

WRF-23-15

Date Submitted:	8/7/23
Date Filed:	8/7/23

Application Number:	WRF-23-15
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:	RR -Acre	Current Land Use Category: LDR
Council District:	12	Planning District: 4
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.304 A.I.(d) 656.407		
Notice of Violation(s): none found		
Neighborhood Associations: West JAX Civic Association		
Overlay: none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1231.	Zoning Asst. Initials: CIR

PROPERTY INFORMATION	
1. Complete Property Address: 0 Gracy Rd	2. Real Estate Number: 012886 0015
3. Land Area (Acres): 1	4. Date Lot was Recorded:
5. Property Located Between Streets: Normandy Blvd Stratton Road	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>80</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted? Justen Kelley, Amanda Kelley	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Justen Kelley	10. E-mail: amandagkelley@outlook.com
11. Address (including city, state, zip): 3806 Gracy Road Jacksonville, Florida 32221	12. Preferred Telephone: 904-612-7539

APPLICANT'S INFORMATION (if different from owner)	
13. Name:	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

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.

I'm requesting a waiver for many reasons. The first is myself, my wife, and our three children are attempting to better our lives and future. I work over the road truck driving to provide for my family and I want a home for them to be safe in and for me to come home to.

My great-grandmother and great-grandfather have lived on 3810 Gracy Road for at least 45 years. They are both getting older and cannot handle the land duties on their own. My great-grandfather also has dementia and my great-grandmother needs help taking care of him. My great-grandmother asked my mother, Carmen Clubb-Joseph, to move onto the land, along with myself and my family. My mother and stepfather, Kelley Joseph, moved onto the land a year ago and they need help and cannot do it alone.

I need this waiver to get my address assigned to move forward with getting our home we bought put onto the land. Please help us get our new home put on our acre of land. Our home has been sitting at the dealership for over four months and they are wanting it off their lot. So many of my family's lives depend on this. Thank you for taking the time to look at our request and allowing me to explain.

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

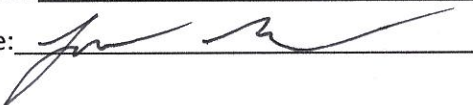
Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. The owner and/or authorized agent must be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

Signature: 

Applicant or Agent (if different than owner)

Print name: _____

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

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 8.4.23

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: Gracy Rd RE#(s): 012886 - ~~0010~~ 0015

To Whom it May Concern:

I Justen Kelley hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Road Frontage Waiver submitted to the Jacksonville Planning and Development Department.

By [Signature]
Print Name: Justen Kelley

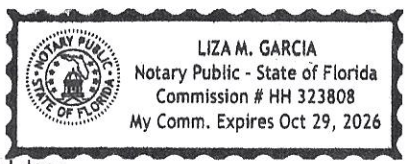
**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 4TH day of AUGUST 2023 by JUSTEN KELLEY, who is personally known to me or who has produced FL DRIVER'S LICENSE as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

LIZA M. GARCIA
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: OCT. 29, 2026



MAP SHOWING BOUNDARY SURVEY OF

The Southerly 100 feet of the Easely 435.60 feet of the Northerly 330 feet of Lot 1, Block 2, Section 7, Township 3 South, Range 25 East, as shown on the Plat of Jacksonville Heights as recorded in Plat Book 5, Page 83, of the Current Public Records of Duval County, Florida. Reserving from the above described the Easely 30 feet for a non-exclusive easement for ingress and egress purposes.

Date: May 5, 2023

prepared for:

JUSTEN AND AMANDA KELLEY

CERTIFICATION: This survey meets the standards of practice for a boundary survey as set forth by the Board of Professional Surveyors & Mappers, pursuant to Section 472.007, Florida Statutes, and I further certify that this property shown herein lies within Zone X as delineated on the U. S. Department of Housing and Urban Development Boundary Map No. 120077, Panel 0540 H, dated June 3, 2013.

