

Date Submitted:
Date Filed:

Application Number:
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:	Current Land Use Category:	
Council District:	Planning District:	
Previous Zoning Applications Filed (provide application numbers):		
Applicable Section of Ordinance Code:		
Notice of Violation(s):		
Neighborhood Associations:		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee:	Zoning Asst. Initials:

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

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name:	10. E-mail:
11. Address (including city, state, zip):	12. Preferred Telephone:

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

**CRITERIA**

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.”

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:

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

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.

This request was originally granted as a variance in 1997. The approved variance number is V-97-158 - approval attached. We are requesting that this be reinstated and issued as a waiver of road frontage to allow access to the property so permitting and construction of a home on this property can commence. All documentation regarding the original request is attached.

**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](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		

<b>AUTHORIZATION</b>	
<p>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.</p> <p>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.</p> <p><u>I hereby certify that I have read and understand</u> 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.</p>	
<p><b>Owner(s)</b>            Print name: <u>DONALD C. HOLMES</u>            Signature: <u>[Signature]</u></p>	<p><b>Applicant or Agent (if different than owner)</b>            Print name: <u>VITINA C PELLON</u>            Signature: <u>[Signature]</u></p>
<p><b>Owner(s)</b>            Print name: <u>Karen C. Holmes</u>            Signature: <u>[Signature]</u></p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>

<b>SUBMITTAL</b>
<p>This application must be typed or printed in ink and submitted along with three (3) copies for a total of <b>four (4) applications</b>. Each application must include <b>all required attachments</b>.</p> <p><u>Submit applications to:</u>            Planning and Development Department, Zoning Section            214 North Hogan Street, 2<sup>nd</sup> Floor            Jacksonville, Florida 32202            (904) 255-8300</p>

**Property Ownership Affidavit - Individual**

Date: 4/19/2022

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: **0 Ft. George Road**

RE#(s): **168206-0020**

To Whom it May Concern:

I hereby certify that Donald C. Holmes 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.

By 

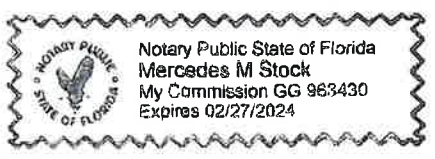
Print Name: Donald C. Holmes

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of April 2022 by Donald C. Holmes who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

  
(Signature of NOTARY PUBLIC)

Mercedes M. Stock  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 2/27/2024

**Agent Authorization – Individual**

Date: 4/19/2022

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 0 Ft. George Road

RE#(s): 168206-0020

To Whom it May Concern:

You are hereby advised that Donald C. Holmes, as  
\_\_\_\_\_ of \_\_\_\_\_,

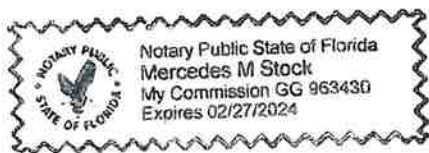
hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Vitina Pelot & Elaina Chmura to act as agent to file application(s) for Waiver of Road Frontage for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By: [Signature]

Print Name: Donald C. Holmes

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 19th day of April 2022 by Donald C. Holmes, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



[Signature]  
(Signature of NOTARY PUBLIC)

Mercedes M Stock  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 2/27/2024

This Instrument Prepared By/Return to:  
Jim O. Moody, Jr.  
**Integrity Title & Escrow**  
2024 Gilmore Street  
Jacksonville, FL 32204

FILE # IT090209

CONSIDERATION: \$90,000.00

Property Appraisers Parcel I.D. Number(s):  
168206-0020

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**WARRANTY DEED**

**THIS WARRANTY DEED** made and executed this February 13, 2009, by **Thomas R. Hahn**, whose post office address is 1006 24th Street North, Jacksonville Beach, FL 32250 hereinafter called the Grantor, to **Donald C. Holmes and Karen C. Holmes, husband and wife** whose post office address is: 5458 Skylark Court, Jacksonville, FL 32257, hereinafter called the Grantee:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**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, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in **Duval** County, State of Florida, viz:

