEMBER 21, 2021

Location: 6973 Camfield Street and 0 Camfield Street
Between Camfield Street & Paul Howard Drive

Real Estate Number(s): 015668-0100 and 015691-0050

Waiver Sought: Reduce Minimum Required Road Frontage from 48
Feet to 35 Feet

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: 4-Southwest

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

Owner: American Classic Homes, LLC
4550 St. Augustine Road
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2021-0540** (WRF-20-05) seeks to reduce the required minimum road frontage from 48 feet to 35 feet in order to allow for a single-family dwelling. Located on a 0.43-acre landlocked parcel (RE: 015668-0100) in the Residential Low Density-60 (RLD-60) Zoning District, the property will be accessed via Camfield Street and through a 48-foot wide parcel (RE: 015691-0050) deeded to the owner.

DEFINITION

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section

656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are granted by the City Council pursuant to the criteria set forth in Section 656.133 of the Zoning Code.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application meets all of the following criteria:

(i) Are there practical or economic difficulties in carrying out the strict letter of the regulation?

Yes. If contested, the lack of frontage on an approved private street or public road would render the property in question undevelopable according to the strict letter of the regulation, as referenced in Sec. 656.704.

Staff also found several substandard lots along Camfield Street that were either developed without consideration for access along an approved street or subdivided without meeting current zoning standards. Examples of adjacent substandard lots include:

- 6961 Camfield Street (RE: 15689-0040) – deficient in minimum lot requirements
- 0 Camfield Street (RE: 015690-0010) – deficient in minimum lot requirements
- 0 Camfield Street (RE: 015691-0050) – deficient in minimum lot requirements
- 6979 Camfield Steet (RE: 015668-0200) – deficient in minimum road frontage

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

No. The request is not based on exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (*Code of Subdivision Regulations*). The request being sought will allow for the construction of a single-family dwelling, which does not adhere to subdivision guidelines. Rather, the unique physical location of the property and its lack of frontage along a public right-of-way precludes development on the site unless a Waiver of Minimum Road Frontage is obtained.

(iii) Will the proposed waiver substantially diminish property values in, or alter the essential character of, the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?

No. The waiver will not substantially diminish property values or alter the essential character of the surrounding area, nor interfere with the rights of others. Rather, the applicant plans to construct a single-family dwelling on the property, which Staff contends will be similar in size and character with the surrounding RLD-60 lots.

- (iv) *Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?*

Yes. There is a valid and effective easement for adequate vehicular access connected to a public street. This is evidenced by the attached Warranty Deed recorded on September 13, 2019, which indicates ownership of a 48-foot wide parcel that will be used for ingress and egress via Camfield Street.

- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law?*

No. Staff finds the proposed waiver will not be detrimental to the public health, safety, or welfare. Given the general residential nature of Camfield Street as well as the existing land use categories and zoning district contiguous to the site, the proposed waiver will not result in the creation of a nuisance. Furthermore, the development of the site still must comply with the Land Development Procedures and permitting requirements.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **September 9, 2021** by the Planning and Development Department the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage Ordinance 2021-0540 (WRF-21-05) be **APPROVED WITH CONDITION**.

1. **The applicant shall provide a visible address for the subject property along Camfield Street.**

Figure A:



Source: Planning & Development Dept, 08/10/21

Aerial view of the subject site and proposed access, facing north.

Figure B:



Source: Planning & Development Dept, 09/09/21

View of RE: 015691-0050, a 48-foot wide parcel, facing east on Camfield Street.

Figure C:



Source: Planning & Development Dept, 09/09/21

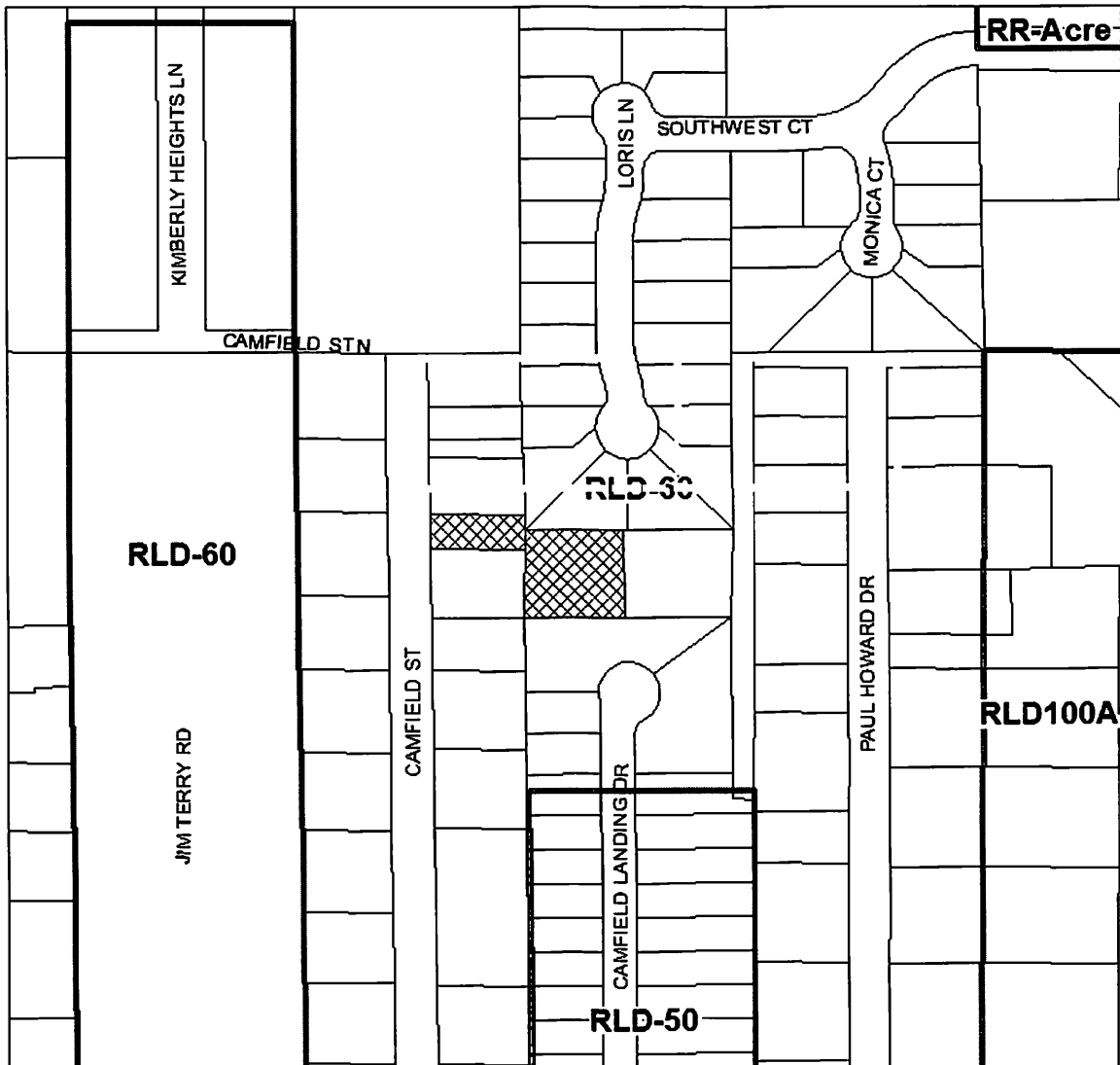
View of the subject property, facing east on Camfield Street.

