

AD-17-12

LOCATION: 895 Champion Way

REAL ESTATE NUMBER: 008883-0000

DEVIATION SOUGHT:

1. Increase the maximum height of structure from 35 feet to 42 feet.

Proposed Single Family Dwelling

PRESENT ZONING: Rural Residential-Acre (RR-Acre)

CURRENT LAND USE: Low Density Residential (LDR)

PLANNING DISTRICT: 5 **COUNCIL DISTRICT:** 12 **SIGNS POSTED:** 1

OWNER/AGENT: Thornton Byron Tedder
9703 Oxford Station Drive
Jacksonville, FL 32221

STANDARDS, CRITERIA AND FINDINGS

1. Is this situation unique or similar to other properties in the neighborhood?

Recommendation:

Unique. This request will only be for the western property owned by Thornton Byron Tedder, as depicted in the site plan provided. To the west of the subject property is a RLD-80 subdivision that is developed with single family dwellings generally one and two story in height, but under the 35 feet maximum. To the south is a PUD with lots ranging in width from 50 to 75 feet, with mostly one story home and some two story homes. The properties to the north and east of the subject property are zoned Rural Residential-Acre. The subject property would be developed with the tallest and largest residence in the neighborhood. This property is very large compared to other lots in the area, at ±5.84 acres. The site plan indicates that the location of the newly constructed house will be approximately 125 feet from the property lines of the PUD subdivision to the south and 100 feet from the property lines of the RR-Acre homes to the north. None of the existing surrounding homes have similar lot/setback characteristics.

Similar requests are unlikely in this area as all other lots are already developed or are open space for the subdivision. However, the property owner does have another piece of property to the east that he is seeking a Waiver of Minimum Road Frontage for, which would allow him to build another single family dwelling on if the request is

	<p>granted. The cumulative effect of similar requests would have an adverse impact to the character of the surrounding properties. The proposed single family dwelling has no similarity to homes in the surrounding area.</p> <p><u>Findings:</u></p>
<p>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</p>	<p><u>Recommendation:</u> No. The site can reasonably be developed for its intended purpose within the standards of the Zoning Code.</p> <p><u>Findings:</u></p>
<p>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</p>	<p><u>Recommendation:</u> No. There is no reduction in the cost of developing the site resulting from the request.</p> <p><u>Findings:</u></p>
<p>4. 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, in that...</p>	<p><u>Recommendation:</u> No. The additional cost and expansion of a development of this size would not substantially diminish property values of surrounding properties. However, the visual character of the structure is not consistent with the surrounding neighborhood in terms of floor area, massing, scale, height or visual quality.</p> <p><u>Findings:</u></p>
<p>5. 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, in that...</p>	<p><u>Recommendation:</u> The Planning and Development Department has concerns that by allowing this deviation it will create a public health, safety, and welfare concern in that the complete lack of approved road frontage may make finding the lot difficult for fire, rescue, and public services. Additionally, the easement is a narrow pathway maintained by area property owners. Access may be very difficult for larger vehicles such as fire trucks and solid waste trucks. Furthermore, the continued development of residences using easements has resulted in the creation of a disorganized de facto subdivision lacking continuity of development and lacking city-approved roads, drainage, and sidewalks. Allowing this deviation is to allow the continuation of single family dwellings to be built along roads not constructed for essential services and in this case does not conform to the Zoning Code.</p>

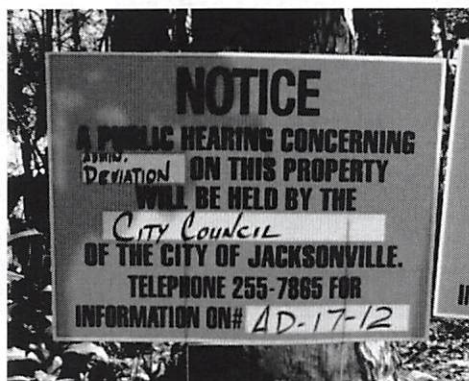
	<p><u>Findings:</u></p>
<p>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</p>	<p><u>Recommendation:</u> No. The spirit and intent of the Zoning Code is to permit deviations from the requirements when presented with unique situations that are not self-imposed and that meet the above criteria. The request will facilitate the construction of a single family dwelling on a 5.84 acre site with no road frontage. The applicant has submitted a Waiver of Minimum Road Frontage application (WRF-17-06) for a request of reduction from 160 feet to 0 feet. The Planning & Development Department recommends denial for that request also.</p> <p><u>Findings:</u></p>
<p>7. The City landscape architect (has/has not) recommended the proposed deviation.</p>	<p>N/A</p>
<p>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</p>	<p>N/A</p>

PLANNER RECOMMENDATION: DENY

DATE OF REPORT: May 16, 2017

DECISION:

DATE:



Upon visual inspection of the subject property on February 28, 2017 by the Planning and Development Department, the Notice of Public Hearing sign **was** posted.



Aerial



Subject Property (RE#: 008883-0000)

Date: February 28, 2017

Source: COJ Planning & Development Department



View of Subject Property from the subdivision to the south.

Date: February 28, 2017

Source: COJ Planning & Development Department



**Property to the north of subject properties:
Single Family Dwelling on 1.91 Acres (862 Planters Grove Drive)**

Date: February 28, 2017

Source: COJ Planning & Development Department



**Property to the north of subject properties:
Single Family Dwelling on 1.92 Acres (865 Planters Grove Dr)**

Date: February 28, 2017

Source: COJ Planning & Development Department



**Property to the south of subject properties:
Single Family Dwelling in Meadow Pointe Subdivision (10358 Wood Dove Way)**

Date: February 28, 2017

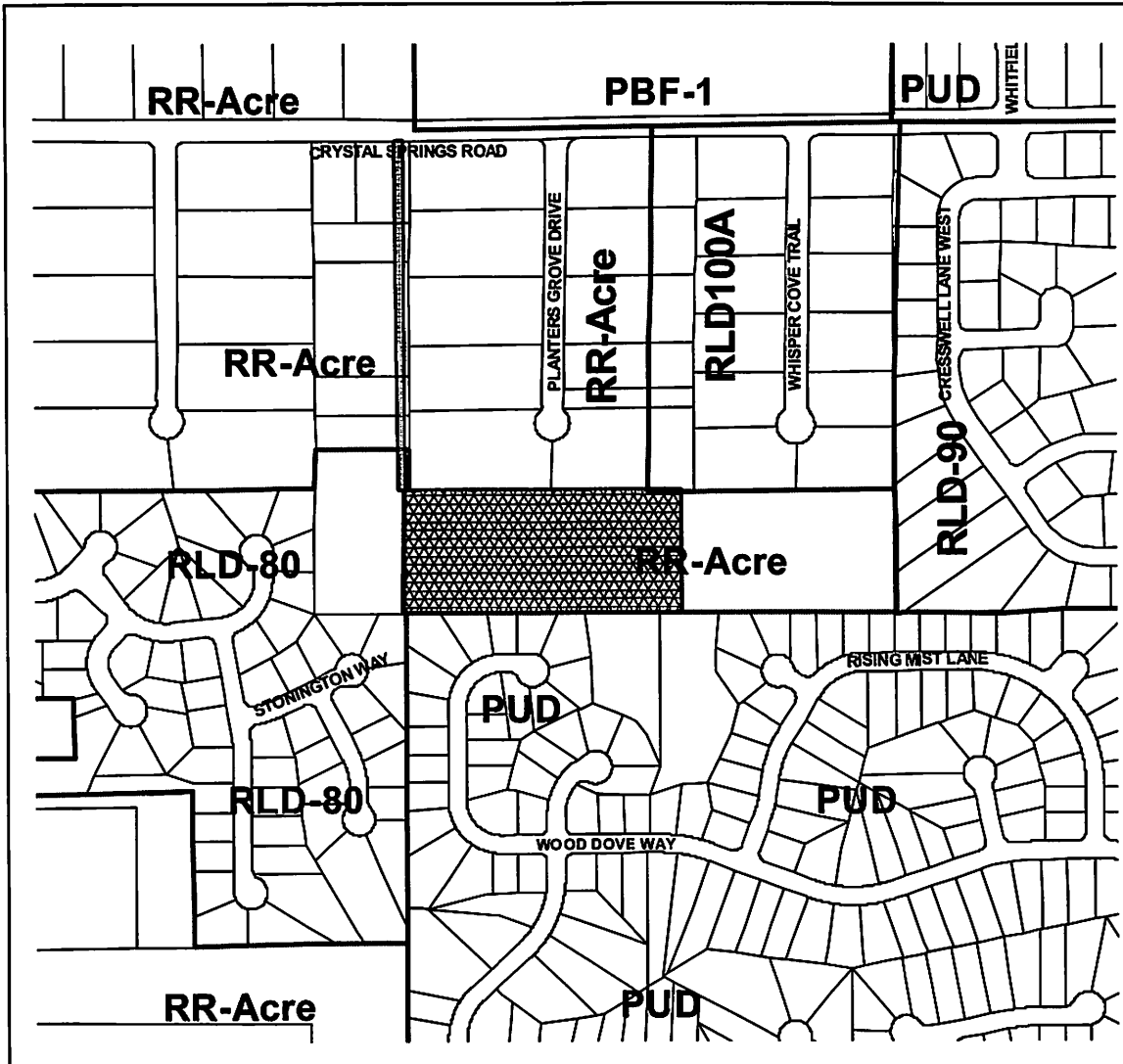
Source: COJ Planning & Development Department



Property to the west of subject properties: Single Family Dwelling (896 Champion Way)

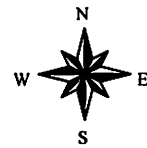
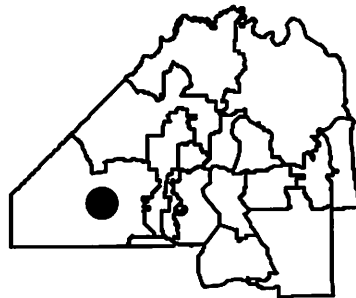
Date: February 28, 2017

Source: COJ Planning & Development Department



REQUEST SOUGHT:

**INCREASE
HEIGHT OF STRUCTURE
FROM 35 FT. TO 42 FT.**



0 300 Feet

COUNCIL DISTRICT: 12

**APPLICATION NUMBER:
AD-2017-0012**

EXHIBIT 3

COMPANION APPLICATION

WR-17-06

APPLICATION FOR ADMINISTRATIVE DEVIATION

This application must be typed or printed in black ink and submitted with three (3) copies, providing for a total of four (4) complete applications with all required attachments, to:

Planning and Development Department
 Zoning Section
 Ed Ball Building
 214 North Hogan Street, 2nd Floor
 Jacksonville, Florida 32202

Application No.	AD- 17-12
Set for Public Hearing on:	
Notice of Violation:	

FOR INFORMATION REGARDING THIS FORM, CALL: (904) 255-8300.

