

Date Submitted:	1/24/21
Date Filed:	02/11/22

Application Number:	WRF-22-05
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:	RR - Acre	Current Land Use Category: RR
Council District:	8	Planning District: 6
Previous Zoning Applications Filed (provide application numbers): none		
Applicable Section of Ordinance Code: 656.133		
Notice of Violation(s):		
Neighborhood Associations: The Eden Group, Brandon Chase HOA, North Dr. Donald Ger		
Overlay: none		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	1	Amount of Fee:
		Zoning Asst. Initials: A →

PROPERTY INFORMATION	
1. Complete Property Address: 0 Colorado Springs Ave, Jacksonville FL 32219	2. Real Estate Number: 00003848 1600 0038481600
3. Land Area (Acres): 1.58	4. Date Lot was Recorded: 12/06/2002
5. Property Located Between Streets: Harrell Street Miter Street	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>35</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted? Thomas B Tindall and Kimberly A Tindall	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>Thomas B Tindall</b>	10. E-mail: <b>ttindall63@gmail.com</b>
11. Address (including city, state, zip): <b>10950 Colorado Springs Ave Jacksonville FL 32219</b>	12. Preferred Telephone: <b>(904) 885-9357</b>

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name: <b>Thomas B Tindall</b>	14. E-mail: <b>ttindall63@gmail.com</b>
15. Address (including city, state, zip): <b>10950 Colorado Springs Ave Jacksonville FL, 32219</b>	16. Preferred Telephone: <b>(904) 885-9357</b>

**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 lot was part of a larger property owned by the family patriarch which was parceled out to descendants so family may live in close proximity. It is on a legal easement (dirt road) along with the homes of other family members. There are three existing homes on this easement which received approval (ours is the final lot to be developed). Placing our home here would allow us to better care for my wife's aging mother, and use the land as was intended.

In addition to the easement currently in use, there is a second easement running South to Harrell Street which gives additional ingress/egress for emergency use if needed.

**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.coi.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coi.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: Thomas B Tindall

Signature: 

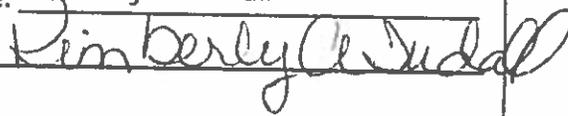
**Applicant or Agent (if different than owner)**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

**Owner(s)**

Print name: Kimberly A Tindall

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, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

**EXHIBIT A - Property Ownership Affidavit**

Date: 1/20/2022

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:  
RE #003848 1600

To Whom it May Concern:

I Thomas B, and Kimberly A Tindall 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.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

By Kimberly A Tindall

By \_\_\_\_\_

Print Name: Thomas B Tindall, Kimberly A Tindall Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 20th day of Jan ~~2014~~ <sup>2022</sup>, by Thomas B Tindall Kimberly A Tindall, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Carol Weston  
(Signature of NOTARY PUBLIC)



Carol Weston  
(Printed name of NOTARY PUBLIC)

State of Florida at Large. 4/29/2022  
My commission expires: 4/29/2022

COPY

# MAP SHOWING BOUNDARY SURV

A PORTION OF FARM 28, DINSMORE FARMS (UNRECORDED) SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF HARRELL STREET (A 60.00 FOOT WITH THE WESTERLY BOUNDARY OF FARM 28, DINSMORE FARMS (UNRECORDED); THENCE NORTH 89 DEGREES 30 SECONDS WEST, ALONG THE WESTERLY BOUNDARY OF FARM 28, 294.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST, ALONG SAID WESTERLY BOUNDARY OF FARM 28, 308.40 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 20 SECONDS WEST, 223.05 FEET OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A EASEMENT FOR INGRESS AND EGRESS

A PORTION OF FARM 28 DINSMORE FARMS (UNRECORDED) AND A PORTION OF GEORGIA STREET (CLOSED 84-1413-753, ALL IN SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND LOT 7, BLOCK 41, DINSMORE SUBDIVISION (UNRECORDED) SECTION 41, TOWNSHIP 1 SOUTH, RANGE 25 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF HARRELL STREET (A 60.00 FOOT AND THE WESTERLY BOUNDARY OF FARM 28; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WESTERLY BOUNDARY OF FARM 28, 587.94 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 42 SECONDS WEST TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 09 MINUTES 42 SECONDS EAST, 581 FEET; THENCE WESTERLY RIGHT OF WAY LINE OF COLORADO AVENUE (A 80.00 FOOT RIGHT OF WAY); THENCE NORTH 18 MINUTES 23 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 33.23 FEET; THENCE SOUTH 42 SECONDS WEST, 674.57 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST, TO THE POINT OF BEGINNING.