Figure D:



Source: Planning & Development Dept, 09/09/21

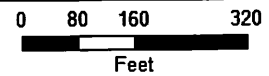
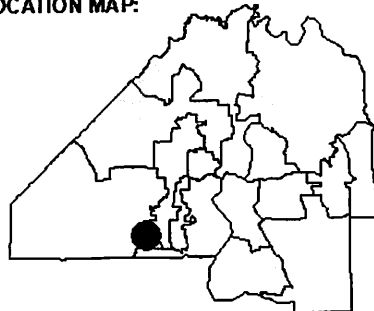
View of the subject property, facing north on Camfield Landing Drive.



REQUEST SOUGHT:

REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 48 FEET TO 35 FEET

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

WRF-21-05

EXHIBIT 2

PAGE 1 OF 1

Date Submitted:	6/14
Date Filed:	6/16

Application Number:	WRF 21-05
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:	RLD-60	Current Land Use Category: LDR
Council District:	12	Planning District: 4
Previous Zoning Applications Filed (provide application numbers): NONE		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): N/A		
Neighborhood Associations: ARBYE AREA CIVIC ASSOC.		
Overlay: NDNE		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: 1,469-	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 6973 Camfield St., Jacksonville, FL 32222	2. Real Estate Number: 015668-0100 and 015691-0050
3. Land Area (Acres): 0.43 0.59 - AMW	4. Date Lot was Recorded: 4/1/1977
5. Property Located Between Streets: Camfield St. and Paul Howard Dr.	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>35</u> feet.	
8. In whose name will the Waiver be granted? American Classic Homes, LLC	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: American Classic Homes, LLC	10. E-mail: richardbriggs@bellsouth.net
11. Address (including city, state, zip): 4550 St. Augustine Rd., Suite 1 Jacksonville, FL 32207	12. Preferred Telephone: 904-838-9926

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> ii. <i>The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i> iii. <i>The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i> iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i> v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i>

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 parcel is currently "landlocked" by parcels on all sides. There is no immediately adjacent right-of-way for the property to enter and exit the property. The northern forty-eight feet (48') of the parcel immediately adjacent to the west (6981 Camfield St.) has been deeded to the Owner as a means to access the subject property. As shown on the enclosed site plan, the parcel deeded for access narrows from forty-eight feet (48') wide to thirty-five feet (35') wide at the entrance to the subject property.

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 parcel is "landlocked" with no access to an immediately adjacent right-of-way. The owner has provided for deeded access as described in paragraph 1 above.

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. The owner has deeded sufficient access to the subject property that would otherwise be inaccessible. 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. The deeded access and granting of the waiver does not impact the property rights of the surrounding property owners. No property boundaries would be encroached upon with the granting of the waiver.

4. There is valid and effective deeded access (as described herein), rather than an easement, for adequate vehicular access connected to a public street (Camfield Street), which is maintained by the City. The legal description for the deeded access is shown on the enclosed Warranty Deed for the subject property.

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. The Owner has gone through the additional expense of providing the deeded access as described herein. There is no other expense for the surrounding property owners.

ATTACHMENTS

The following attachments must accompany each copy of the application.

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

FILING FEES

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

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

AUTHORIZATION

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

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s)

Print name: American Classic Homes, LLC

Signature: [Signature]

Applicant or Agent (if different than owner)

Print name: Hunter Faulkner

Signature: [Signature]

Owner(s)

Print name: _____

Signature: _____

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

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

EXHIBIT 1

Legal Description

PARCEL 'A'

A PORTION OF TRACT 13, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 AND 93A, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PORTION OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4363, PAGE 868, OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 13, BLOCK 4, JACKSONVILLE HEIGHTS; THENCE SOUTH 0 DEGREE 21 MINUTES 33 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID TRACT 13, 258.24 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 43 SECONDS WEST (ACTUAL) (SOUTH 88 DEGREES 42 MINUTES 16 SECONDS EAST/DEED), ALONG THE NORTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 4363, PAGE 868, 184.03 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUE SOUTH 89 DEGREES 58 MINUTES 43 SECONDS WEST, 147.24 FEET TO THE EASTERLY BOUNDARY OF "CAMFIELD HEIGHTS", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 86, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 0 DEGREES 16 MINUTES 42 SECONDS EAST, (ACTUAL) (SOUTH 0 DEGREE 20 MINUTES 57 SECONDS EAST/DEED), ALONG SAID EASTERLY BOUNDARY 129.83 FEET (ACTUAL) (129.86/DEED) TO THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 4363, PAGE 868; THENCE NORTH 89 DEGREES 58 MINUTES 43 SECONDS EAST (ACTUAL) (NORTH 88 DEGREES 48 MINUTES 04 SECONDS WEST/ DEED), ALONG SAID SOUTH LINE, 147.30 FEET; THENCE NORTH 0 DEGREE 18 MINUTES 08 SECONDS WEST, 129.83 FEET TO THE POINT OF BEGINNING.