For Official Use Only				
1. Date Submitted:	2. Date Filed:	3. Current Zoning District(s):	4. Future Land Use Map (FLUM) Category:	5. Applicable Section of Ordinance Code:
1-24-17		RR	LDR	656.304 (A)(I)(g)

Amount of Fee 966.⁰⁰ Council District 12 Planning District 5 Zoning Panel No. 91A
 Number of Signs to be Posted 1 Zoning Code 656.304 Zoning Asst. Initials _____
 Previous Zoning Applications filed? No If yes, state Application No(s) _____
 Neighborhood Association? West Jax Civic Assoc.

TO BE COMPLETED BY APPLICANT

6. Complete Property Address: <u>895 Champion Way, Jacksonville, FL 32221</u>	7. Between Streets: <u>Crystal Springs Rd.</u> and <u>Champion Way</u>
Real Estate Number: <u>08883-0000</u>	Reason for Request: <u>Height Variance</u>
Date lot was recorded: _____	

8. Deviation Sought:

Reduce Required Minimum Lot Area from _____ to _____ feet.

Increase Maximum Lot Coverage from _____ % to _____ %.

Increase Maximum Height of Structure from 35 to 40' + 42' + - feet.

Reduce Required Yard(s) _____

Reduce Minimum Number of Required Off-street Parking Spaces from _____ to _____

Reduce Minimum Landscape Requirements _____

RECEIVED
 MAR 02 2017

9 In whose name will the deviation be granted? Thornton Byron Tedder

10 Is transferability requested? ___ Yes or No (If approved, the administrative deviation is transferred with the property.)

11. Land Area (Acres) <u>10</u>	Utility Services Provider	
	well <input checked="" type="checkbox"/>	city water _____
	septic tank <input checked="" type="checkbox"/>	city sewer _____

*** NOTICE TO OWNER/AGENT ***

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 s.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:

12. Provide answers to the following questions pertaining to the standards and criteria. You may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the deviation and to meet the criteria set forth below may result in a denial.

1. Does the subject property exhibit any circumstances which could be construed as having physical surroundings, shape, topographical conditions or other physical or environmental conditions limited to the subject property alone, or is this issue common to numerous sites?

1. Are there practical or economic difficulties in carrying out the strict letter of the regulation?

no

2. Is the request based exclusively upon a desire to reduce the cost of developing the site?

no

3. Does the request accomplish some result which is in the public interest? (As an example, furthering the preservation of natural resources by saving a tree or trees.) By going vertical with home design we were able to conserve trees on our property while obtaining the sq ft needed.

4. Could the proposed deviation substantially diminish property values in, or alter the essential character of the area surrounding the site; and could such deviation substantially interfere with or injure the rights of others whose property would be affected by the deviation? no, we are located at the end of Champion way. I don't believe anyone would be impacted in anyway.

5. Is the proposed deviation detrimental to the public health, safety or welfare, or could such deviation result in additional public expense, creation of nuisances, or cause conflict with any other applicable law? **no**

6. If the proposed deviation relates to minimum required landscaping, please submit the comments or opinions of the City's Landscape Architect.

no

II. Would the proposed deviation be in harmony with the spirit and intent of the Zoning Code, considering the following as applicable:

1. Did the applicant create the violation with intent to violate the provisions of the Zoning Code?

no

2. Has the violation existed for a considerable length of time without receiving a citation?

not applicable

3. Is the violation that exists a result of construction, which occurred prior to the applicants acquiring the property?

no

13. Attachments - One (1) of each of the following should be included in each copy of the application, providing for four (4) complete copies. All copies, with the exception of the two (2) required large site plans, should be on 8 1/2" x 11" paper.

___ Survey

___ Site Plan as required per instructions. (All copies on 8 1/2 x 11 and 2 copies on 11 x 17 or larger)

___ Letter of Authorization for Agent is required if any person other than the property owner makes the application.

___ Letter from the applicable Home Owner's Association stating that 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).

___ Day care uses must include a Department of Children and Families Services (DCFS) letter.

___ Elevation plans are required with height increase requests and must be drawn to scale.

___ Legal description may be either lot and block, including book and page numbers, or metes and bounds descriptions; and either shall include real estate assessment number(s) of the subject property.

*** NOTICE TO OWNER / AGENT ***

Please review your application. All spaces noted as "TO BE COMPLETED BY APPLICANT" must be filled in for the application to be accepted.

No application will be accepted as "Complete and filed" until all 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 Zoning Administrator. You (or your agent) must be present at the public hearing

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

Also, an agent's letter of authorization must be attached if the application is not signed by the owner of record and also if someone attends the meeting on the applicant's behalf without prior authorization.

FILING FEES	NOTIFICATION COSTS:
RESIDENTIAL DISTRICTS.....\$966.00	\$7.00 PER ADDRESSEE
NON-RESIDENTIAL DISTRICTS..... \$952.00	

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.

PLEASE PRINT:

Name and address of Owner(s) Name and address of Authorized Agent(s)

Name Theron Byron Tedder Name: _____

Address: 9703 Oxford Station Address: _____

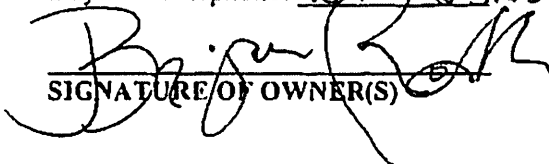
Dr. _____

City: Jacksonville City: _____

State: FL Zip: 32221 State: _____ Zip: _____

Email: byrontedder@yahoo.com Email: _____

Daytime Telephone: 904-402-3125 Daytime Telephone: _____


SIGNATURE OF OWNER(S)

SIGNATURE OF AUTHORIZED AGENT(S)
The Agent's letter of authorization must be attached if the application is not signed by the owner of record.

Property Ownership Affidavit - Individual

Date: 12/22/2016

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: 895 Champion Way 32221 RE#(s): 003883-0000

To Whom it May Concern:

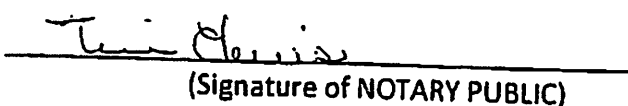
I Thornton Tedder hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Administrative submitted to the Jacksonville Planning and Development Department. Deviation

BY 

Print Name: Thornton Byron Tedder

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 20 day of December 2016 by Byron Tedder, who is personally known to me or who has produced _____ as identification and who took an oath.


(Signature of NOTARY PUBLIC)

Terri Lewis
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: April 18, 2017



INSTRUCTIONS FOR FILING ADMINISTRATIVE DEVIATION

An Application for Administrative Deviation is filed with the Planning and Development Department, Zoning Section, Ed Ball Building, 214 North Hogan Street, 2nd Floor, Jacksonville, Florida 32202, (904) 255-8300. All applications must be complete when filed. The following is a step by step guide to help persons interested in applying for a deviation.

Items 1 through 5

These blocks are for official use only and will be completed by the Zoning Section Staff.

Item 6 - Complete Property Address

Enter the street address, the real estate number(s), and the date that the lot was officially recorded as shown on the original deed for the parcel. Real estate numbers can best be obtained through the Property Appraiser's Office in the Yates Building on 231 E. Forsyth Street, Room 270.

Item 7 - Intersecting Streets

This question seeks the names of the two streets closest to the applicant's property, not including the street on which ingress and egress will occur. Normally, these streets intersect the street on which the proposed development is located.

Item 8 - Deviation Sought

Check the box corresponding to the sought request. If more than one deviation is requested, check all that applies and provide appropriate numbers.

Items 9 and 10 - Name that the deviation will be granted to and Transferability

The applicant must provide the name of the person for whom the deviation is granted. All Administrative Deviations are transferable unless otherwise provided for in the Final Order granting the deviation. Transferability refers to the rights granted through the Administrative Deviation process and the transfer of those rights with the sale of the property. If the deviation is granted without transferability, the deviation is personal, and any deviation granted is valid for as long as that person owns the property, as long as other provisions related to commencement are met. Upon sale of the property an Amendment to Final Order must be filed to transfer the deviation to another individual.

Item 11 - Land Area (Acres) and Utility Services Provider

Please indicate the total acreage of the parcel of the proposed deviation and indicate whether the utilities will be provided by JEA, private well and septic tank, or another provider.

Item 12 - Responses to Standards and Criteria

These items represent the criteria used by the Zoning Administrator to grant a deviation. The applicant should review these, provide answers, and be prepared to explain how the specific request meets all applicable criteria, thereby providing substantial competent evidence to grant the proposed deviation.

Item 13 - Attachments: An Application for Administrative Deviation must consist of four (4) complete sets of the application and all required attachments. All required attachments should be provided on 8 ½" x 11" paper, with the addition of two (2) of the four (4) application sets, which will include two (2) site plans at 11" x 17" or larger.

Survey - To be signed and sealed by a licensed surveyor within the last five (5) years. The same shall

show all improvements existing on the property as of the date this application is filed.

Legal description *(either lot and block or metes and bounds)*

Site plan--drawn to scale

Letter from the applicable Home Owner's Association stating that the request meets their architectural and aesthetic requirements or a letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association (**Residential Only**).

Letter of Authorization for Agent is **required** if application is made by **any person other than the property owner**.

The following information must be shown on the site plan:

- A. Property dimensions and total land area
- B. Buildings *(including dimensions, square footage, and total lot coverage area)*
- C. Parking spaces and dimensions *(including handicap)* **Commercial Only**
- D. Loading and unloading area, if applicable, with turn-around area and dimensions **Commercial Only**
- E. Landscape areas and dimensions **Commercial Only**
- F. Ingress and egress *(driveways, alleys and easements)*
- G. Adjacent streets and right-of-way
- H. North arrow, map scale, and date of drawing
- I. Signage *(if any)*
- J. Building setbacks per Zoning Code
- K. Adjacent zoning districts and property uses

