

COMPANION APPLICATION / WRF-22-17
AD #4079

~~AD Companion (2-4079)~~

Date Submitted: 3-7-22
 Date Filed: 3/16/22

Application Number: WRF-22-17
 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:	<u>RLD-60</u>	Current Land Use Category:	<u>LDR</u>
Council District:	<u>10</u>	Planning District:	<u>5</u>
Previous Zoning Applications Filed (provide application numbers): <u>none found</u>			
Applicable Section of Ordinance Code: <u>656.305 A. II. (d) (vii)</u> <u>656.407</u>			
Notice of Violation(s): <u>none found</u>			
Neighborhood Associations: <u>Kinlock Civic Assoc; Trout River JAX, Lincoln Villas East</u>			
Overlay: <u>none</u>			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	<u>1</u>	Amount of Fee:	<u>\$1525.00</u> <u>+ 966. AD fee / Companion</u> <u>\$2491. Total</u>
		Zoning Asst. Initials:	<u>OK</u>

PROPERTY INFORMATION	
1. Complete Property Address: <u>7945 Pipit Avenue 32219</u>	2. Real Estate Number: <u>021235-0000</u>
3. Land Area (Acres): <u>0.48</u>	4. Date Lot was Recorded: <u>1913</u>
5. Property Located Between Streets: <u>Redpoll + McLead</u>	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>96</u> feet to <u>85</u> feet.	
8. In whose name will the Waiver be granted? <u>Steven Walker</u>	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Steven Walker	10. E-mail: Sbricknblack@yahoo.com
11. Address (including city, state, zip): 977 Kings Crossing Drive Jacksonville, FL 32219	12. Preferred Telephone: 301 440-7766

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.

The waiver request is needed because we would like to build two single family homes on family owned property. These homes will be built with care and will only add value to the neighborhood.

There will be adequate room for parking for both homes, with both having driveway and garages planned for both.

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: Steven Walker

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: Michelle Walker

Signature: 

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

Property Ownership Affidavit - Individual

Date: 4/7/2022

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: RE#(s): 7945 Pipit Avenue Jacksonville Fl. 32208

To Whom it May Concern:

I hereby certify that **Steven Walker** is the Owner of the property described in Exhibit 1
in connection with filing application(s) for

Waiver and Administrative Deviation submitted to the Jacksonville Planning
and Development Department.

By *Steven Walker*

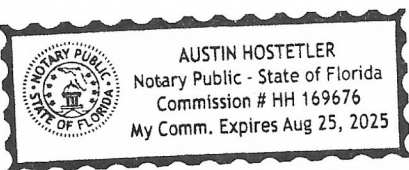
Print Name: Steven Walker

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online
notarization, this 7th day of April 2022, by
Steven Walker, who is personally known to me or who has produced
FL Dr License as identification and who took an oath.

Austin Hostetler
(Signature of NOTARY PUBLIC)

Austin Hostetler
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 08/25/2025

Prepared by:
Daralyn Guthrie
Watson Title Services of North FL, Inc.
3951 Baymeadows Road
Jacksonville, Florida 32217

File Number: 2100008

21005583

General Warranty Deed

Made this January 29, 2021 A.D. By **Deloris Robinson Robertson aka Deloris Robinson , a single woman**, whose post office address is: 3904 Lennox Circle E, Jacksonville, Florida 32209, hereinafter called the grantor, to **Steven Walker, a married man**, whose post office address is: 9971 Kings Crossing Drive, Jacksonville, Florida 32209, 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 \$10,000.00 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:

Lots 30, Block 1, Lincoln Villas, a subdivision according to the plat thereof recorded at Plat Book 5, Page 98, in the Current Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **021235-0000**

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, 2020.

Prepared by:
Daralyn Guthrie
Watson Title Services of North FL, Inc.
3951 Baymeadows Road
Jacksonville, Florida 32217

File Number: 2100008

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:

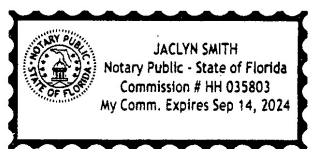
Jaclyn Smith
Witness Printed Name Jaclyn Smith