**A portion of Government Lot 9, Section 19, Township 1 South, Range 29 East, Duval County, Florida being more particularly described as follows: Commence at the most Easterly corner of said Government Lot 9; thence South 89° 25' 40" West along the Northerly line of said Government Lot 9, 756.06 feet; thence South 09° 04' 20" East, 43.04 feet, to the Point of Beginning; thence continue South 09° 04' 20" East, 128.98 feet; thence South 89° 49' 42" West, 357.35 feet to the Westerly line of said Government Lot 9; thence North 00° 34' 41" West along last said line 55.00 feet; thence North 71° 43' 30" East, 353.32 feet, to the Point of Beginning.**

**Containing 32273 square feet, more or less, or 0.741 acres, more or less.**

**Subject to Fort George Road (a 60 foot maintained right-of-way).**

**NOTE: Grantor herein warrants that the real property conveyed hereby is not his homestead nor contiguous thereto as defined by Article X of the Constitution of the State of Florida.**

**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, and hereby 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 easements, restrictions and reservations of record, if any, and taxes accruing subsequent to January 1st, **2009**.



IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed and Delivered  
In The Presence Of:

[Signature]  
Witness Signature

Jim O. Moody, Jr.  
Witness Printed Name

[Signature]  
Witness Signature

Meredith Cunningham  
Witness Printed Name

[Signature]  
Thomas R. Hahn

STATE OF Florida  
COUNTY OF Duval

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements, personally appeared Thomas R. Hahn, who has/have provided proof of identification in the form of a valid Driver's License and who took an oath that he/she/they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily.

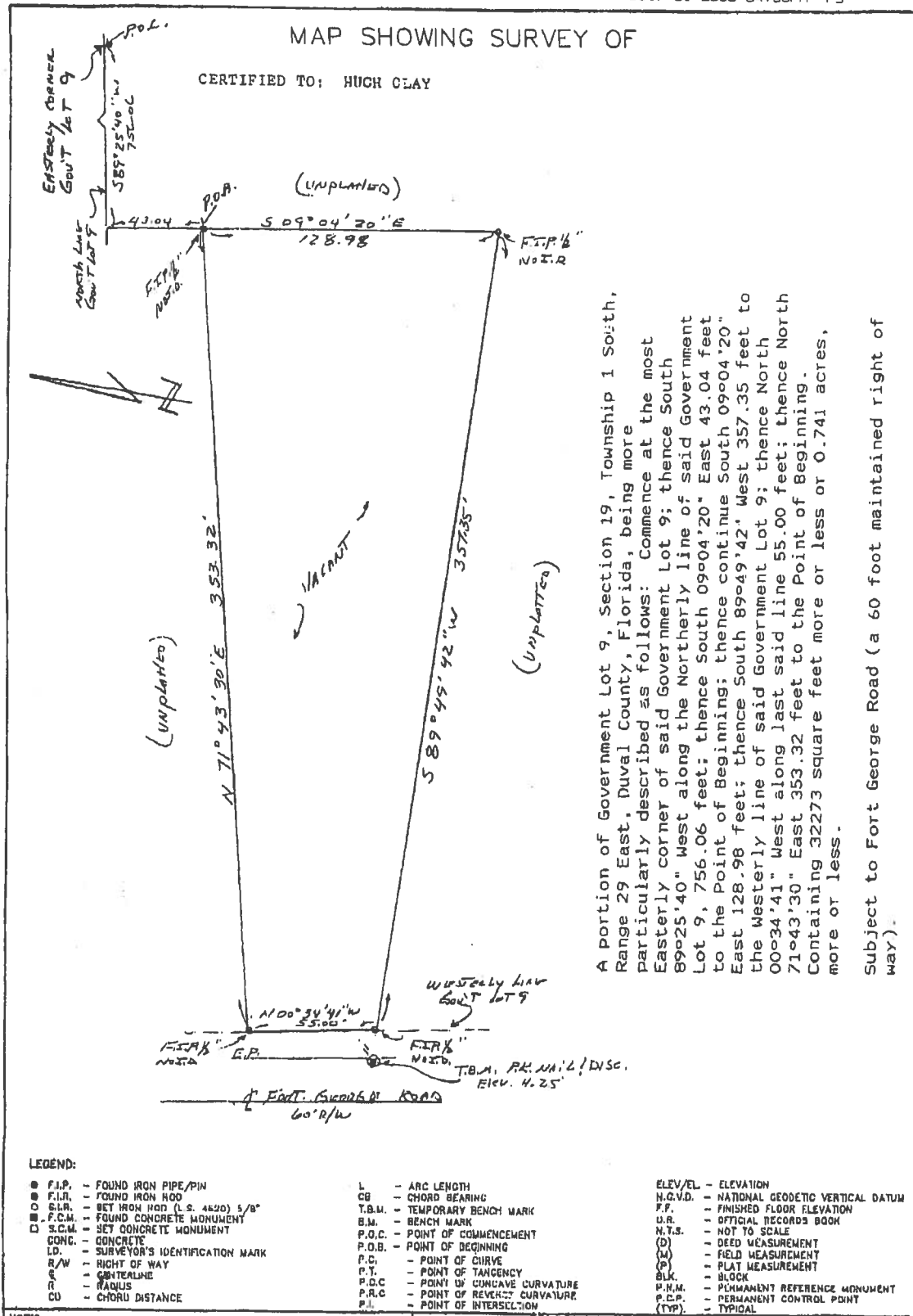
Witness my hand and official seal in the county and state aforesaid this February 13, 2009.