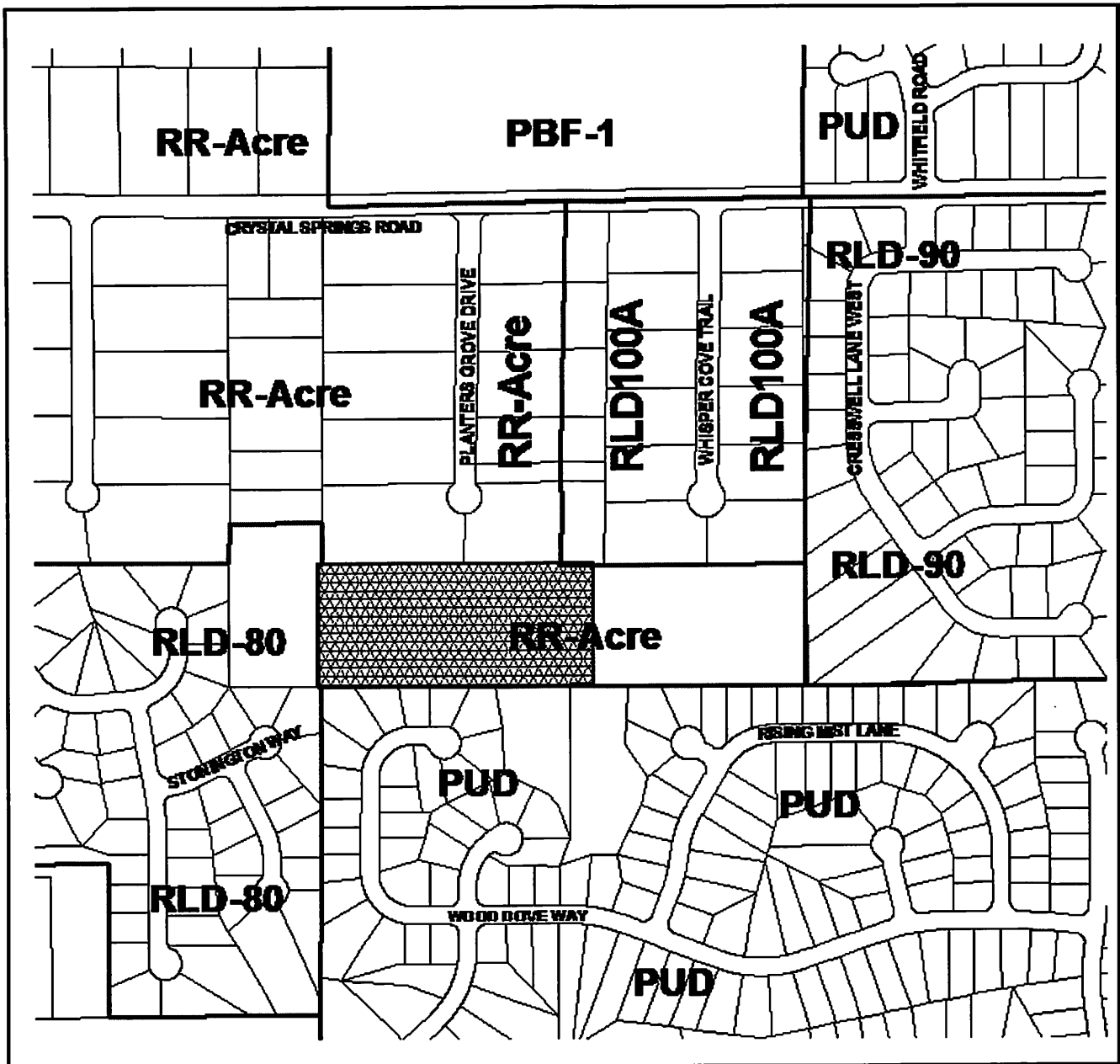
All drawings must be drawn to scale. Failure to have a "to-scale" drawing with each of the items above shown could result in your application being denied by the Planning and Development Department's Zoning Section.

When your completed application is submitted to the Planning and Development Department, Zoning Section, Ed Ball Building, 214 North Hogan Street, 2nd Floor, Jacksonville, Florida 32202. (904) 255- 8300. A list of property owners *(addressee)* within a 350-foot radius of the property will be prepared by the Department. These property owners will be mailed a notice of public hearing.

NOTE: There is a 14-day appeal period after a deviation is granted before the final order can be issued.

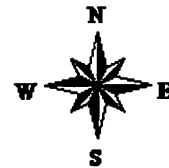
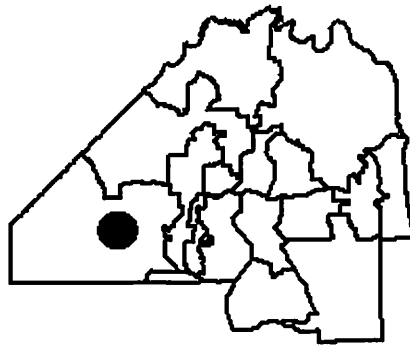
Legal Description

29-2S-2SE 5.84
PT S1/4 OF NW 1/4 RECD
O/R 17182-836
Being Parcels 1, 2



REQUEST SOUGHT:

**INCREASE
HEIGHT OF STRUCTURE
FROM 35 FT. TO 42 FT.**



010 Feet

COUNCIL DISTRICT:

12

APPLICATION NUMBER:

AD-2017-0012

EXHIBIT 2

Signatory List
(Prepared by the Office of General Counsel – Last Revised 4/1/2015)

Generally, the persons listed under each of the ownership types below are deemed to have authority to execute documents, including affidavits, on behalf of that ownership type:*

- **Corporation**
 - President
 - Vice President
 - Chief Executive Officer

- **Limited Liability Company**
 - Sole Member
 - Managing Member

- **General Partnership**
 - All Partners

- **Limited Partnership**
 - General Partner

- **Land Trust**
 - Trustee**

- **Tenancy by the Entirety (Husband & Wife)**
 - Both Husband & Wife

- **Tenancy in Common**
 - All tenants (owners)

- **Joint Tenancy with Right of Survivorship**
 - All tenants (owners)

* Other officers or individuals may provide a corporate resolution, the corporate Bylaws or other legally sufficient documentation to establish that they are authorized as a signatory for the entity. If you are unsure whether sufficient documentation has been provided, please direct the question to OGC.

** The Trustee must provide trust documents demonstrating that he, she, or it is in fact the person named as Trustee.

Note: A "fictitious name" and a "joint venture" are not legal entities. If an applicant is using a fictitious name or purports to be a joint venture, the underlying entities must be ascertained. Corporations, limited liability companies, and limited partnerships must be registered with the Florida Division of Corporations (the "Division") to transact business in Florida. General partnerships may but are not required to register with the Division. Entities registered with the Division can be verified at the following website address: www.sunbiz.org. The "sunbiz" website also includes a listing of the officers/directors of each registered entity.



Apph
FLORIDA DEPARTMENT OF HE
DATE: 11.15.16
SIGNATURE: *[Signature]*

BIF = 5'
WL = 108'
PL = 18'

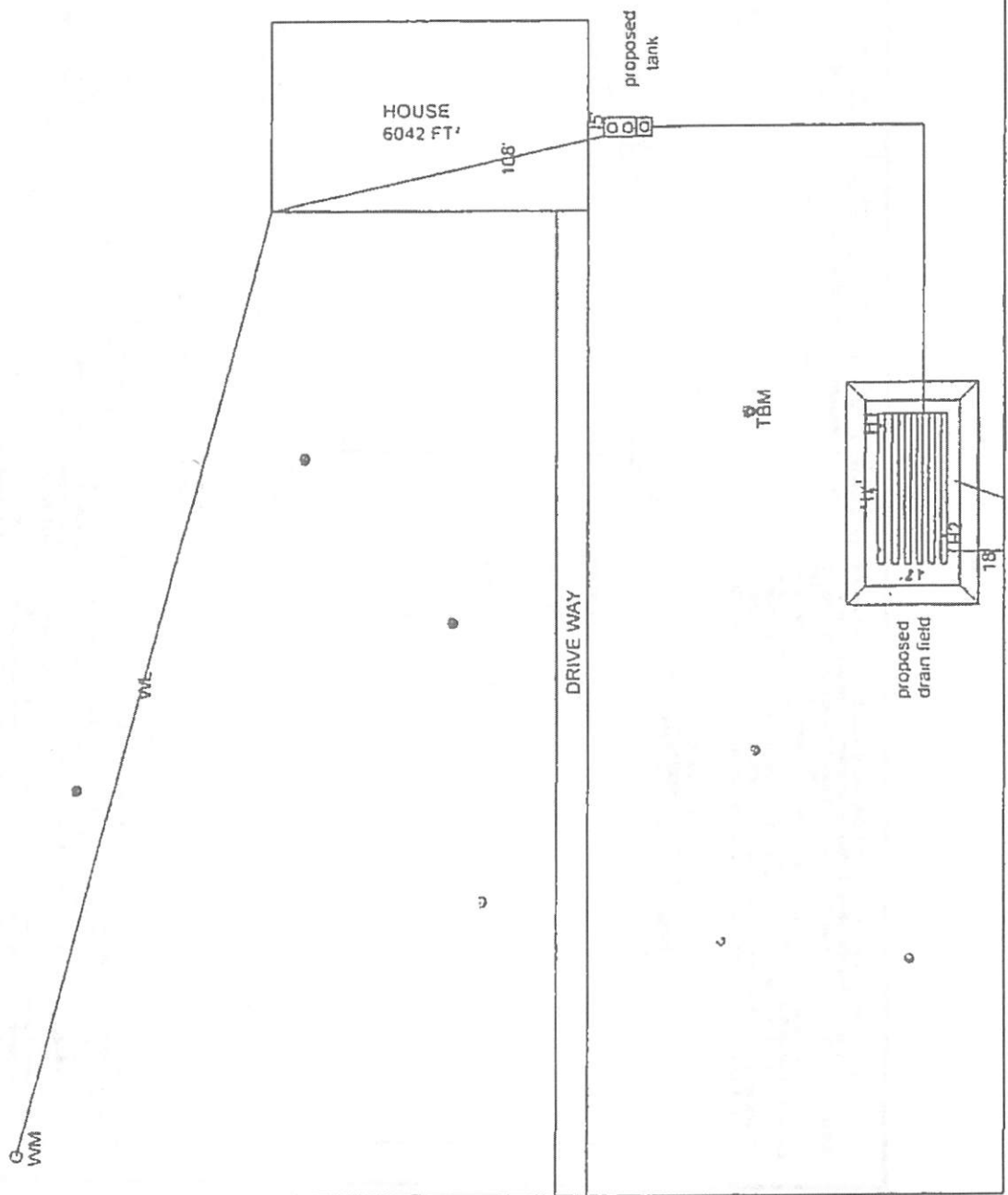
CHRIS VANDUZER U981308
895 CHAMPION WAY
SCALE 1" = 50'

NO W/S WIN 75'