Daralyn Guthrie
Witness Printed Name Daralyn Guthrie

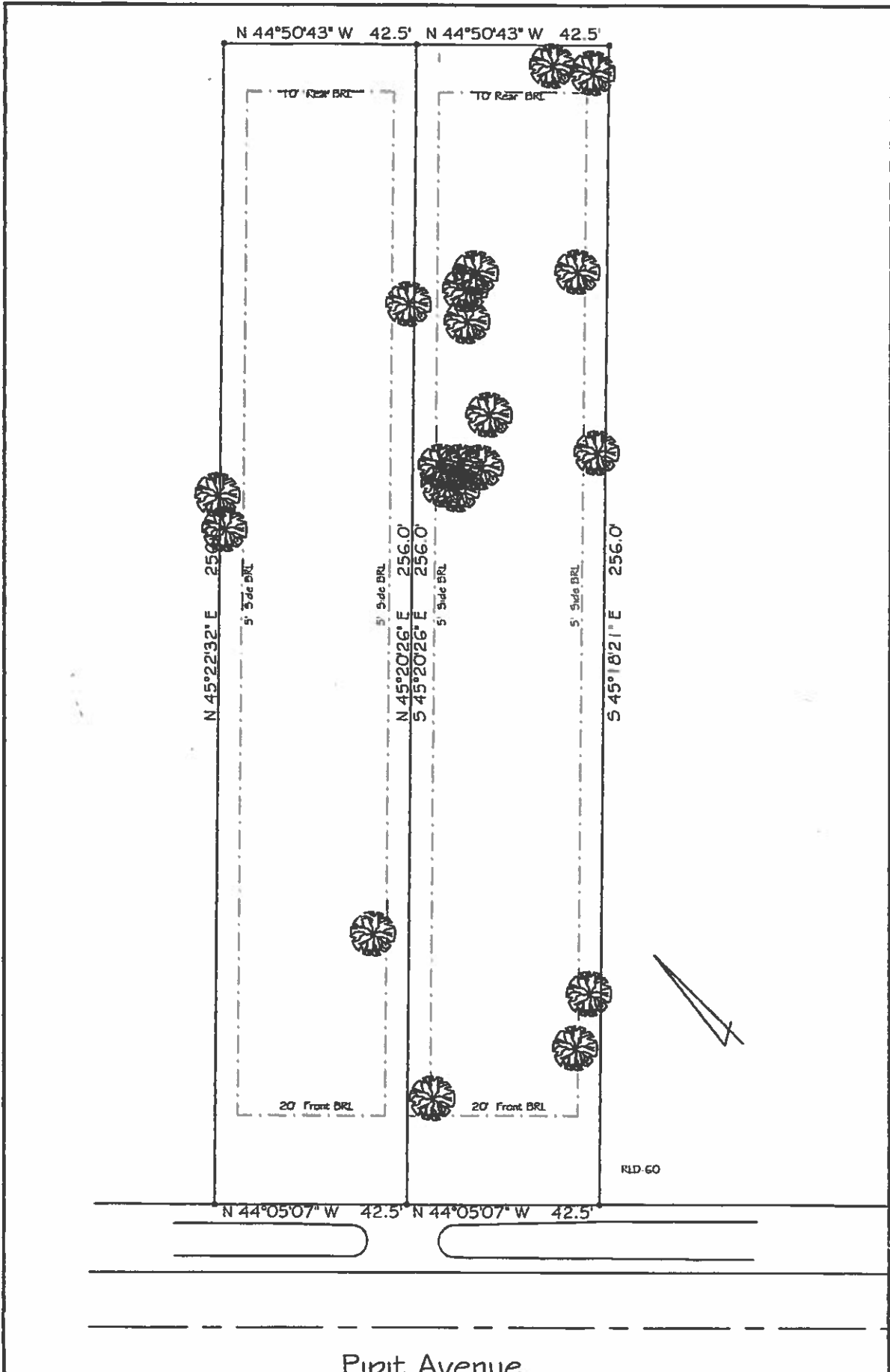
State of FL
County of Duval

Deloris Robinson Robertson (Seal)
Deloris Robinson Robertson aka Deloris Robinson
Address: 3904 Lennox Circle E, Jacksonville, Florida 32209
AKA Deloris Robinson

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 29 day of January, 2020, by Deloris Robinson Robertson aka Deloris Robinson a single woman, who is/are personally known to me or who has produced drivers license as identification.