PARCEL 'B'

THE NORTHERLY 45 FEET OF LOT 15, CAMFIELD HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26 PAGE 86, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 5/24/2021

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: 6973 Camfield St, Jacksonville, FL 32222 RE#(s): 0156680100 and 015691-0050

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 _____, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Road Frontage submitted to the Jacksonville Planning and Development Department.

(signature) _____
(print name) Richard 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 25th day of May 2021, 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 of NOTARY PUBLIC)
Lesia Duncan
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 12-11-2021

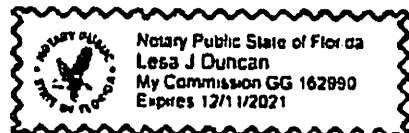


EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: 5/24/2021

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: 6973 Camfield St., Jacksonville, FL 32222 RE#(s): 0156680100 and 015691-0050

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 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.

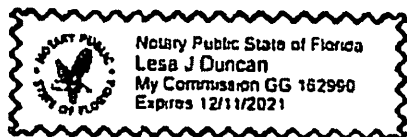
(signature) _____
(print name) Richard Briggs

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 25th day of May 2021 by Richard Briggs, as Manager 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 of NOTARY PUBLIC)
Leslie Duncan
(Printed name of NOTARY PUBLIC)

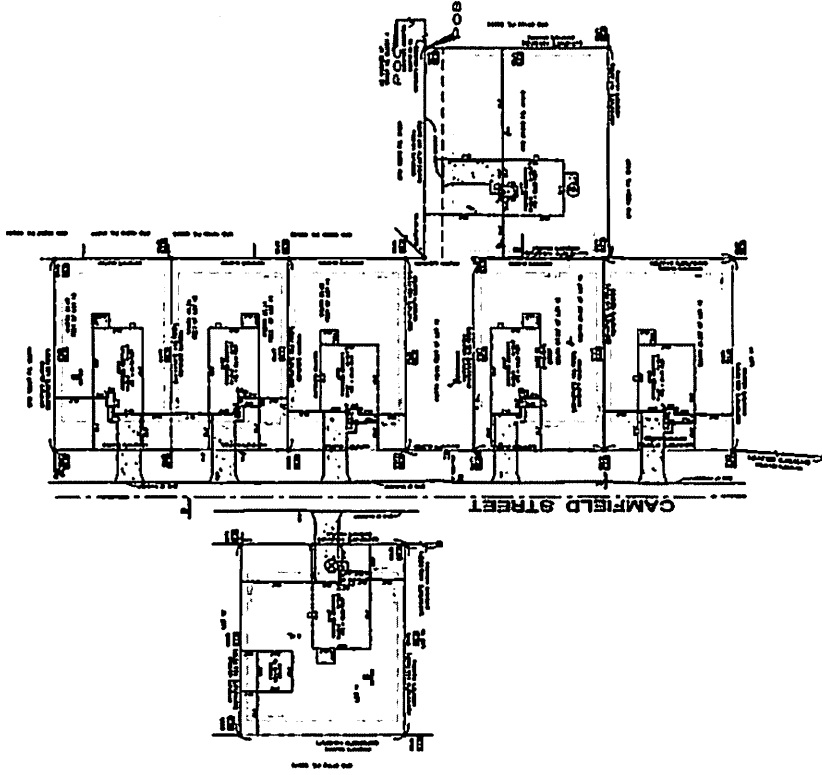
State of Florida at Large.
My commission expires: 12-11-2021



HATCH LEGEND

[Symbol]	[Symbol]	[Symbol]
[Symbol]	[Symbol]	[Symbol]
[Symbol]	[Symbol]	[Symbol]
[Symbol]	[Symbol]	[Symbol]

EXHIBIT "A" GENERAL SITE PLAN



GRAPHIC SCALE
1" = 20' 0"

Special Note - Liability Notice
The State of Florida has no authority to certify the accuracy of a survey. The only authority to certify the accuracy of a survey is the Surveyor General of the State of Florida. The Surveyor General of the State of Florida has certified the accuracy of this survey.

Surveyor's Certification
I, the undersigned, do hereby certify that I am a duly Licensed Professional Surveyor in the State of Florida and that I am the author of the above described survey and that it is a true and correct survey of the land and interests therein.

Signature Date:
Doreen D. Shepper, PLS #72009
surveys@imcivil.com

LEGEND & ABBREVIATIONS

[Symbol]	1. Property Boundary	[Symbol]	14. Utility Right-of-Way
[Symbol]	2. Easement	[Symbol]	15. Proposed Road
[Symbol]	3. Easement	[Symbol]	16. Proposed Road
[Symbol]	4. Easement	[Symbol]	17. Proposed Road
[Symbol]	5. Easement	[Symbol]	18. Proposed Road
[Symbol]	6. Easement	[Symbol]	19. Proposed Road
[Symbol]	7. Easement	[Symbol]	20. Proposed Road
[Symbol]	8. Easement	[Symbol]	21. Proposed Road
[Symbol]	9. Easement	[Symbol]	22. Proposed Road
[Symbol]	10. Easement	[Symbol]	23. Proposed Road
[Symbol]	11. Easement	[Symbol]	24. Proposed Road
[Symbol]	12. Easement	[Symbol]	25. Proposed Road
[Symbol]	13. Easement	[Symbol]	26. Proposed Road