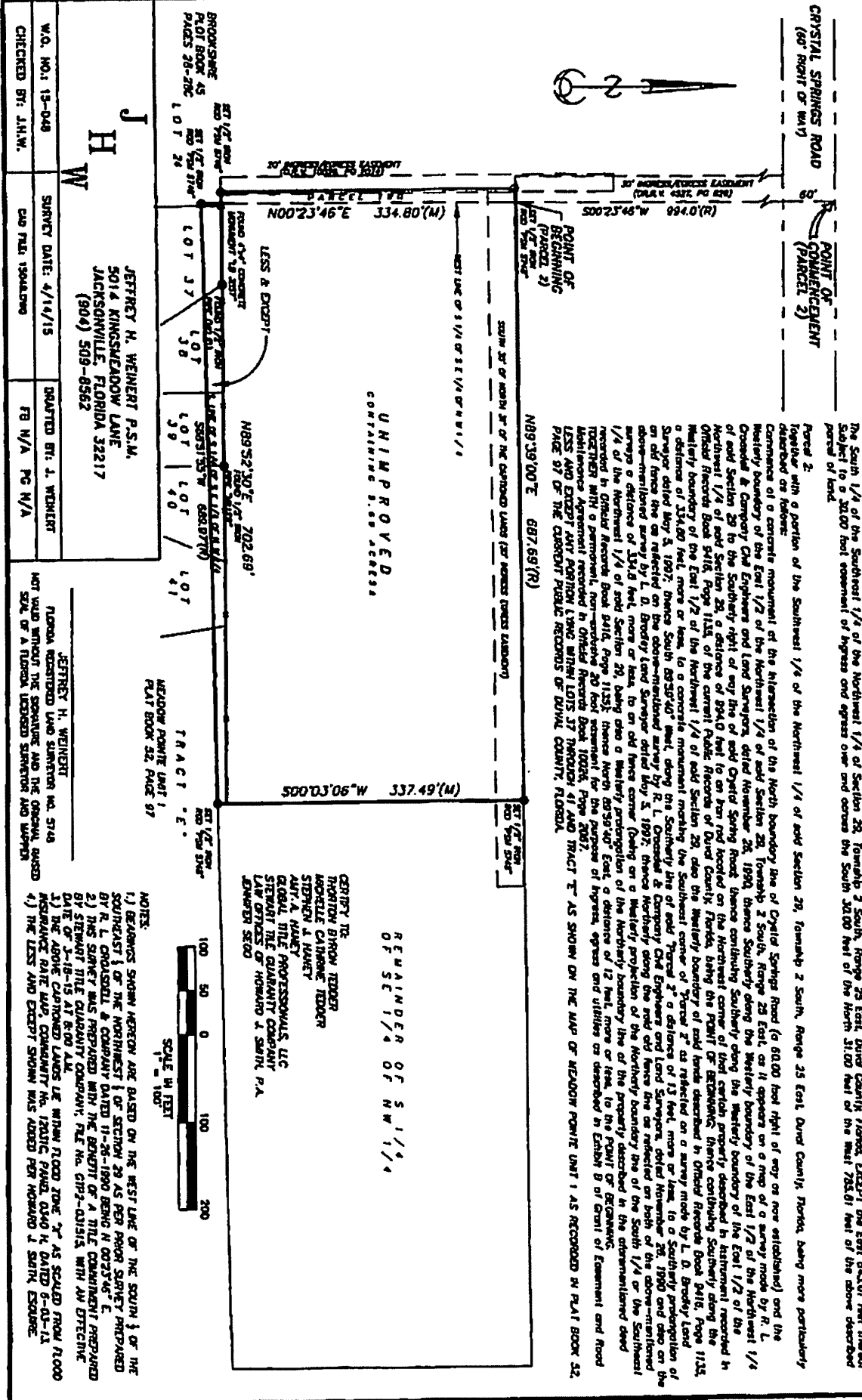
755'

NO W/S WIN 75'

336'



MAP SHOWING BOUNDARY SURVEY OF



Parcel 1: The South 1/4 of the Southwest 1/4 of the Northcut 1/4 of Section 28, Township 2 South, Range 25 East, Dade County, Florida, EXCEPT the East 543.01 feet thereof subject to a 35.00 foot easement of ingress and egress over and across the South 32.00 feet of the North 31.00 feet of the West 725.01 feet of the above described parcel of land.

Parcel 2: with a portion of the Southwest 1/4 of the Northcut 1/4 of said Section 28, Township 2 South, Range 25 East, Dade County, Florida, being more particularly described as follows:

Commencement of a concrete monument of the intersection of the North boundary line of Crystal Springs Road (to 60.00 foot right of way on new subdivision) and the Westerly boundary of the East 1/2 of the Northwest 1/4 of said Section 28, Township 2 South, Range 25 East, as it appears on a map of a survey made by R. L. Crossland & Company Civil Engineers and Land Surveyors, dated November 28, 1990, thence Southerly along the Westerly boundary of the East 1/2 of the Northwest 1/4 of said Section 28 to the Southcut right of way line of said Crystal Springs Road thence continuing Southerly along the Westerly boundary of the East 1/2 of the Northwest 1/4 of said Section 28 to the Northcut corner of that certain property described in instrument recorded in Official Records Book 9416, Page 1125, of the current Public Records of Dade County, Florida, being the POINT OF BEGINNING thence continuing Southerly along the Westerly boundary of the East 1/2 of the Northwest 1/4 of said Section 28, the Westerly boundary of said lands described in Official Records Book 9416, Page 1125, a distance of 134.60 feet, more or less, to a concrete monument marking the Southwest corner of Parcel 2 as reflected on a survey made by L. D. Brodsky Land Surveyor dated May 5, 1997; thence South 89°39'40\"/>

UNIMPROVED CONTAINING 5.00 ACRES

REMAINDER OF S 1/4 OF SE 1/4 OF NW 1/4

CERTIFY TO: THORNTON DIBROW TENDLER, LORDELLE CARBONE TENDLER, STEPHEN J. HANEY, ALY A. HANEY, CIGCAL TITLE PROFESSIONALS, LLC, STEPHEN THE GUARANTEE COMPANY, LAW OFFICES OF HOWARD J. SMITH, P.A., MIAMI, FL 33130

J H W

JEFFREY H. WEINERT P.S.M.
5014 KINGSMEADOW LANE
JACKSONVILLE, FLORIDA 32217
(904) 509-6562

W.O. NO. 13-048
CHECKED BY: J.H.W.

SURVEY DATE: 4/14/15
CDD FILE: 1904290

DRAWN BY: J. WEINERT
FB W/A PG N/A

FLORIDA REGISTERED LAND SURVEYOR NO. 5748
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL OASED SEAL OF A FLORIDA LICENSED SURVEYOR AND WORKER

NOTES:
1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29 AS PER PRIOR SURVEY PREPARED BY R. L. CROSSLAND & COMPANY DATED 11-28-1990 BEING N 00°23'46\"/>