SIGNED: *Lisa A. Davis*

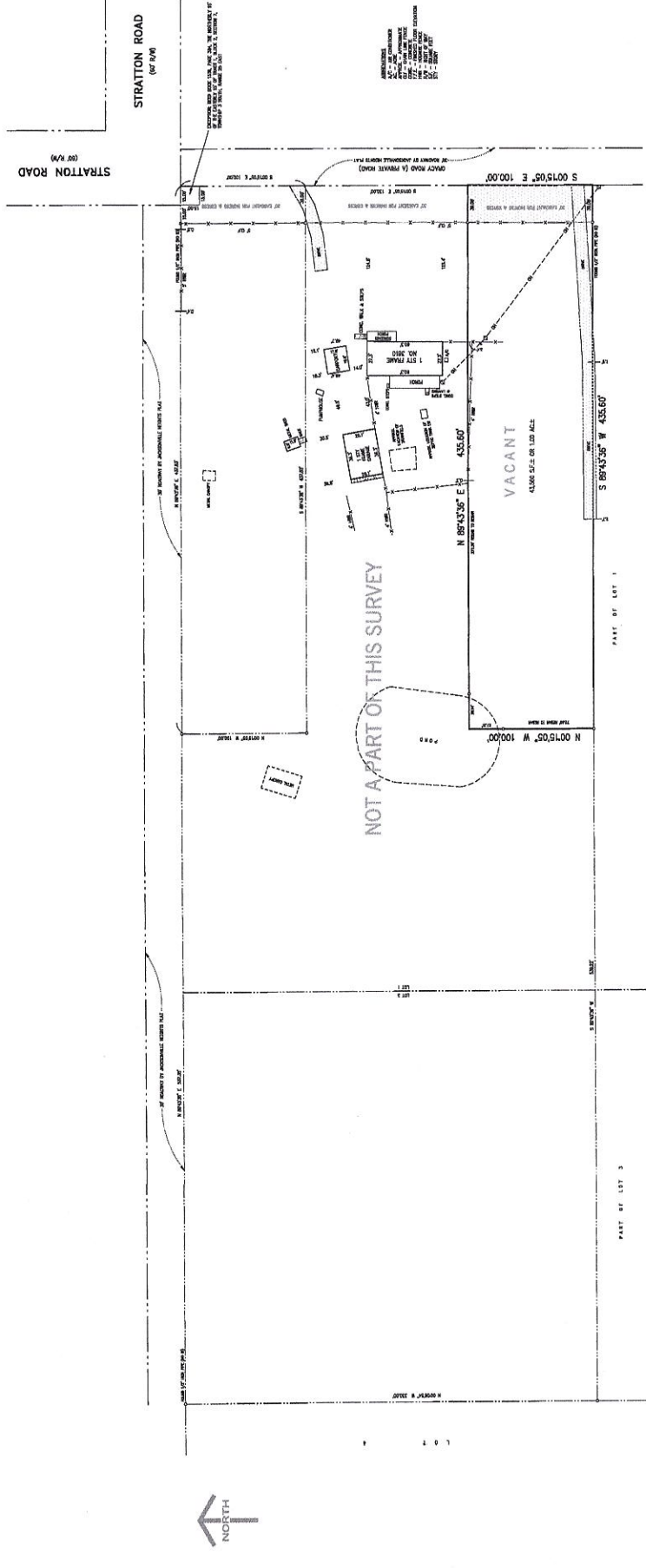
Lisa A. Davis, Professional Surveyor & Mapper No. 6182

REVISED: JULY 13, 2023 TO CORRECT ERROR IN LEGAL DESCRIPTION.

LEGEND:

1. IRON PIPER PILES ARE SHOWN THIS:
2. IRON PIPER PILES WITH CAPS ARE SHOWN THIS:
3. OVERHEAD POWER LINES ARE SHOWN THIS:
4. FINISHED AND SHOWN THIS:
5. CONCRETE FOOTING IS SHOWN THIS:
6. SOIL IS SHOWN THIS:

- GENERAL NOTES:**
1. THIS SURVEY WAS PREPARED FOR THE INTERESTS OF JUSTEN AND AMANDA KELLEY (OWNER).
 2. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
 3. THIS SURVEY AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT LOCATED BY THIS SURVEY.
 4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 5. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 472, F.S., AS AMENDED, AND SURVEY PRACTICES IN EFFECT AS OF THE DATE OF THIS SURVEY. THE IMPROVEMENTS SHOWN ON THE ADJACENT PROPERTY ARE FOR THE APPROXIMATE SURVEY DATE IN THIS SURVEY.
 6. CORNERS ARE REBARS AND CAPS (BUT NOT SET IN PLACE, UNLESS NOTED OTHERWISE).
 7. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.