IME CIVIL & SURVEYING, LLC 3000 N. PONCE DE LEON BLVD, SUITE C ST AUGUSTINE, FLORIDA 32084

Residential - Commercial - Environmental - Industrial
Civil Engineering, Surveying & Mapping, Inspections
Civil Engineering/Inspection Division 904-490-6476
Surveying & Mapping Division 904-426-7784
Licensed Survey Business #8199

SURVEYOR'S NOTES:

1. Local Government has been contacted to obtain zoning code information.
2. The location of the survey boundary is shown on this plan. The survey boundary is shown in red.
3. The survey boundary is shown in red. The survey boundary is shown in red.
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DRAWING / CLIENT INFORMATION / CERTIFICATIONS

ADDRESS OF PROPERTY SURVEYED HEREON
FOR: American Classical Homes
A.T:
Camfield Street
Jacksonville, FL 32222

Scale	AS SHOWN
Date	12/28/2020
Sheet No.	1 of 1
Total Sheets	1
Project Name	Camfield Street
Client Name	American Classical Homes

SURVEYOR'S NOTES:

- Legal Description has been furnished by client and/or his/her agents.
- The True Owner or Abstract of Interest Appearing on the Title or Boundary to the Subject Property has been reviewed. It is possible that there may exist other interests in the Subject Property not shown on the Title or Boundary to the Subject Property.
- Measurements taken are in accordance with I.S. Standard Feet, with adjustment with True North and True East, with Technology Superior Equipment using Advanced Surveying Techniques.
- Boundary Lines are based on the data as shown or stated herein.
- Continuity of lines is in same block, and, phase, section etc. unless noted.
- Type of Survey: **BOUNDARY**
- Stated Legal Purpose of Survey: **Acquisition/Sale/ Mortgage/Platting/Planning**
- No Easement Determination has been made or requested for the property during the course of this survey.
- This Survey is not intended to locate any unrecorded easements, improvements, encroachments or encroachments. Survey reflects above-ground features and improvements only.
- The Survey Data (DIT) Report or Determination of Ownership of Land or Interest.
- This Survey is NOT insured for outright error, fraud and all other conditions are limited to the Extent of the Survey as shown on the Survey Plat.
- Continuity of Improvements to the Property as Discussed Only. Owners/Agents/Neighbors are NOT Property Owners.
- All Above-ground Easements of Utilities to Remain their respective easements unless noted.
- Shed (s) shown are contained on R/W unless noted.
- Building Dimensions and their feet to adjacent property or other lines are made from exterior wall-bearing walls, square corners and ordinary attachments unless noted. Feet to structures are made by perpendicular measurement from nearest property or other line.
- The Linear Course of the Survey is shown in black.
- Dimensions shown are based on the North American Vertical Datum of 1988.
- Dimensions for the proposed residence shown herein are from the provided foundation plan.
- See House plans for additional details.
- Adjusting lot to the east to be constructed at the same time by the same owner.

DRAINAGE NOTES:

1. ALL EXISTING AND PROPOSED DRAINAGE SHALL BE PROTECTED.
2. DIRECTION AND INTENSITY OF DRAINAGE CANNOT BE ALTERED DURING CONSTRUCTION.
3. DRAINAGE SHALL BE INSTALLED ALONG PROPERTY BOUNDARIES AND MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION.
4. EXISTING DRAINAGE FOR REMOVAL SHALL BE REPLACED, IF NEEDED, IN ACCORDANCE TO CURRENT CITY REGULATIONS REGARDING DRAINAGE.
5. ALL DRAINAGE SHALL BE INSTALLED IN THE MANNER THAT FOLLOWS PREDEVELOPMENT DRAINAGE DIRECTION PER MANUFACTURER'S SPECIFICATIONS.
6. ANY EXISTING PONDING AND STAGNATION SHALL BE ELIMINATED BY ADJUSTING THE DRAINAGE AT THE CONNECTION POINT OF THE POND AND STAGNATION. THE TYPICAL DRAINAGE DROP SHALL BE 4 INCHES.
7. PROPOSED ELEVATIONS AT FOUNDATION SHALL BE MIN. 6 INCHES BELOW FINISHED FLOOR ELEVATIONS.
8. ELEVATIONS SHOWN REFERENCE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
9. EXISTING FELD MEASUREMENTS RECEIVED FROM THE CITY OF JACKSONVILLE.
10. PROPOSED FLOOR TO BE MIN. 12" ABOVE MEASUREMENT ELEVATION OF LOT FOR C/O BALKON G-0116.
11. PROPOSED DRAINAGE TO BE CONNECTED TO MUNICIPAL MAIN.

ZONING INFORMATION
R1D-50 FROM PROPERTY APPRAISER'S WEBSITE

• FRONT	20'
• SIDE	5'
• REAR	10'

LOT DIMENSION TABLE

LOT SIZE	AREA (SQ FT)
PROPOSED BUILDING	25,374.7
AC PAD	9.0
DRIVE TO R/W	724.5
TOTAL IMPERVIOUS AREA*	25,377 (10.05)

EXISTING TREE SUMMARY

TR	SP
125	40' OAK
127	36" TRIPLE LIVE OAK
128	11" LIVE OAK
129	30' CAMPHOR
130	11" PALM
131	20' PALM
132	11" CHERRY MYRTLE
133	8" CHERRY
134	11" TWIN CHERRY
135	8" CHERRY MYRTLE
136	11" TWIN CHERRY
137	11" TWIN OAK
138	10" LIVE OAK
139	8" TWIN BAY
140	21" TWIN CAMPHOR
141	10" OAK
142	11" CHERRY