Site Plan

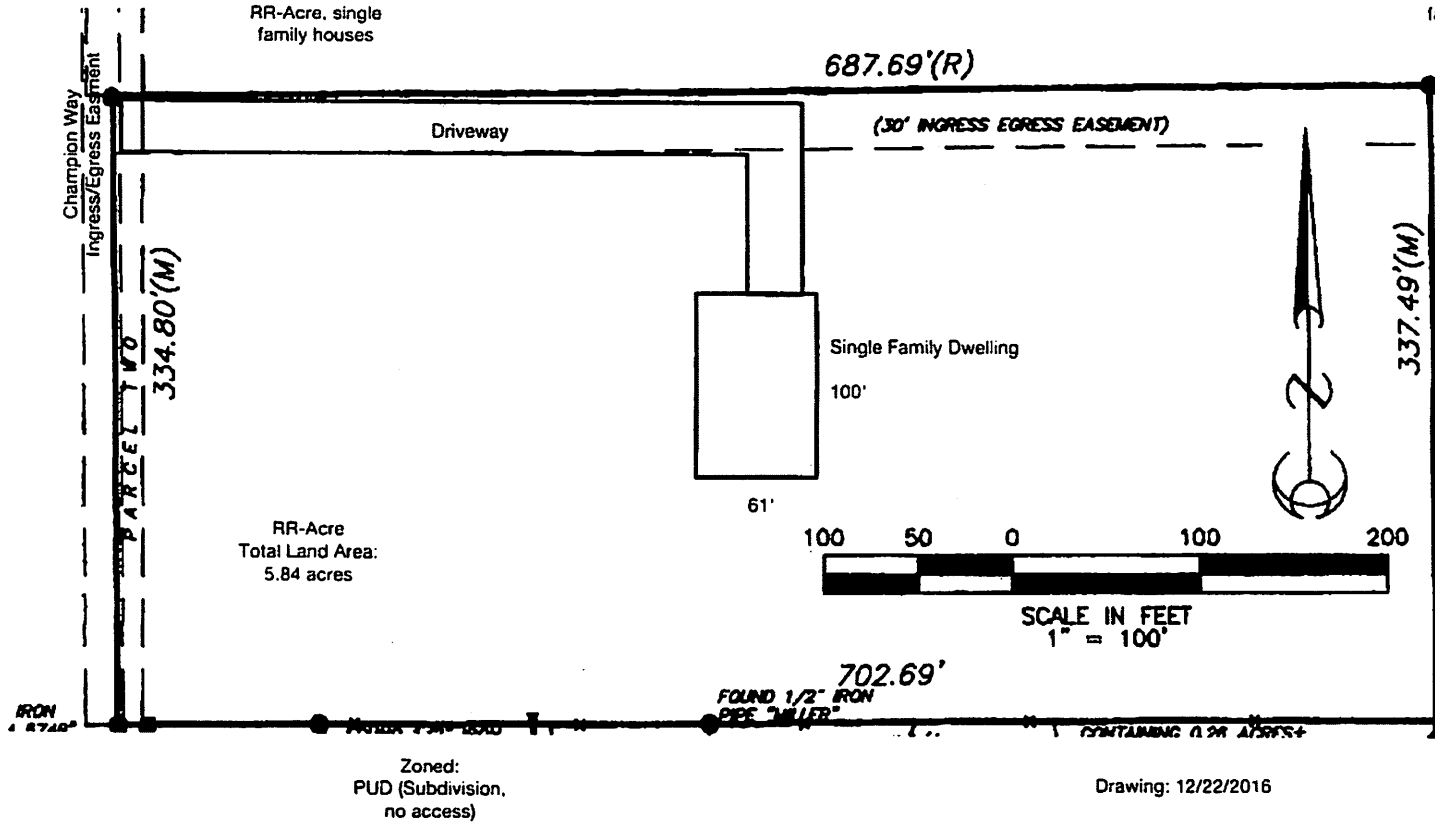
Zoned:
RR-Acre
single family
houses

Zoned:
RR-Acre, single
family houses

Zoned.
RLD-100A, single
family houses

Zoned.
RLD-80, single
family house

Zoned:
RR-Acre, vacant
land



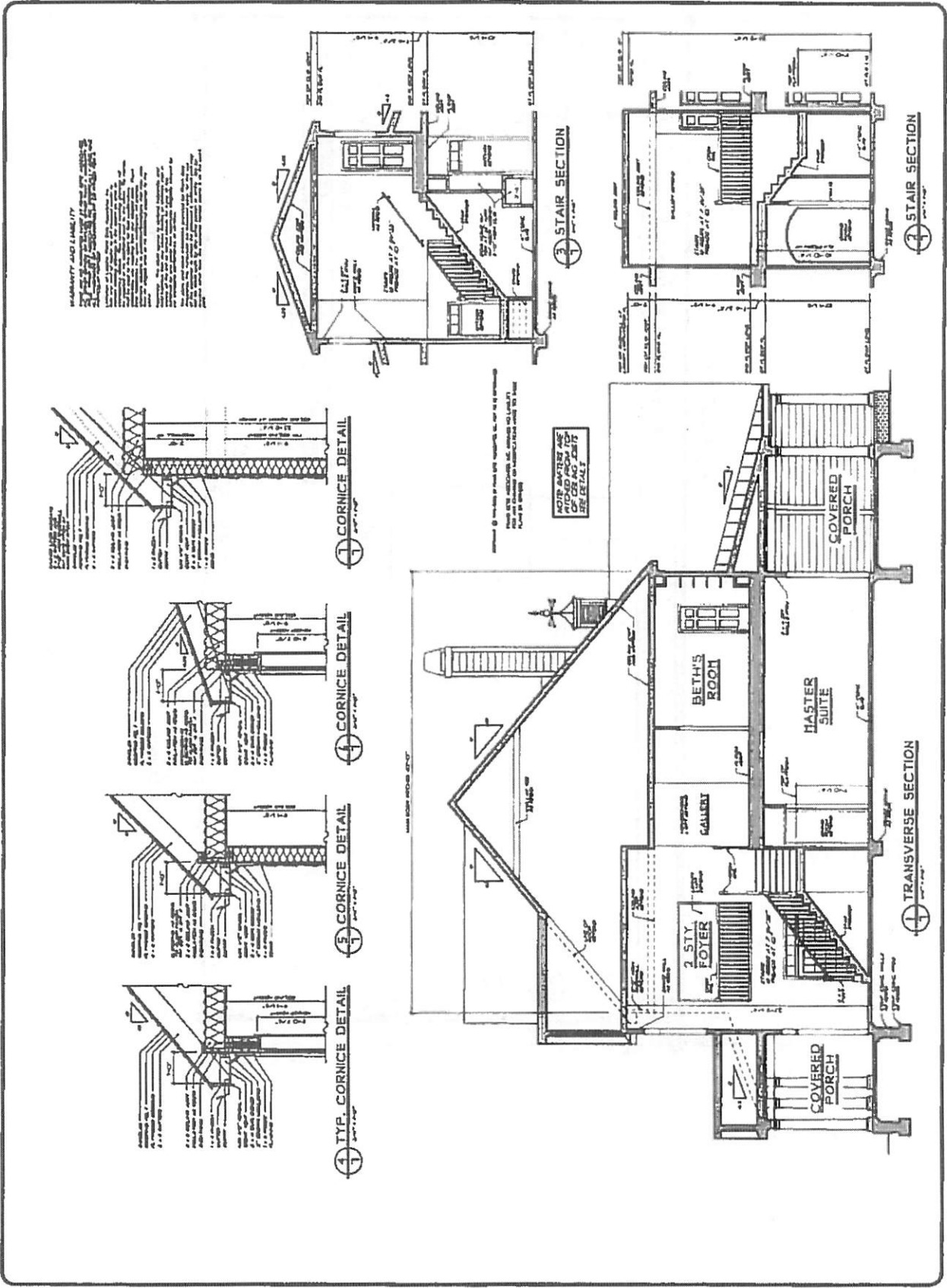
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
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6		
7		
8		
9		
10		

THE TEDDER RESIDENCE
JACKSONVILLE, FL

SECTIONS AND DETAILS
THE BROOKSHIRE MANOR

FRANK BETZ ASSOCIATES, INC.
MEMBER OF CLAYTON BROS. HOLDINGS
1400 CENTRAL EXPRESS HIGHWAY
SUITE 100
JACKSONVILLE, FLORIDA 32216
904-773-3000

PROJECT NO. 100-100-100
DATE 10/1/00
SCALE 1/8" = 1'-0"



DATE	BY	REVISION

THE TEDDER RESIDENCE
JACKSONVILLE, FL

FRONT ELEVATION AND DETAILS
THE BROOKSHIRE MANOR

FRANK BETZ ASSOCIATES, INC.
ARCHITECTS AND INTERIORS
1100 OLIVE RIDGE PARKWAY
SUITE 100
DUBLIN, GEORGIA 31024
770-444-8800 FAX 770-444-8801

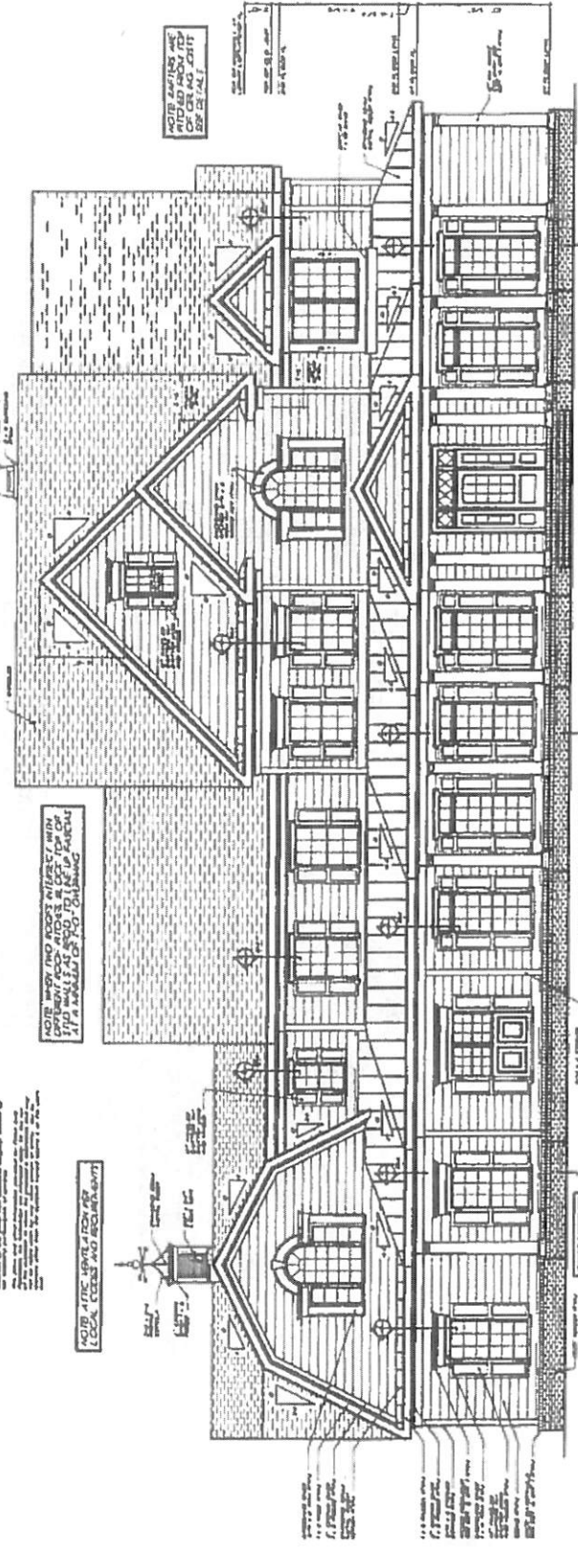
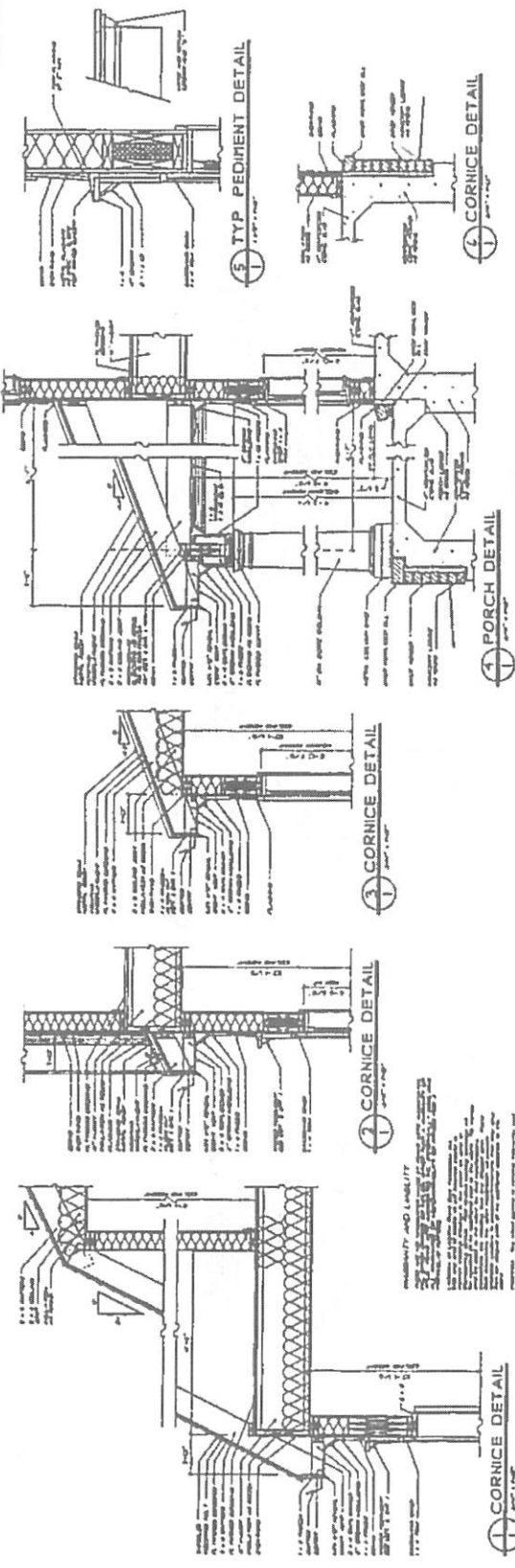
Scale: 1/8" = 1'-0"

Scale: 1/4" = 1'-0"

Scale: 1/2" = 1'-0"

Scale: 3/4" = 1'-0"

Scale: 1" = 1'-0"



FRANK BETZ ASSOCIATES, INC.
ARCHITECTS AND INTERIORS
1100 OLIVE RIDGE PARKWAY
SUITE 100
DUBLIN, GEORGIA 31024
770-444-8800 FAX 770-444-8801