## EXHIBIT "A"

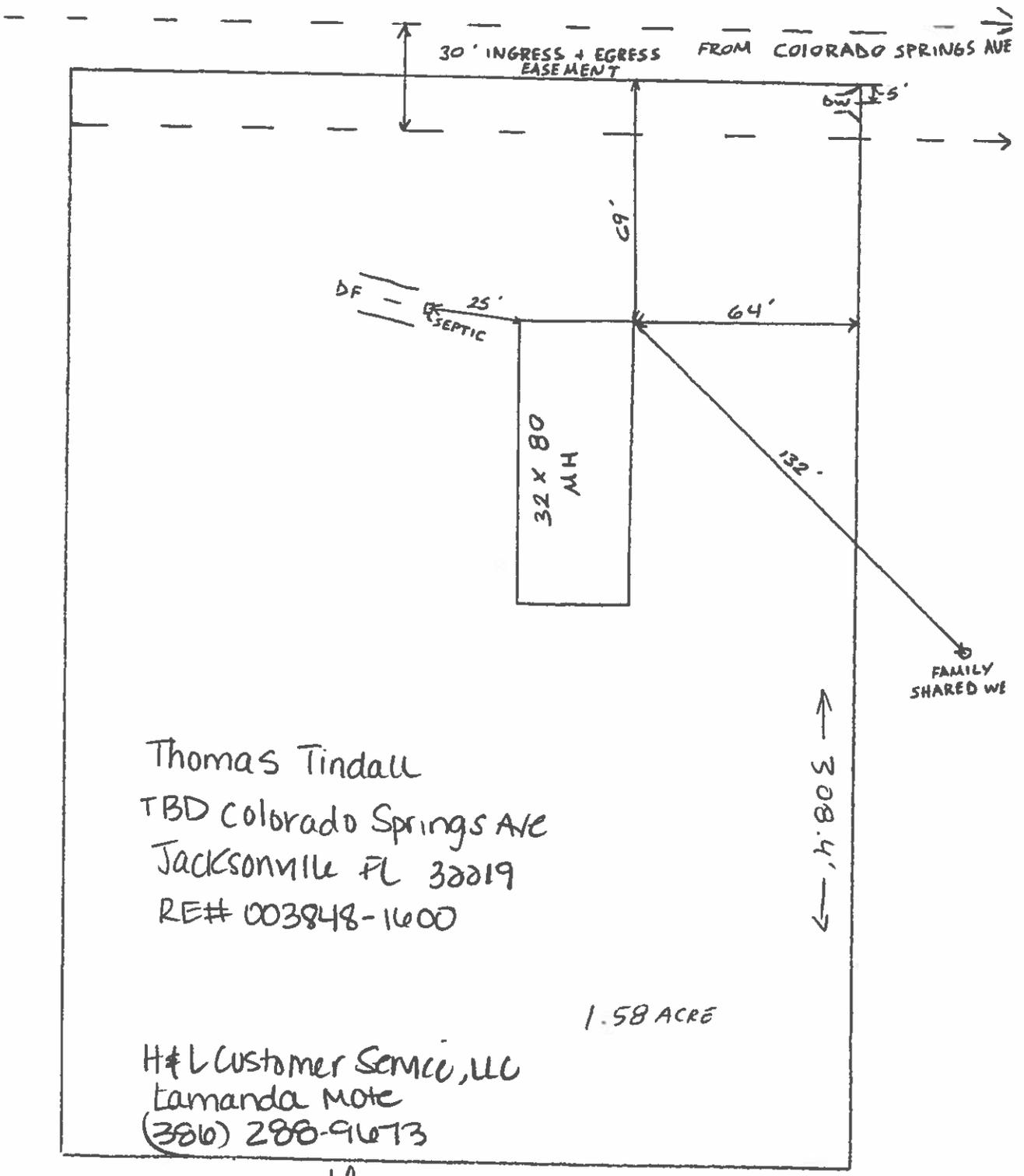
- NOTES:
1. BEARINGS SHOWN HEREON ARE ASSUMED.
  2. BEARING OF S 89 12'20" W OF HARRELL STREET HELD FIXED.
  3. FIELD WORK 03/20/02