[Signature]  
Notary Public Sign Above  
Print Name: Jim O. Moody, Jr.  
My Comm Expires: \_\_\_\_\_  
My Commission #: \_\_\_\_\_

NOTARY PUBLIC-STATE OF FLORIDA  
Jim O. Moody, Jr.  
Commission # DD830234  
Expires: NOV. 20, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

MAP SHOWING SURVEY OF

CERTIFIED TO: HUGH CLAY



A portion of Government Lot 9, Section 19, Township 1 South, Range 29 East, Duval County, Florida, being more particularly described as follows: Commence at the most Easterly corner of said Government Lot 9; thence South 89°25'40" West along the Northerly line of said Government Lot 9, 756.06 feet; thence South 09°04'20" East 43.04 feet to the Point of Beginning; thence continue South 09°04'20" East 128.98 feet; thence South 89°49'42" West 357.35 feet to the Westerly line of said Government Lot 9; thence North 00°34'41" West along last said line 55.00 feet; thence North 71°43'30" East 353.32 feet to the Point of Beginning. Containing 32273 square feet more or less or 0.741 acres, more or less.

Subject to Fort George Road (a 60 foot maintained right of way).

LEGEND:

- F.I.P. - FOUND IRON PIPE/PIN
- F.I.H. - FOUND IRON HOOD
- S.I.R. - SET IRON ROD (L.S. 4820) 5/8"
- F.C.M. - FOUND CONCRETE MONUMENT
- S.C.M. - SET CONCRETE MONUMENT
- CONC. - CONCRETE
- I.D. - SURVEYOR'S IDENTIFICATION MARK
- R/W - RIGHT OF WAY
- E - CENTERLINE
- R - RADIUS
- CU - CHORD DISTANCE
- L - ARC LENGTH
- CB - CHORD BEARING
- T.B.M. - TEMPORARY BENCH MARK
- B.M. - BENCH MARK
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.C. - POINT OF CURVE
- P.T. - POINT OF TANGENCY
- P.D.C. - POINT OF CONVEX CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE
- P.I. - POINT OF INTERSECTION
- ELEV./EL. - ELEVATION
- N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
- F.F. - FINISHED FLOOR ELEVATION
- U.R. - OFFICIAL RECORDS BOOK
- N.T.S. - NOT TO SCALE
- (D) - DEED MEASUREMENT
- (M) - FIELD MEASUREMENT
- (P) - PLOT MEASUREMENT
- B.L.K. - BOOK
- P.N.M. - PERMANENT REFERENCE MONUMENT
- P.C.P. - PERMANENT CONTROL POINT
- (TYP) - TYPICAL

NOTES:  
 - According to the Federal Emergency Management Agency FIRM Map No. 220177-0311 effective 4-20-01 the property described herein appears to lie in Zone X, 1% ALE 1%  
 - Base of bearing structure, North Line Gov't Lot 9  
 - BEAR 58°25'40" W  
 - Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.  
 - No underground structures, utilities or foundations were located or determined by this survey.  
 - This survey was held unless signed and witnessed with sealed seal.  
 - This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.  
 - All distances, bearings or angles are as field measured. Used or plot measurements are noted if different.  
 - Base of elevations, NAD 83  
 - The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.