NO.	DATE	DESCRIPTION

THE TEDDER RESIDENCE
JACKSONVILLE, FL

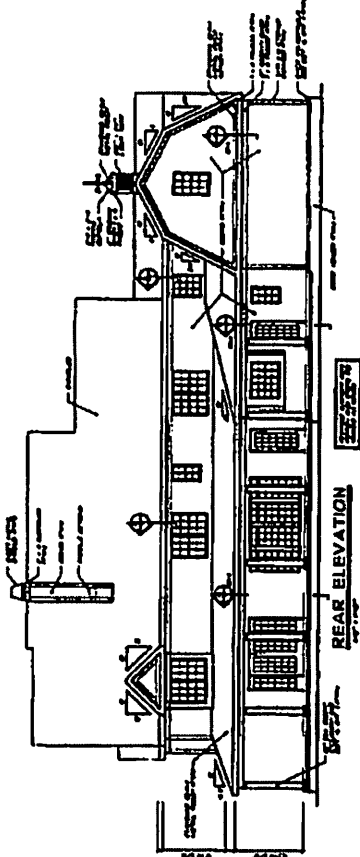
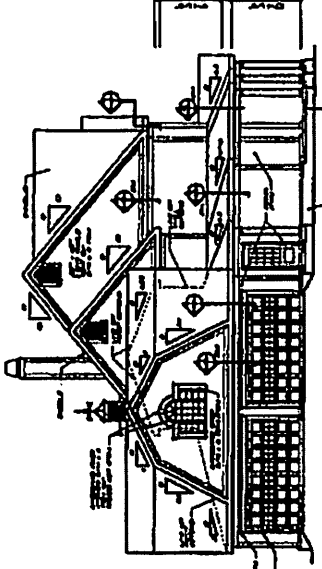
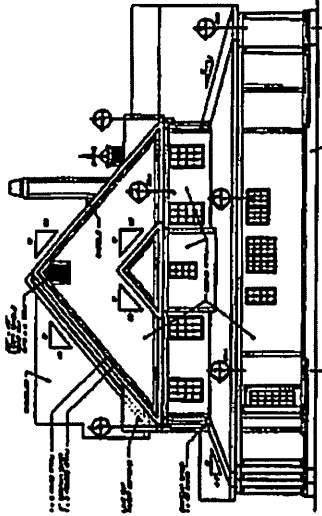
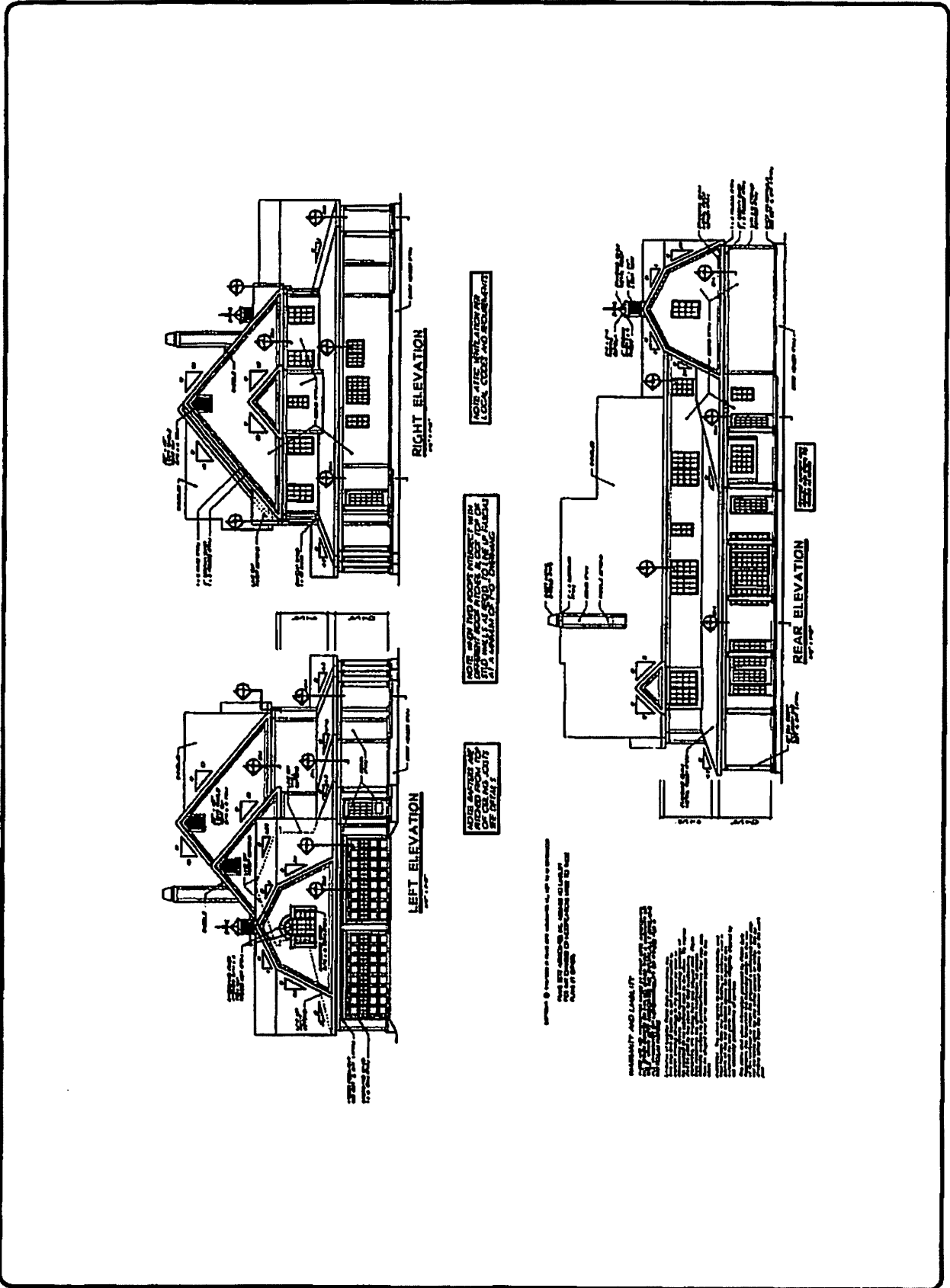
SIDE & REAR ELEVATIONS
THE BROOKSHIRE MANDR

FRANK BETZ ASSOCIATES, INC.
DESIGNER OF ARCHITECTURAL AND INTERIOR DESIGN
1515 CENTRAL BANK BUILDING
SUITE 101
CORPORATE CENTER
MEMPHIS, TENNESSEE 38103

NO. 22
NO. 23
NO. 24

DATE
NO.
NO.

2



NOTE: ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION.

NOTE: ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION.

NOTE: ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION.

NOTES: ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION.

GENERAL AND LABOR
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

GENERAL AND LABOR
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.



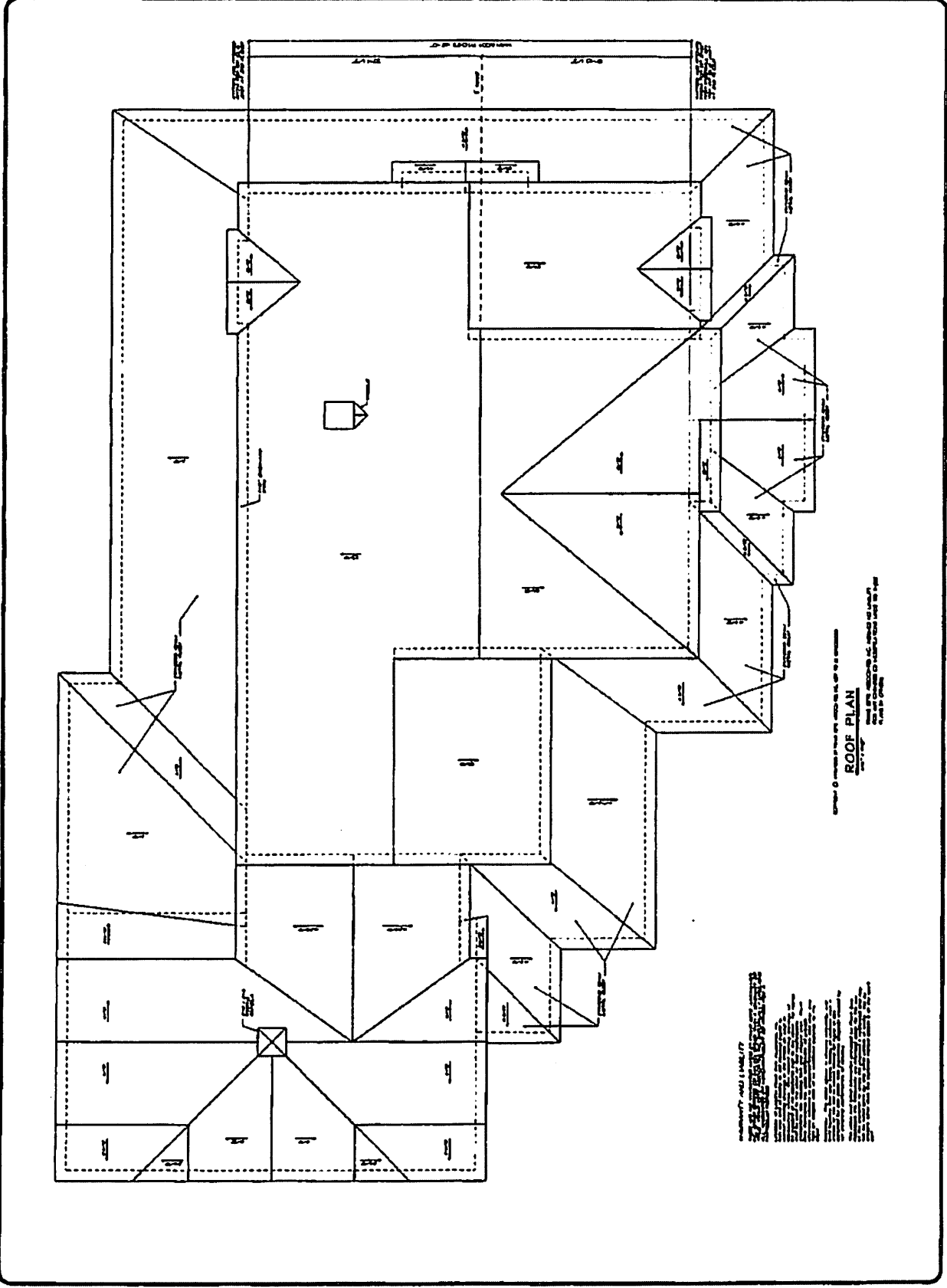
DATE: 05/21/83
BY: FRANK BETZ

FRANK BETZ
ASSOCIATES, INC.
MEMBER OF DESIGN AND RECORD COMPANY
1111 SOUTH BROADWAY, SUITE 1100
MIAMI, FLORIDA 33130
TELEPHONE (305) 571-1100