TREE REMOVAL SUMMARY

TR	SP
125	40' OAK
127	36" TRIPLE LIVE OAK
128	11" LIVE OAK
129	30' CAMPHOR
130	11" PALM
131	20' PALM
132	11" CHERRY MYRTLE
133	8" CHERRY
134	11" TWIN CHERRY
135	8" CHERRY MYRTLE
136	11" TWIN CHERRY
137	11" TWIN OAK
138	10" LIVE OAK
139	8" TWIN BAY
140	21" TWIN CAMPHOR
141	10" OAK
142	11" CHERRY

LEGEND

<ul style="list-style-type: none"> BLD - BUILDING RESTRICTION LINE (SETBACK) LINE CD - CROWN DRAIN EA - JACKSONVILLE ELECTRIC AUTHORITY LS - LICENSED SURVEY SUB-CLASS LS - LICENSED SURVEYOR OS - OVERHEAD WIRE/LINE OS - OFFICIAL RECORDS BOOK PA - PADE PO - POINT OF BEGINNING PO - POINT OF COMMENCEMENT PS - PERMANENT SURVEY MONUMENT PS - PROFESSIONAL SURVEYOR AND MAPPER PS - PROFESSIONAL SURVEYING LINE R/W - RIGHT-OF-WAY LINE ST - STAKE ST - STATION U - FIELD MEASURED VALUE U - BEED CALL U - CALCULATED VALUE, FROM FIELD MEASUREMENTS U - RECORD VALUE 	<ul style="list-style-type: none"> ○ - SANITARY SEWER MAINHOLE ○ - FIRE HYDRANT ○ - CABLE/INTERVIEW UTILITIES BOX ○ - POWER POLE ○ - EXISTING WATER METER ○ - PROPOSED WATER METER ○ - FOUND CONCRETE MONUMENT ○ - FRM/BLOCK CORNER FOUND ○ - SET 1/2" IRON ROD LB#8139 AT PROPERTY CORNER ○ - FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION ○ - EXISTING GROUND ELEVATIONS ○ - EXISTING TREE ○ - CHAIN LINK FENCE ○ - WOOD FENCE 	<ul style="list-style-type: none"> → - PROPOSED DRAINAGE FLOW → - EXISTING DRAINAGE FLOW ○ - EXISTING ELEVATION ○ - PROPOSED ELEVATION ⊗ - TREE TO BE REMOVED △ - PROPOSED CONCRETE □ - EXISTING CONCRETE
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Surveyor's Certification

REPRODUCTION OF THIS SURVEY IS NOT VALID UNLESS MADE WITH THE LICENSED SIGN OF THE LICENSEE SURVEYOR.

THE SURVEYOR HEREBY CERTIFIES THAT THE STATEMENTS OF FACTS SET FORTH BY THE LICENSEE SURVEYOR ARE TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE HAS NOT BEEN CONVICTED OF ANY CRIMINAL OFFENSE RELATING TO HIS PROFESSION.

Digitally signed by
Brandon Shugart
Date: 2024.07.09
10:30:00
surv@imecivil.com

Special Note - Liability Notice

MEASUREMENTS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "TIC", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) MEASUREMENT SYSTEM (METS) SURVEY. A BOUNDARY SURVEY IS NOT A GPS SURVEY. THE COORDINATE DATA OBTAINED FROM THE GPS SURVEY ARE REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83) (1983) (EPSG: 3140) DATA.

NOTICE OF LIABILITY: THIS SURVEY IS OFFERED TO THOSE INDIVIDUALS SHOWN IN DUTY AND CERTIFICATION BELOW AND OTHER USE, DEPEND OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND REJECTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND MERIT DECLARED. ANY OTHER LIABILITY AND/OR RESTRICTIONS, THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY IN ANY MANNER WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR, SEE SURVEYOR'S NOTE #11 HEREON.

PLOT PLAN SHOWING BOUNDARY SURVEY TOPOGRAPHY, TREES AND DRAINAGE

LEGAL DESCRIPTION

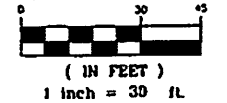
A PORTION OF TRACT 13, BLOCK 4, JACKSONVILLE HOODS, SECTION 31, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 83, CURRENT RECORDS OF DUAL COUNTY FLORIDA, BEING A PORTION OF THAT LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 4343, PAGE 64E, OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 13, BLOCK 4, JACKSONVILLE HOODS, THENCE S00°00'00"E ALONG THE EASTERLY LINE OF SAID TRACT 13, 204.24 FEET, THENCE S00°00'00"E (ACTUAL) (S00°00'00"E) ALONG THE NORTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 4343, PAGE 64E, 184.03 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED, THENCE CONTINUE S00°00'00"E, 147.24 FEET TO THE EASTERLY BOUNDARY OF "CAMFIELD HEIGHTS", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 86, OF SAID CURRENT PUBLIC RECORDS, THENCE S00°00'00"E (ACTUAL) (S00°00'00"E) ALONG SAID EASTERLY BOUNDARY 129.83 FEET (ACTUAL) (129.83 FEET) TO THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 4343, PAGE 64E, THENCE N08°58'01"E (ACTUAL) (N08°58'01"E) ALONG SAID SOUTH LINE, 117.30 FEET, THENCE N08°58'01"E 129.83 FEET TO THE POINT OF BEGINNING, SUBJECT TO A PROPOSED EASEMENT OVER THE NORTHERLY 12.5 FEET OF THE ABOVE DESCRIBED LAND, TOGETHER WITH A 48 FEET EASEMENT FOR ACCESS AND EGRESS OVER THE NORTH 48 FEET OF LOT 15, CAMFIELD HEIGHTS, PLAT BOOK 26, PAGE 86, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, CONTAINING 0.56 ACRES, MORE OR LESS.