DATE	F.B.	PAGE	REVISIONS
96-0819			
Boundary	8-21-96	26	

SCALE: 1/50'

**DEVINO**  
 & Associates, Inc.  
 ENGINEERS • SURVEYORS

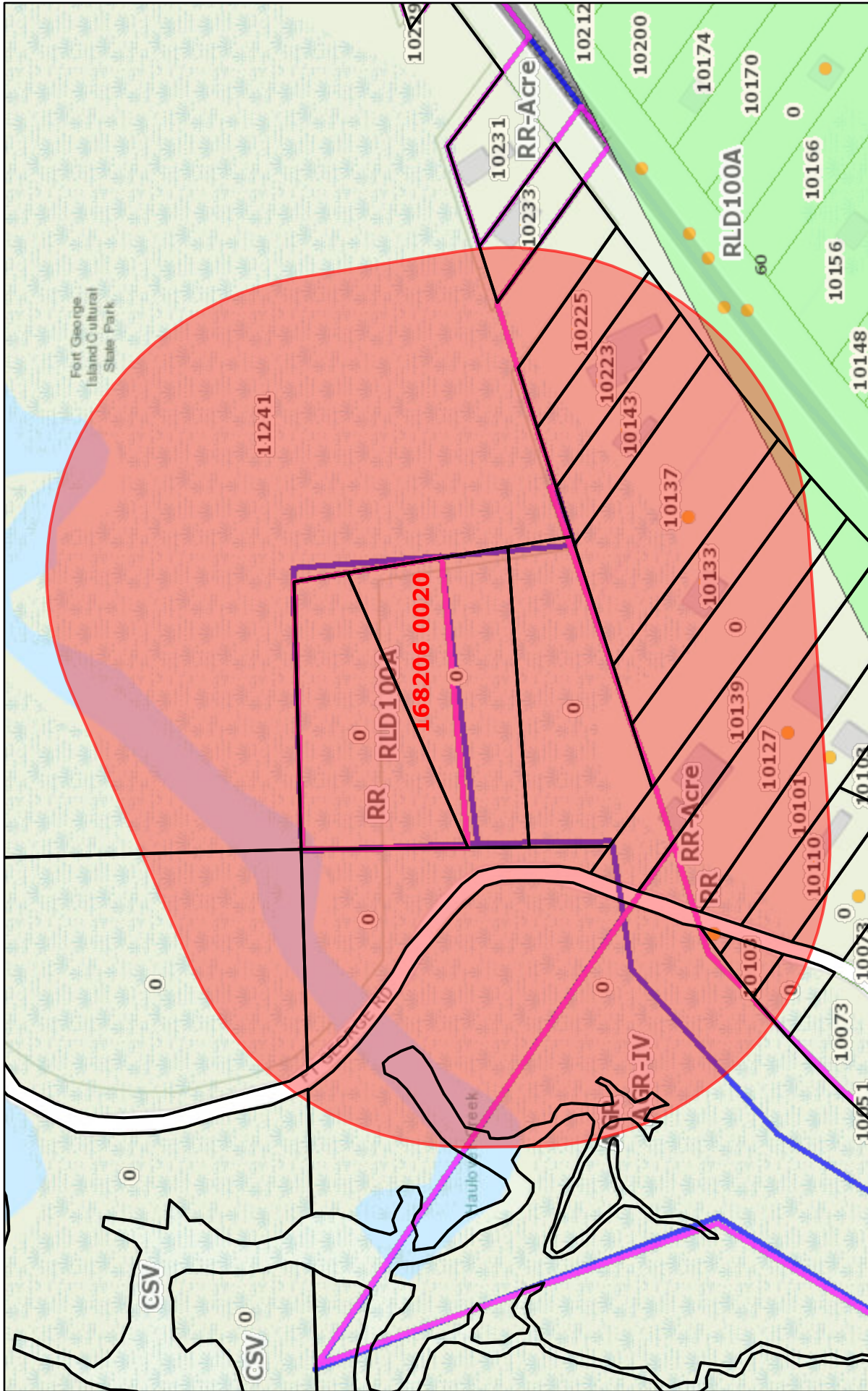
3605 U.S. 1 SOUTH, SUITE #3  
 ST. AUGUSTINE, FLORIDA 32086  
 904-797-1867 FAX 904-797-2048