ROOF PLAN
THE BROOKSHIRE MANOR

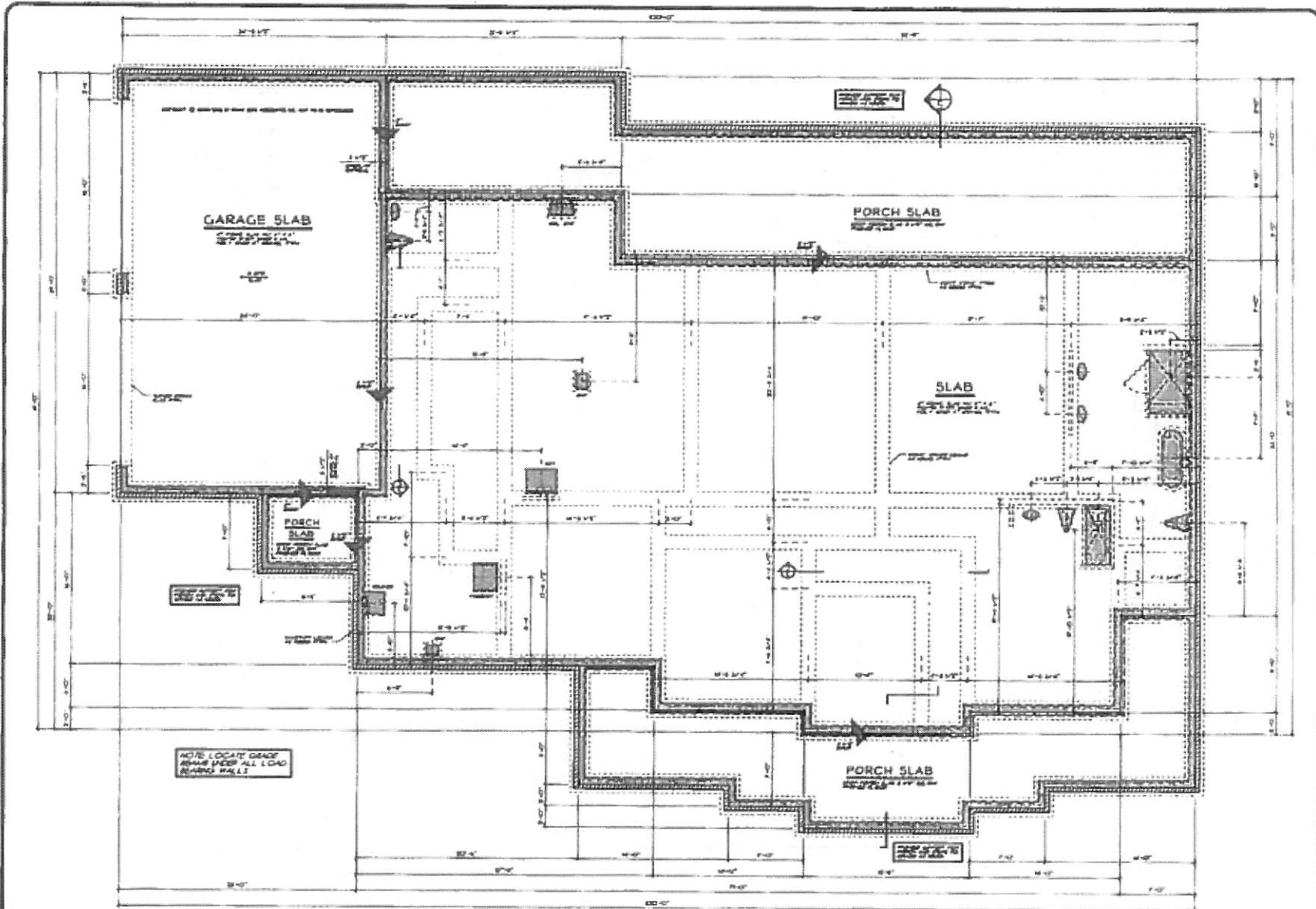
THE TEDDER RESIDENCE
JACKSONVILLE, FL.

NO.	DESCRIPTION
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CONTRACT NO. 11-11-83-117
PROJECT NO. 11-11-83-117
DATE: 05/21/83
BY: FRANK BETZ

ROOF PLAN
THE TEDDER RESIDENCE
JACKSONVILLE, FL.



LIABILITY AND WARRANTY
 FRANK BETZ ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY DAMAGE TO ANY PERSON OR PROPERTY CAUSED BY THE USE OF THIS PLAN.

NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE TO BE CONCRETE BLOCK WITH REINFORCING BARS.
 3. ALL FOUNDATION WALLS ARE TO BE CONCRETE WITH REINFORCING BARS.
 4. ALL FOUNDATION SLABS ARE TO BE CONCRETE WITH REINFORCING BARS.
 5. ALL FOUNDATION PILES ARE TO BE CONCRETE WITH REINFORCING BARS.

GENERAL NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE TO BE CONCRETE BLOCK WITH REINFORCING BARS.
 3. ALL FOUNDATION WALLS ARE TO BE CONCRETE WITH REINFORCING BARS.
 4. ALL FOUNDATION SLABS ARE TO BE CONCRETE WITH REINFORCING BARS.
 5. ALL FOUNDATION PILES ARE TO BE CONCRETE WITH REINFORCING BARS.

SLAB FOUNDATION PLAN
 DRAWING NO. 100-100-100
 DATE: 10/1/2024
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 APPROVED BY: F. BETZ

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	10/1/2024	J. SMITH
2	ISSUED FOR CONSTRUCTION	10/1/2024	M. JONES
3	ISSUED FOR RECORD	10/1/2024	F. BETZ

THE TEDDER RESIDENCE
 JACKSONVILLE, FL

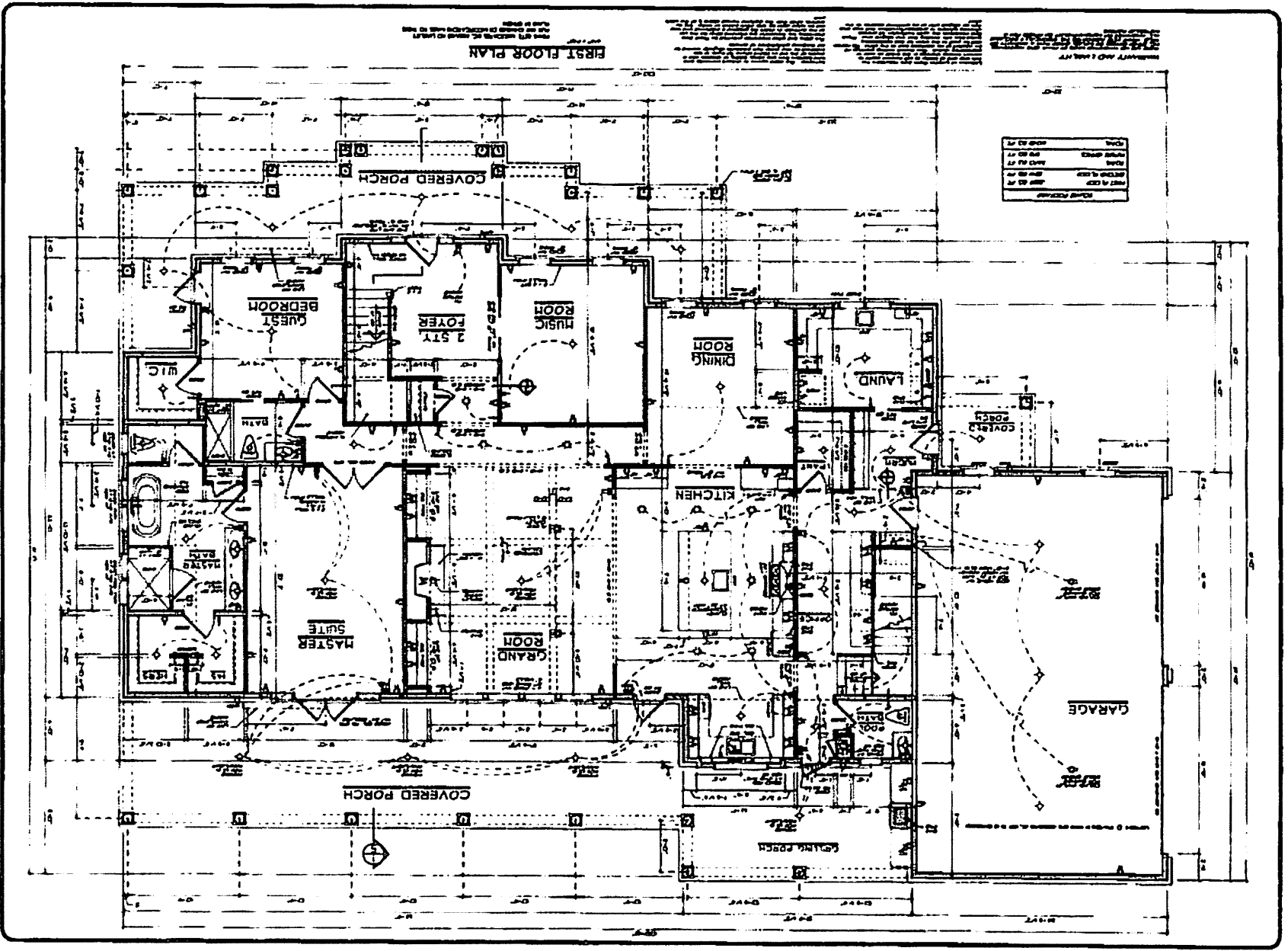
SLAB FOUNDATION PLAN

THE BROOKSHIRE MANOR

FRANK BETZ ASSOCIATES, INC.
 ENGINEERS OF STRUCTURAL AND CIVIL ENGINEERING
 1000 W. UNIVERSITY AVENUE, SUITE 100
 JACKSONVILLE, FLORIDA 32211
 PHONE: 904.771.1000 FAX: 904.771.1001

10/1/2024	J. SMITH
10/1/2024	M. JONES
10/1/2024	F. BETZ

4



PROPERTY AND EXHIBIT
 DRAWING NO. 100-100-100
 DATE 10-10-10

NO.	DESCRIPTION
1	CL
2	DL
3	STAIR
4	W.C.
5	BATH
6	CL
7	DL
8	STAIR
9	W.C.
10	BATH
11	CL
12	DL
13	STAIR
14	W.C.
15	BATH
16	CL
17	DL
18	STAIR
19	W.C.
20	BATH
21	CL
22	DL
23	STAIR
24	W.C.
25	BATH
26	CL
27	DL
28	STAIR
29	W.C.
30	BATH
31	CL
32	DL
33	STAIR
34	W.C.
35	BATH
36	CL
37	DL
38	STAIR
39	W.C.
40	BATH
41	CL
42	DL
43	STAIR
44	W.C.
45	BATH
46	CL
47	DL
48	STAIR
49	W.C.
50	BATH

FIRST FLOOR PLAN

NOT TO SCALE
 ALL DIMENSIONS IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED



FRANK BETZ
 ASSOCIATES, INC.

1200 CHERRY LANE, SUITE 100
 JACKSONVILLE, FLORIDA 32216
 PHONE: 904.733.1111
 FAX: 904.733.1112

FIRST FLOOR PLAN
 THE BROOKSHIRE MANOR

THE TENDER RESIDENCE
 JACKSONVILLE, N.C.