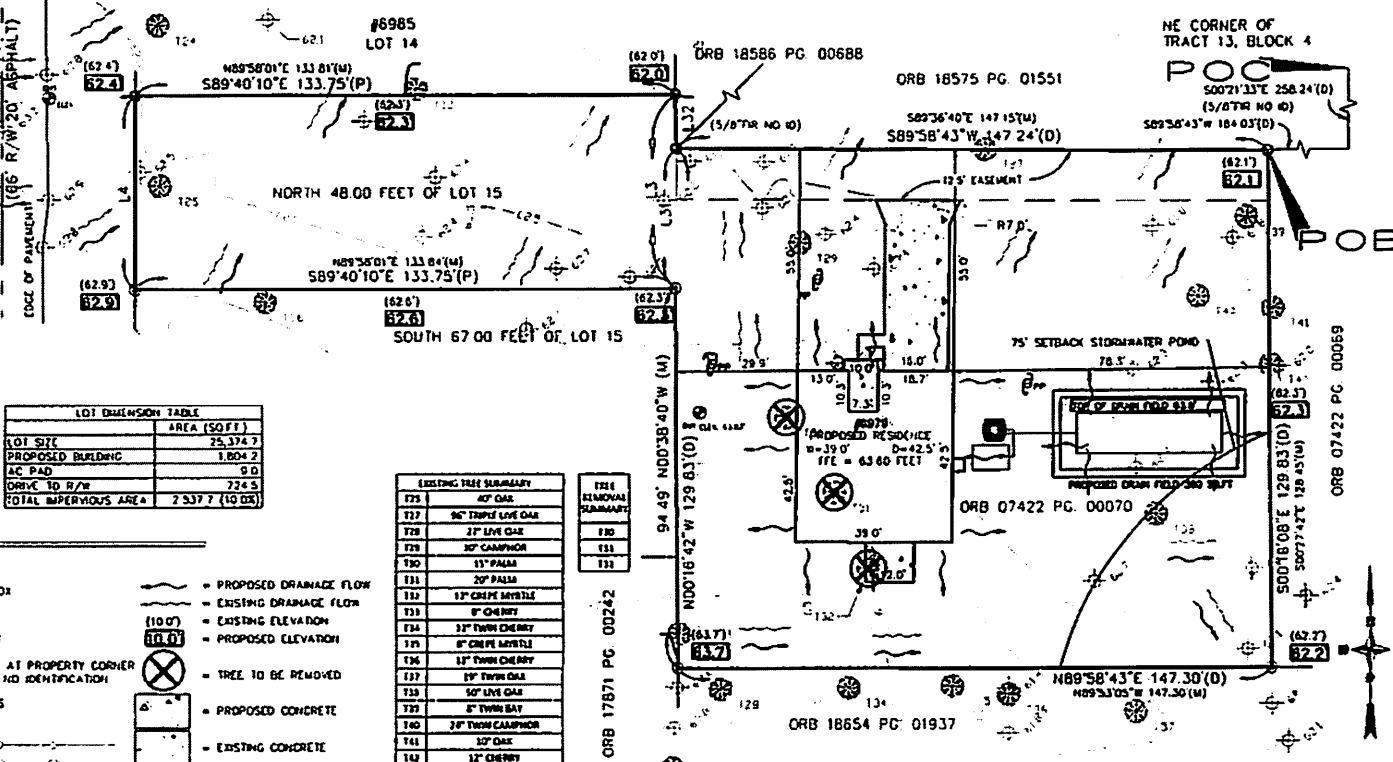
LINE IDENTIFICATION TABLE

LINE	BEARING	DISTANCE
L1(D)	S00°00'00"E	48.00'
L4(D)	N00°00'00"W	48.00'
L3(W)	S00°18'00"W	34.66'
L3(W)	S00°00'04"E	13.34'
L4(W)	N00°20'01"W	48.00'

GRAPHIC SCALE



Camfield Street
(95' R/W 20' ASPHALT)



IME CIVIL & SURVEYING, LLC

3000 N. PONCE DE LEON BLVD, SUITE C
ST AUGUSTINE, FLORIDA 32084

Residential - Commercial - Environmental - Industrial
Civil Engineering, Surveying & Mapping, Inspections
WWW.IMECIVIL.COM
Civil Engineering/Inspection Division 804-460-5475
Surveying & Mapping Division 804-420-7764
Licensed Survey Business #8139

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: American Classia Homes
AT: 6973 Camfield Street
Jacksonville, FL 32222

Drawn By: MR
Field Survey Date: 08/22/2019
FB/PC: SS/48-51

Scale: 1" = 30 feet
Drawing/Title #: 000719.6

Additional Information/
Certifications:

Prepared by and return to:
D. Gonzales
Sunshine Title Corporation
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
File Number: STC #114524

General Warranty Deed

Made this September 6, 2019 A.D. By Victoria M. Bell, an unmarried widow, whose address is: 6981 Camfield St., Jacksonville, Florida 32222, hereinafter called the grantor, to American Classic Homes, LLC, a Florida Limited Liability Company, whose post office address is: 4550 St. Augustine Rd. Suite 1, Jacksonville, Florida 32207, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

See Attached Exhibit "A" legal description

Parcel ID Number: 015689-0000

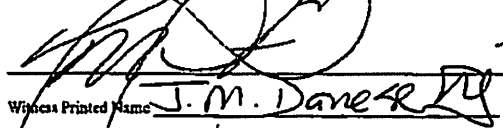
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever.

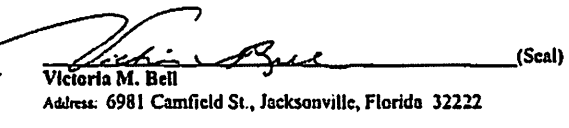
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name: J.M. Danese

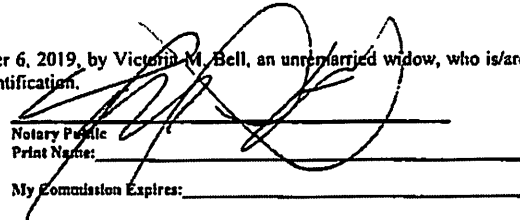

Witness Printed Name: DAWN GONZALES

 (Seal)
Victoria M. Bell
Address: 6981 Camfield St., Jacksonville, Florida 32222

(Seal)
Address:

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this September 6, 2019, by Victoria M. Bell, an unmarried widow, who is/are personally known to me or who has produced a drivers license as identification.