WE WILL BE HAPPY TO ASSIST YOU IN ANY OF YOUR SURVEYING NEEDS. CONTACT US AT 904.241.1111 OR VISIT OUR WEBSITE AT WWW.CROASDELL.COM

JOB NO. 83555



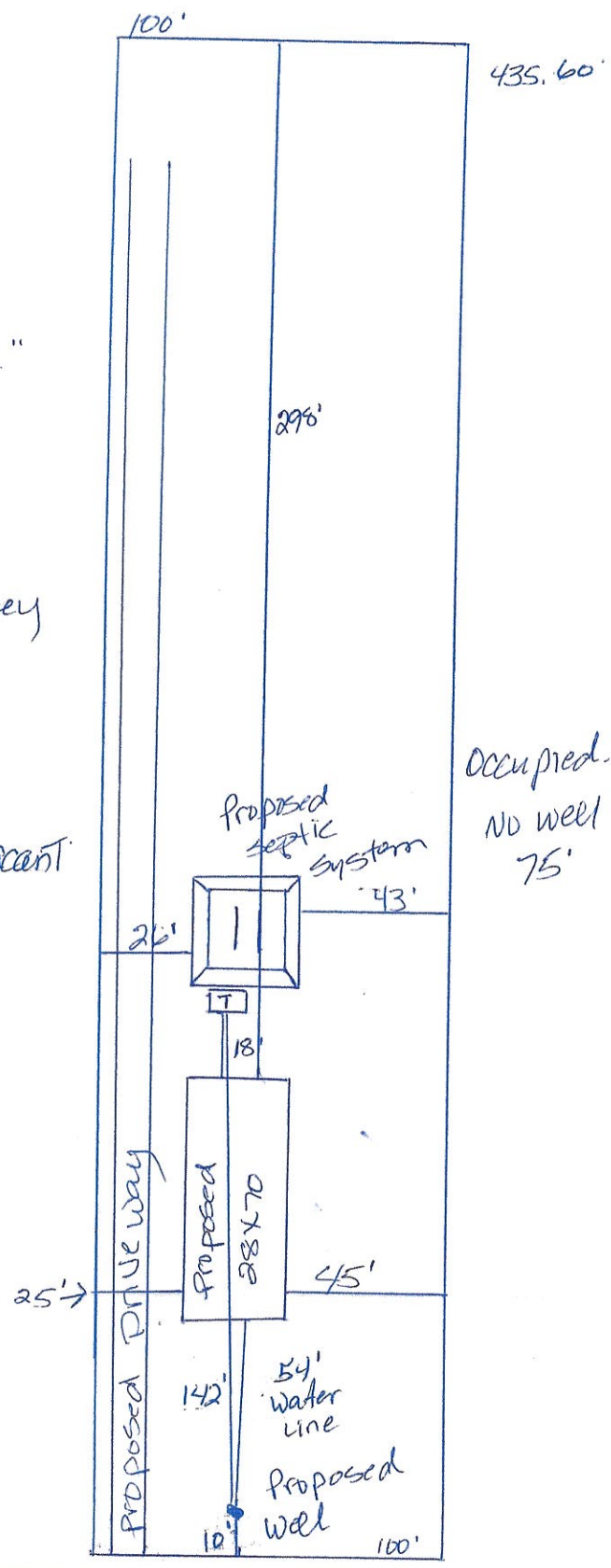
Flood zone "X"