CERTIFICATION: I HEREBY CERTIFY that the survey shown hereon meets Minimum Technical Standards as set forth in Chapter 61017-8 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

*Nicholas H. Franklin*  
 NICHOLAS H. FRANKLIN  
 Professional Land Surveyor L.S. #4620  
 L.C. #6072

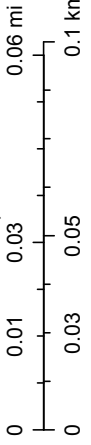
NOTE: This survey does not reflect or determine ownership.

# Land Development Review



January 26, 2022

1:2,257



- Parcels
- Noise Contours 60
- Noise Contours 70
- Noise Contours 85
- Historic Districts 75
- Riverside-Avondale
- Land Use
- Address Points
- Springfield
- St Johns Quarter

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_MAIL_ZIP
169194 0030	HINES CONNIE MARIE		830 13 A1A N UNIT 173		PONTE VEDRA BE/FL	32082
169197 0000	HOLLAND JOHN M ET AL		10127 FT GEORGE RD		JACKSONVILLE FL	32226-2464
168206 0020	HOLMES DONALD C		5458 SKYLARK CT		JACKSONVILLE FL	32257
169206 0000	JOINS CORDELL JR		10143 HECKSCHER DR		JACKSONVILLE FL	32226-2507
169213 0000	LUPO SUSANNE M		10233 HECKSCHER DR		JACKSONVILLE FL	32226-2509
168206 0010	MATTHEWS LAMAR T		12867 PUMPKIN HILL RD		JACKSONVILLE FL	32226
169209 0000	MCGRAW THOMAS M		10223 HECKSCHER DR		JACKSONVILLE FL	32226-2509
169195 0000	MCMIKEL EUGENE S		10101 FT GEORGE RD		JACKSONVILLE FL	32226-2464
169198 0000	MILLER COURTENAY H		10139 HECKSCHER DR		JACKSONVILLE FL	32226
169193 0020	PETERSEN ERIC		1606 6TH ST S		JACKSONVILLE BE/FL	32250
169211 0000	ROSBOROUGH THOMAS H		10225 HECKSCHER DR		JACKSONVILLE FL	32226-2509
168207 0000	SCHULTZ SCOTT		4505 ORTEGA FARMS CIR		JACKSONVILLE FL	32210
169203 0050	SHAFNACKER WILLIAM M		10462 PINEHURST DR		JACKSONVILLE FL	32218
169202 0000	SPRINGER ROBERT C		10133 HECKSCHER DR		JACKSONVILLE FL	32226-2507
168199 0000	TIITF-RECS & PARKS		C/O DEP 3900 COMMONWEALTH BLVD	FT GEORGE ISLAND	TALLAHASSEE FL	32399
169201 0000	TILKERS MICHAEL R		11427 AVERY DR		JACKSONVILLE FL	32218-4047
168206 0030	UNITED STATES OF AMERICA		1849 C ST NW 2540		WASHINGTON DC	20240
169193 0000	WUNDER BARRY W		1476 MARCIA DR		ORANGE PARK FL	32073-5229
	NORTH	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S		JACKSONVILLE FL	32226
	HECKSCHER DR COMMUNITY CLUB	HECKSHH DR CC PRESIDENT	9364 HECKSCHER DR		JACKSONVILLE FL	32226
	M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR		JACKSONVILLE FL	32226
	THE EDEN GROUP INC.	DICK BERRY				
	NPS TIMUCUAN ECOLOGICAL AND HISTORIC PRE	CHRIS HUGHES	13165 MT PLEASANT RD		JACKSONVILLE FL	32225