Notary Public
Print Name:
My Commission Expires:

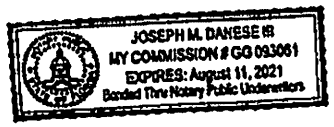


Exhibit "A"

Parcel 1:

Lot 13, Camfield Heights, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 86, of the Public Records of Duval County, Florida.

Parcel 2:

Lot 14, Camfield Heights, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 86, of the Public Records of Duval County, Florida.

Parcel 3:

Lot 11, Camfield Heights, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 86, of the Public Records of Duval County, Florida.

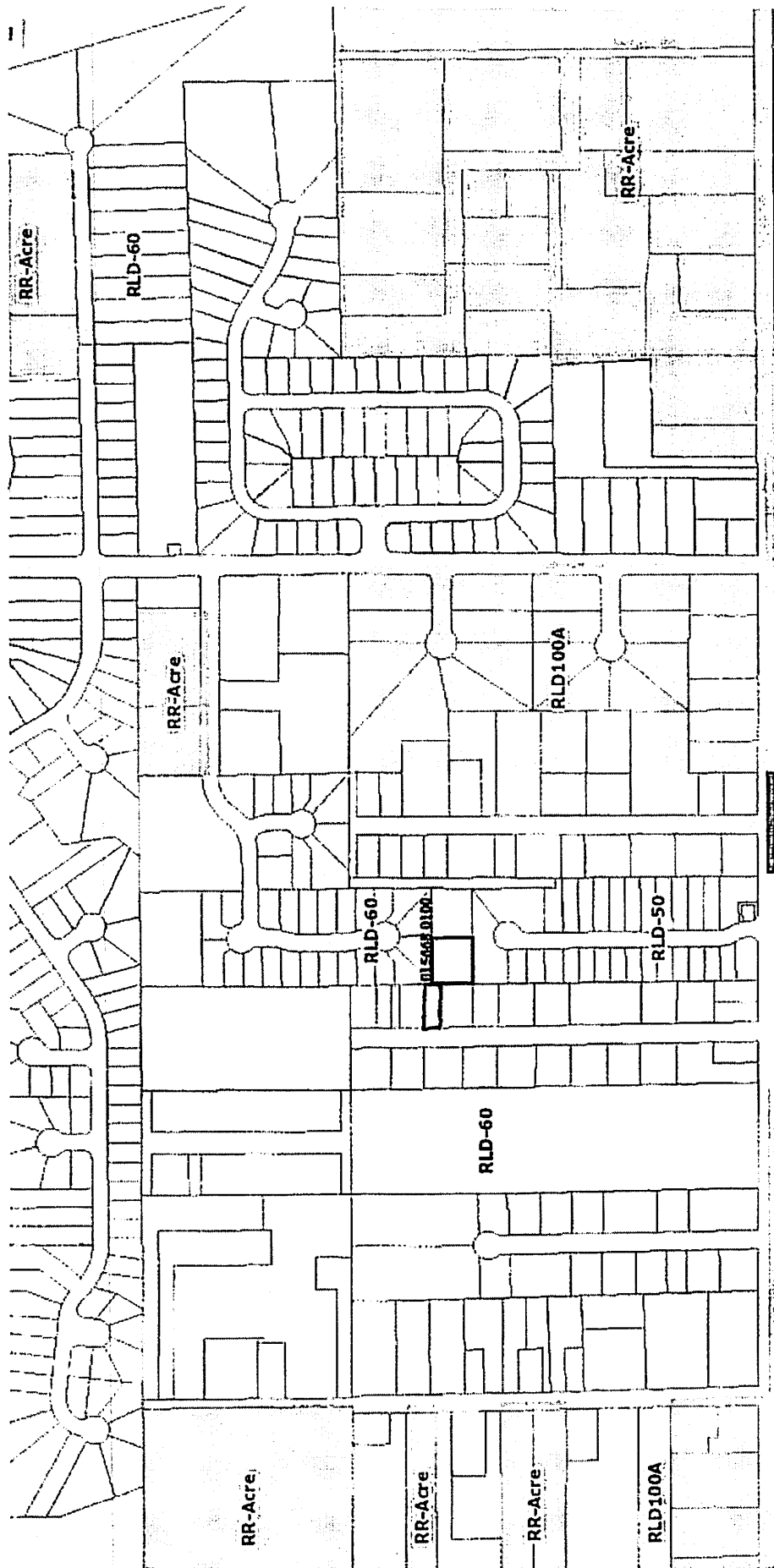
Parcel 4:

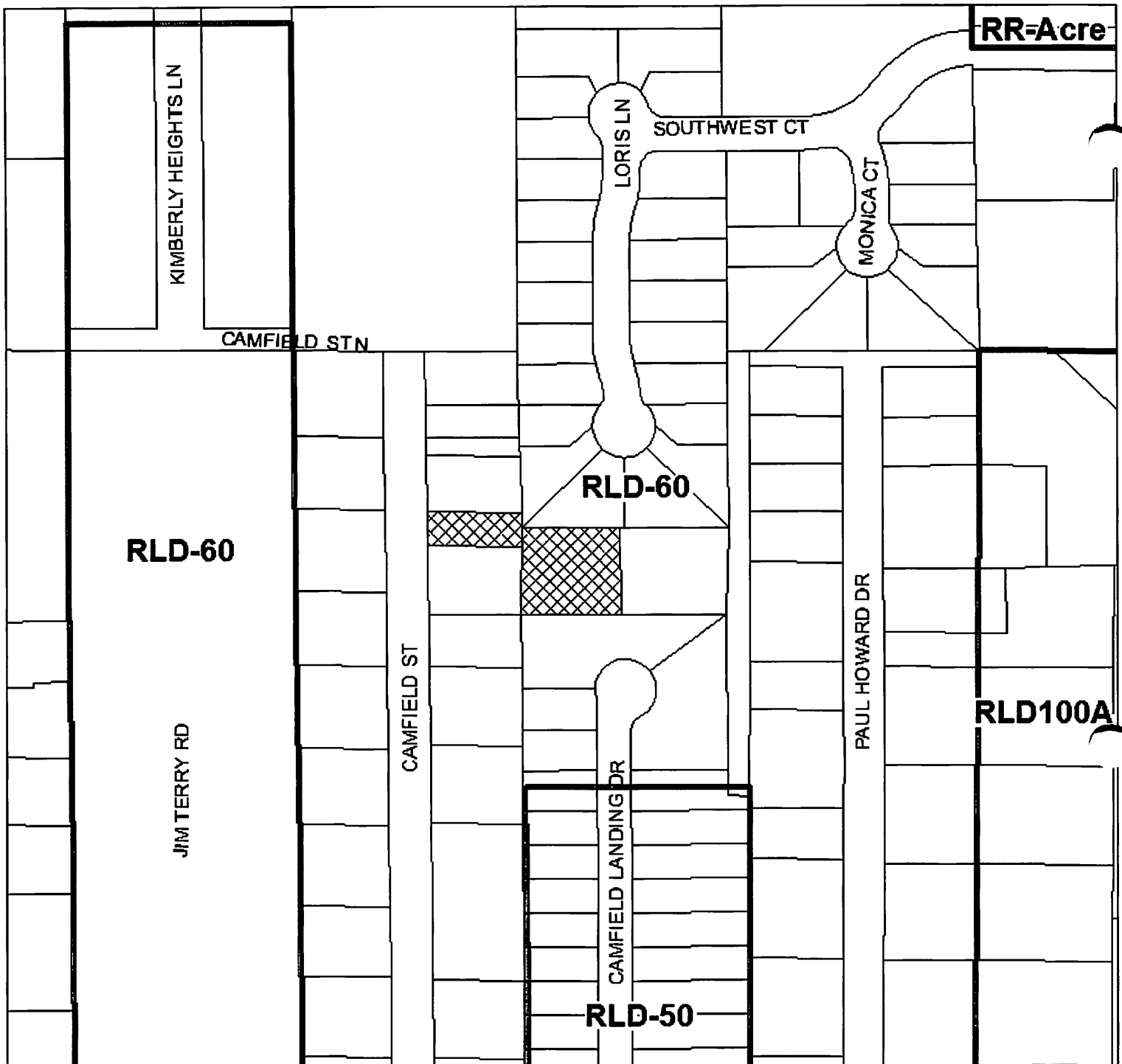
A portion of Tract 13, Block 4, Jacksonville Heights, Section 2, Township 3 South, Range 25 East, according to plat thereof recorded in Plat Book 5, Page 93 and 93A, Current Public Records of Duval County, Florida, being a portion of that land as described in Official Records Volume 4363, Page 868, of said current Public Records, being more particularly described as follows:

For a point of reference, commence at the Northeast corner of said Tract 13, Block 4, Jacksonville Heights; thence South 0 Degree 21 Minutes 33 Seconds East, along the Easterly line of said Tract 13, 258.24 feet; thence South 89 Degrees 58 Minutes 43 Seconds West (Actual) (South 88 Degrees 42 Minutes 16 Seconds East/Deed), along the North line of said land described in Official Records Volume 4363, Page 868, 184.03 feet to the Point of Beginning of the land to be described; thence continue South 89 Degrees 58 Minutes 43 Seconds West, 147.24 feet to the Easterly Boundary of "Camfield Heights", according to plat thereof, as recorded in Plat Book 26, Page 86, of said current public records; thence South 0 Degrees 16 Minutes 42 Seconds East, (Actual) (South 0 Degree 20 Minutes 57 Seconds East/Deed), along said Easterly boundary 129.83 feet (Actual) (129.86/Deed) to the South line of said land described in Official Records Volume 4363, Page 868; thence North 89 Degrees 58 Minutes 43 Seconds East (Actual) (North 88 Degrees 48 Minutes 04 Seconds West/Deed), along said South Line, 147.30 feet; thence North 0 Degree 18 Minutes 08 Seconds West., 129.83 feet to the Point of Beginning.

Parcel 5:

Lot 15, Camfield Heights, according to the map or plat thereof, as recorded in Plat Book 26, Page(s) 86, of the Public Records of Duval County, Florida.

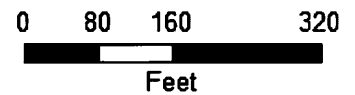
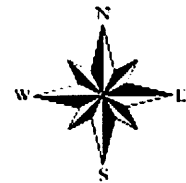
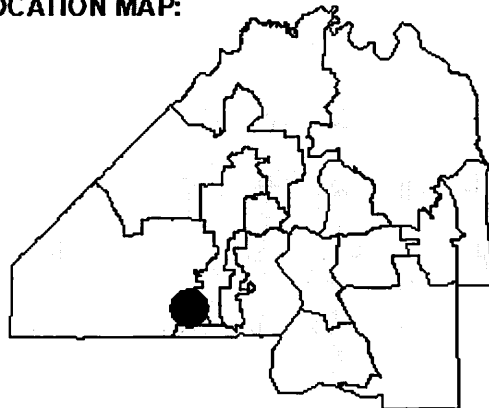




REQUEST SOUGHT:

REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 48 FEET TO 35 FEET

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

WRF-21-05

**EXHIBIT 2
PAGE 1 OF 1**