NO.	DESCRIPTION
1	CL
2	DL
3	STAIR
4	W.C.
5	BATH
6	CL
7	DL
8	STAIR
9	W.C.
10	BATH
11	CL
12	DL
13	STAIR
14	W.C.
15	BATH
16	CL
17	DL
18	STAIR
19	W.C.
20	BATH
21	CL
22	DL
23	STAIR
24	W.C.
25	BATH
26	CL
27	DL
28	STAIR
29	W.C.
30	BATH
31	CL
32	DL
33	STAIR
34	W.C.
35	BATH
36	CL
37	DL
38	STAIR
39	W.C.
40	BATH
41	CL
42	DL
43	STAIR
44	W.C.
45	BATH
46	CL
47	DL
48	STAIR
49	W.C.
50	BATH

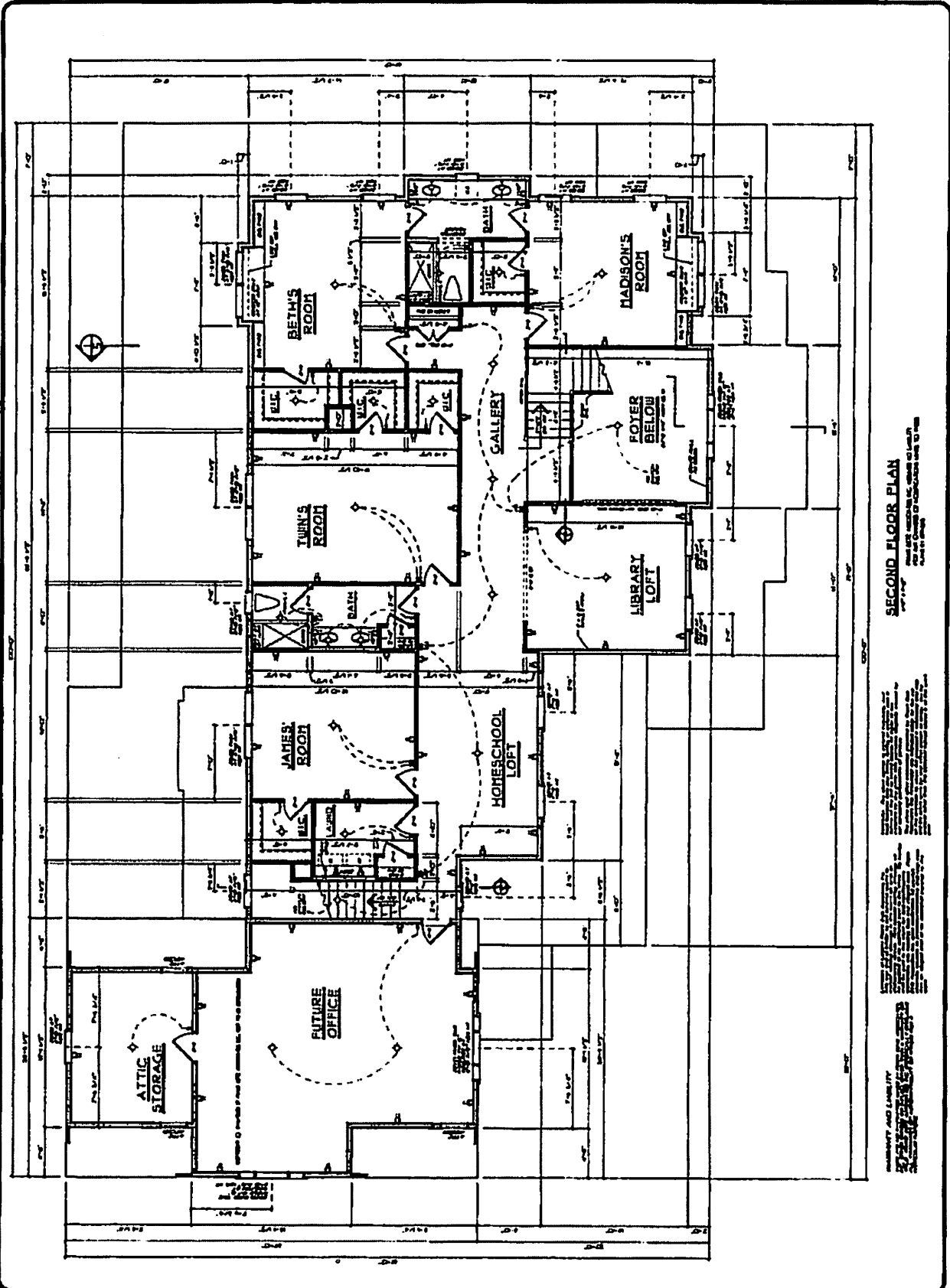
NO.	DATE	DESCRIPTION
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THE TEPFER RESIDENCE
JACKSONVILLE, FL

THE BROOKSIRE MANDR
SECOND FLOOR PLAN

FRANK BETZ ASSOCIATES, INC.
110 CHANDLER BLVD
SUITE 100
JACKSONVILLE, FL 32202
TEL: 904/381-1100

DATE: 02/10/00
SCALE: AS SHOWN
6

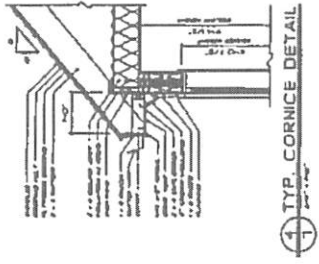
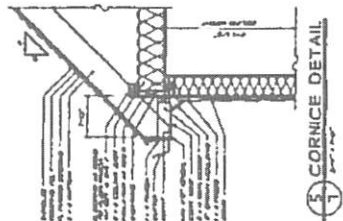
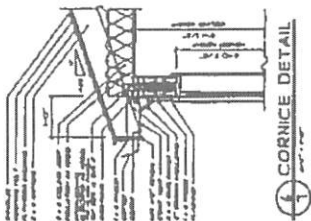
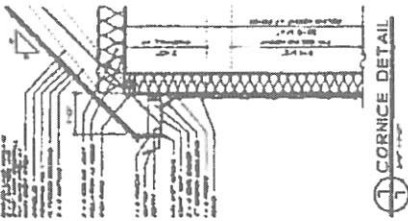
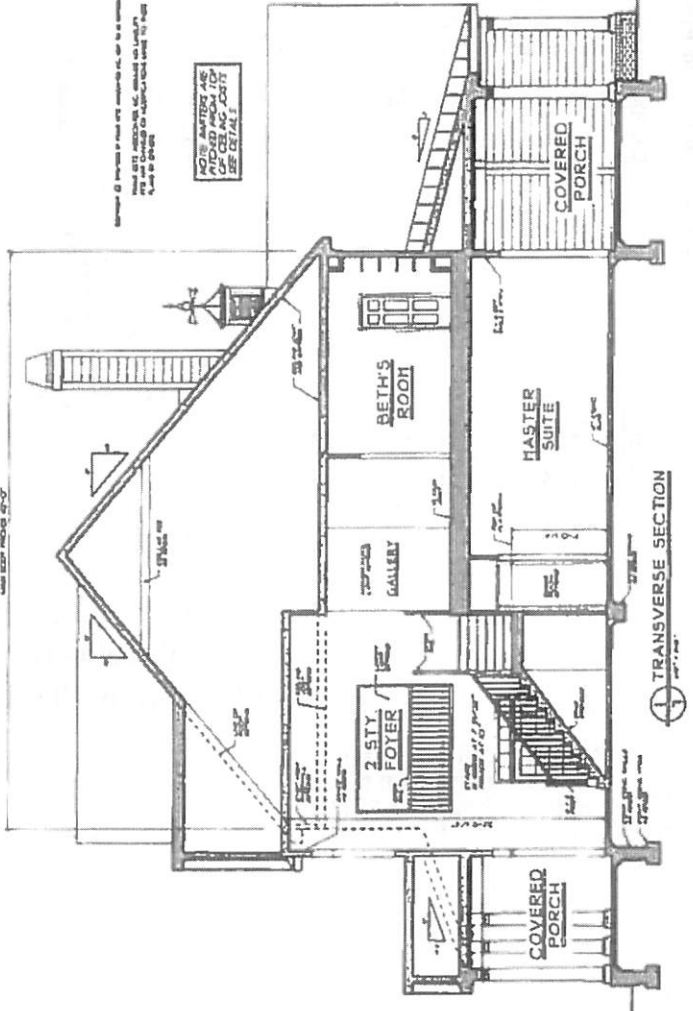
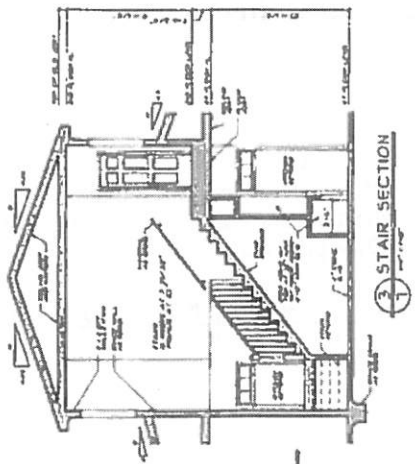
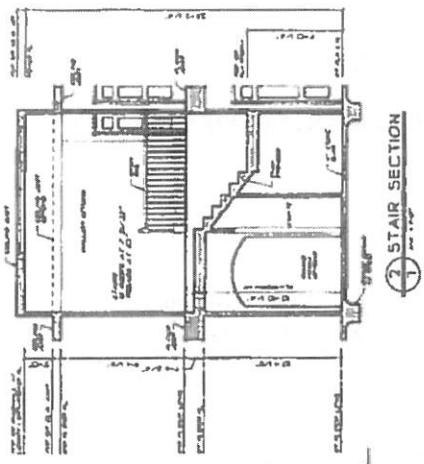


SECOND FLOOR PLAN
FOR THE TEPFER RESIDENCE
JACKSONVILLE, FL

PROPERTY AND LIABILITY
FRANK BETZ ASSOCIATES, INC.
110 CHANDLER BLVD
SUITE 100
JACKSONVILLE, FL 32202
TEL: 904/381-1100

NO.	DATE	DESCRIPTION
1	08.27.02	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
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8		
9		
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MAINTENANCE AND LIABILITY:
 THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE WORK SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE QUALITY OF THE WORKMANSHIP OR THE MATERIALS USED IN THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR THE ADEQUACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE WORK SHOWN ON THESE DRAWINGS.



NOTE: ANTIERS ARE TO BE USED AS SHOWN IN CORNICE DETAIL.

SECTION 2: STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2000 IBC AND THE 2000 IRC.

SEE DETAIL FOR ROOFING

**Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector**

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR399287

User: Harlow, Max

REZONING/VARIANCE/EXCEPTION

Date: 2 1 2017

Email: MHarlow@coj.net

Name: Thornton B Tedder

Address: 9703 Oxford Station Dr., Jacksonville, FL 32221

Description: Applications for Waiver of Minimum Required Road Frontage & Administrative Deviation at 895 Champion Way.

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDt1	Grant	GrantDt1	DocNo	Amount
701	PDCU011	342504									2708 00

Miscellaneous
Item: CR - CR399287
Receipt 0101443.0001-0001 2,708.00

Total Paid 2,708.00

CHECK 1808 1,161.00
CHECK 021268 1,161.00
CHECK 021290 386.00

Total Tendered 2,708.00

Paid By: THORNTON B TEDDER
Thank You

Michael Corrigan, Tax Collector
Duval County/City of Jacksonville
Comments - taxcollector@coj.net
Inquiries - (904)630-1916
WWW.COJ.NET/TC
Date: 02/16/2017 Time: 15:13:57
Location: POB Clerk: ZSP
Transaction 0101443

Total Due: \$2,708.00

**Michael Corrigan , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County**

Account No: CR399287REZONING/VARIANCE/EXCEPTION

Name Thornton B Tedder

Address 9703 Oxford Station Dr , Jacksonville, FL 32221

Description Applications for Waiver of Minimum Required Road Frontage & Administrative Deviation at 895 Champion Way

Date: 2 1 2017

Total Due: \$2,708.00

Zoned:
RR-Acre
single family
houses

Zoned:
RR-Acre. single
family houses

Zoned.
RLD-100A, single
family houses

Zoned.
RLD-80, single
family house

Zoned:
RR-Acre. vacant
land