Jaclyn Smith
Notary Public
Print Name: Jaclyn Smith
My Commission Expires: 9/14/24



N 44°50'43" W 42.5' N 44°50'43" W 42.5'

TO Rear BRL

TO Rear BRL

N 45°22'32" E 256.0'

5' Side BRL

5' Side BRL

N 45°20'26" E 256.0'

S 45°20'26" E 256.0'

5' Side BRL

5' Side BRL

S 45°18'21" E 256.0'

20' Front BRL

20' Front BRL

RLD-60

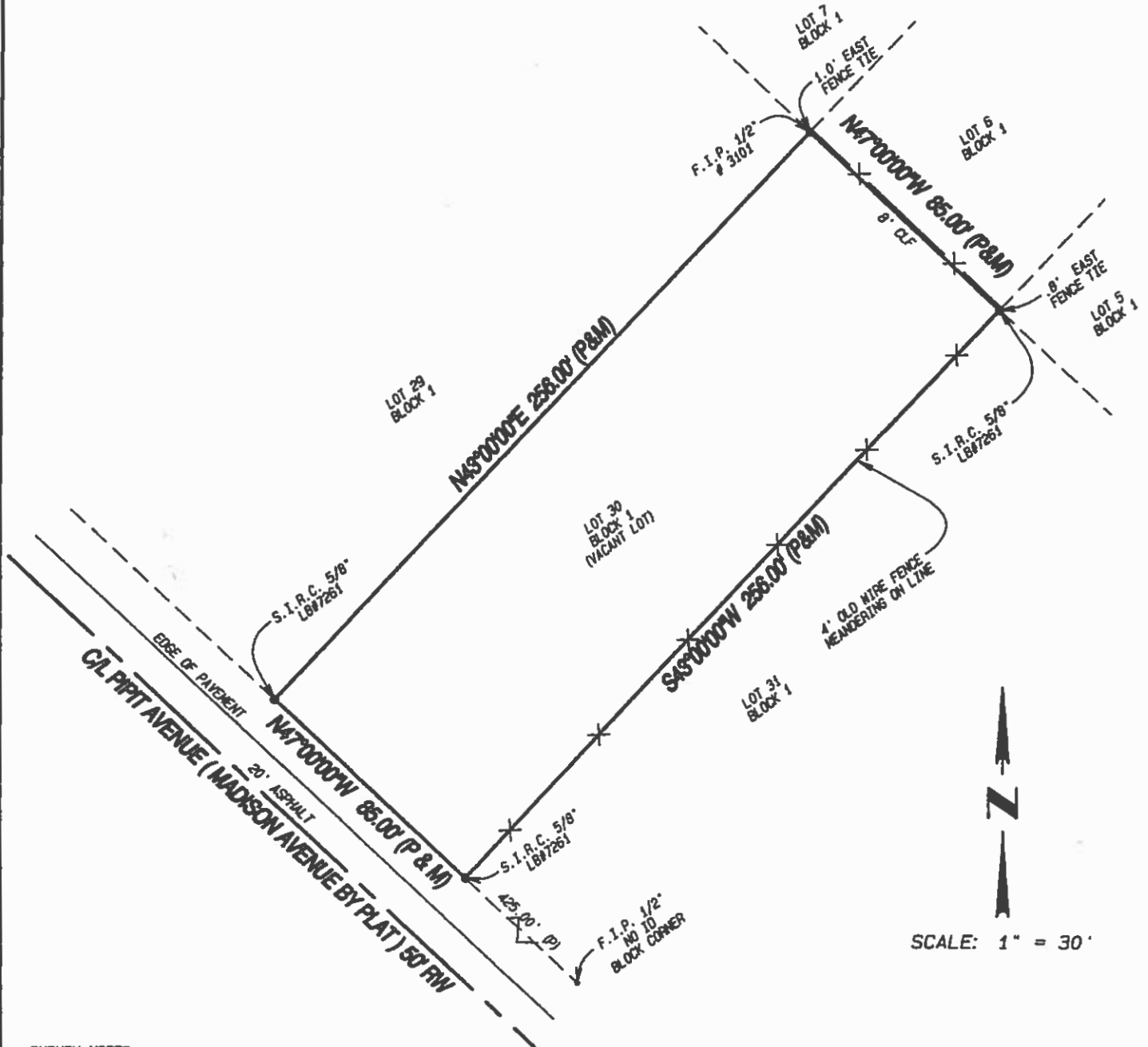
N 44°05'07" W 42.5' N 44°05'07" W 42.5'

Pint. Avenue

MAP OF BOUNDARY SURVEY

DESCRIPTION:

LOT 30 IN BLOCK 1 OF "LINCOLN VILLAS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 PAGE 98 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



SCALE: 1" = 30'

SURVEY NOTES:

- #1 BEARINGS ARE BASED ON THE PLATS SOUTHWEST LINE OF LOT 30 IN BLOCK 1 BEING N 47° 00' 00" W (ASSUMED)
- #2 UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
- #3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL NO. 120077 0155E, EFFECTIVE 08/15/89, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".
- #4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
- #5 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:

DELORIS AND ROBIN TUMOR

ADDRESS: PIPIT AVENUE (VACANT LOT)

7945

110