Justen Kelley
Gracy Rd
Jax Fl
32221

1 ac. Vacant

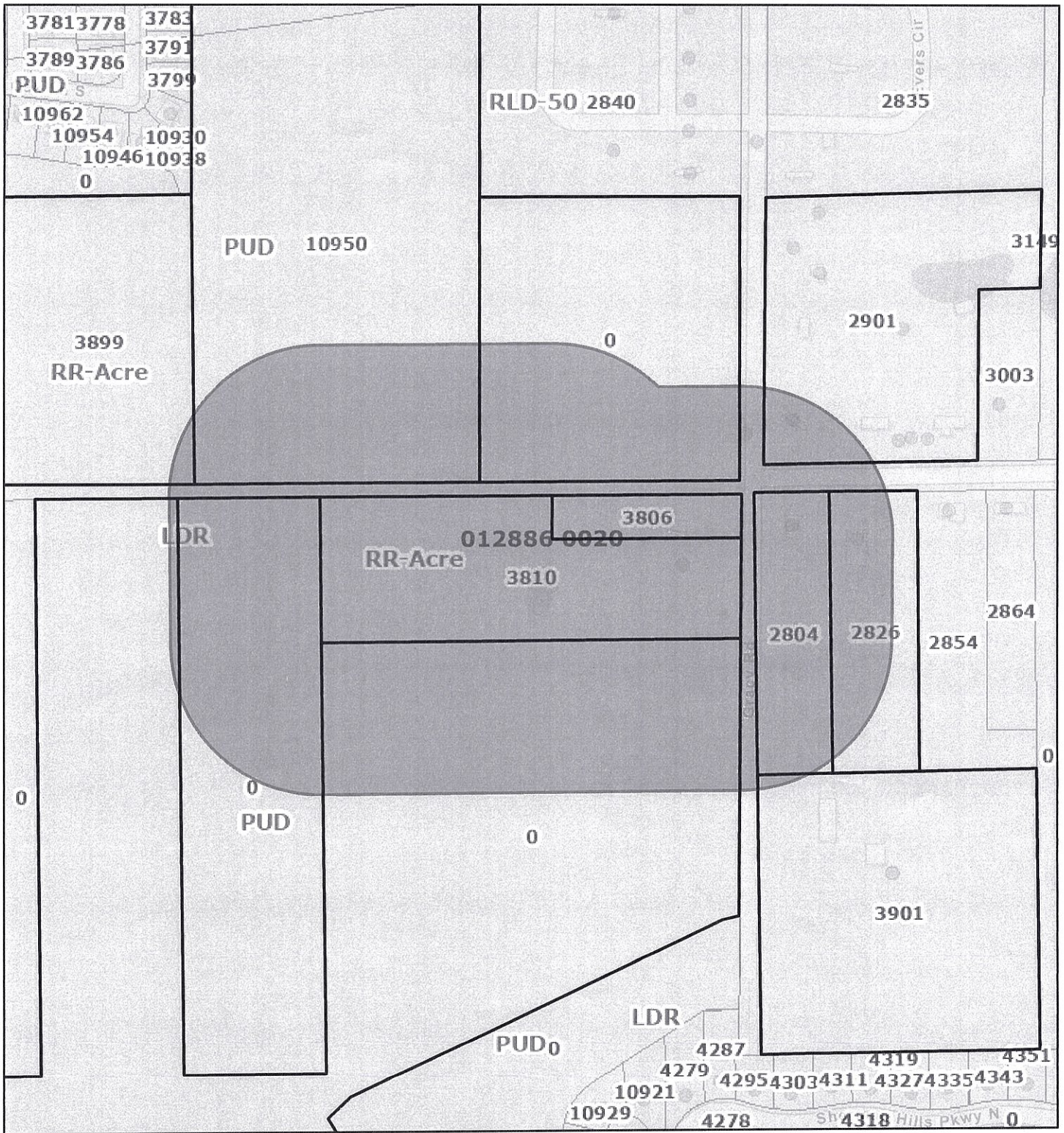
Occupied.
NO well
75'

1" = 40'
submitted
Rebbi Englich
ABC 1251325



Gracy Road

O Grady RD Land Development Review



August 7, 2023

1:4,514

 Parcels

 Land Use

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

 Address Points

 Panel Index

Height Restriction Zones

 Zoning

 HORIZONTAL SURFACE ELEV 150'

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	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2	012884 0000	HARVEY GEORGE A LIFE ESTATE		3901 GRACY RD			JACKSONVILLE	FL	32221-2329
3	012854 0000	BOYD TIMBER INC		5367 ORTEGA BLVD SUITE 100			JACKSONVILLE	FL	32210-8447
4	012868 0000	MOUTON LONNIE A		2842 OAK CREEK LN			JACKSONVILLE	FL	32221-2029
5	012883 0000	STEED ETHEL L LIFE ESTATE		2826 STRATTON RD			JACKSONVILLE	FL	32221-2336
6	012890 0000	GREEN VALLEY LAND LLC		2817 VILLAGE GROVE DR N			JACKSONVILLE	FL	32257
7	012886 0150	GREEN VALLEY LAND LLC		PO BOX 23518			JACKSONVILLE	FL	32241-3518
8	012861 0000	TRUST B OF THE ELLIS TIMOTHY N REVOCABLE TRUST ET		C/O DANIEL D AKEL ESQUIRE	9429 SILHOUETTTE LN		JACKSONVILLE	FL	32257
9	012840 0000	DAMRON THOMPSON INC		5401111 US HIGHWAY 1			CALLAHAN	FL	32011-7862
10	012886 0030	JOSEPH CARMEN M		3806 GRACY RD			JACKSONVILLE	FL	32221-2329
11	012886 0020	HINELY HERBERT LIFE ESTATE ET AL		3810 GRACY RD			JACKSONVILLE	FL	32221
12		SOUTHWEST		DR. WILLIE CROSBY			JACKSONVILLE	FL	32222
13		WEST JAX CIVIC ASSOCIATION		886 CRESSWELL LN W			JACKSONVILLE	FL	32221

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 10 \\
 \times 7 \\
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 70 \\
 + 1161 \\
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 1231 \\
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 \$ 1231.
 \end{array}$$

Notice
Fee
Total