BOUNDARIES SHOWN HEREON ESTABLISHED FROM SURVEYS BY RAY MILLER & ASSOCIATES DATED AUGUST / 24 / 1981 AND JOHN F. YOUNG & ASSOCIATES DATED 09/10/1958

EASEMENT



1" = 40'

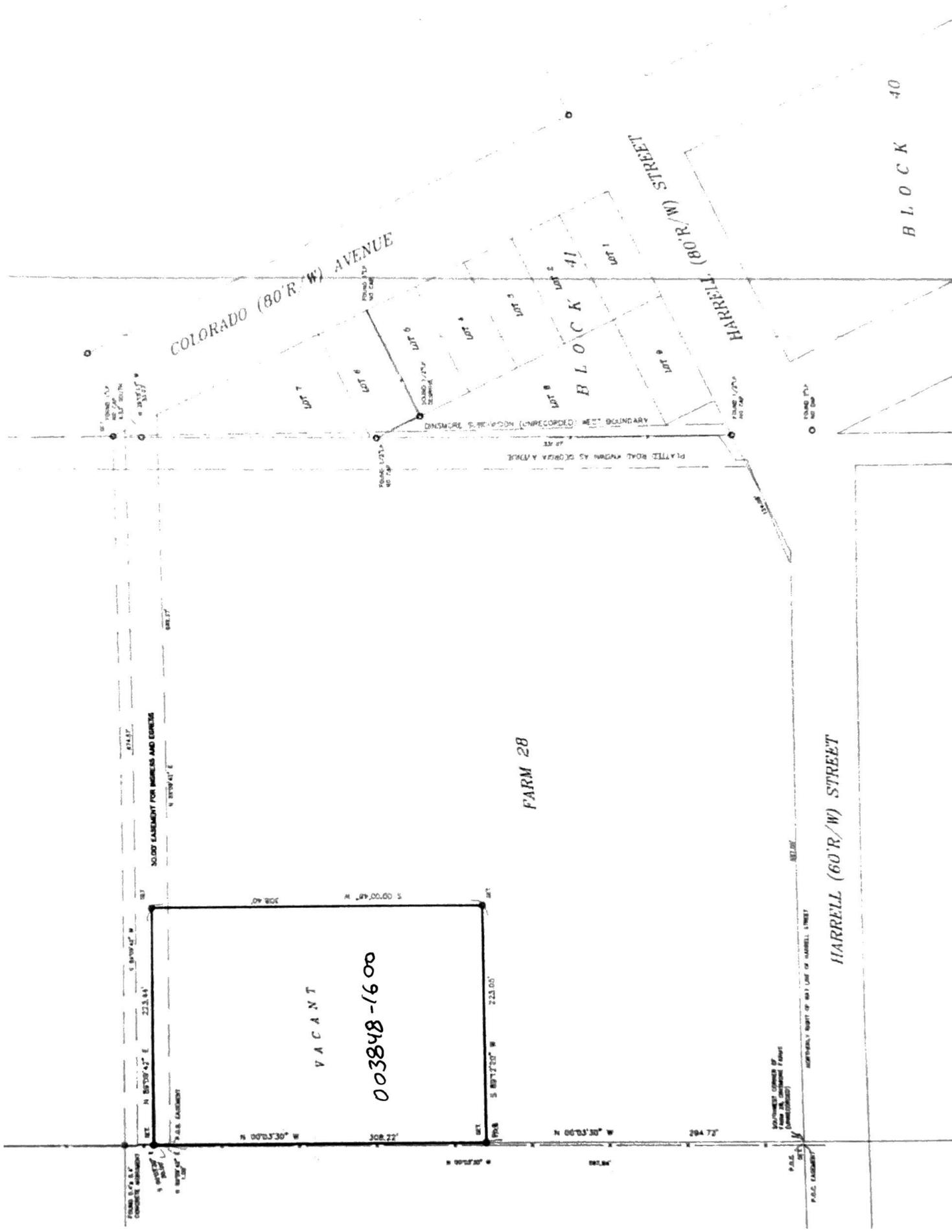


Thomas Tindall  
 TBD Colorado Springs Ave  
 Jacksonville FL 32219  
 RE# 003848-1600

1.58 ACRE

H&L Customer Service, LLC  
 Tamanda Mote  
 (386) 288-9673

Smott  
 12/22/2021



COLORADO (80' R/W) AVENUE

HARRELL (80' R/W) STREET

B L O C K 40

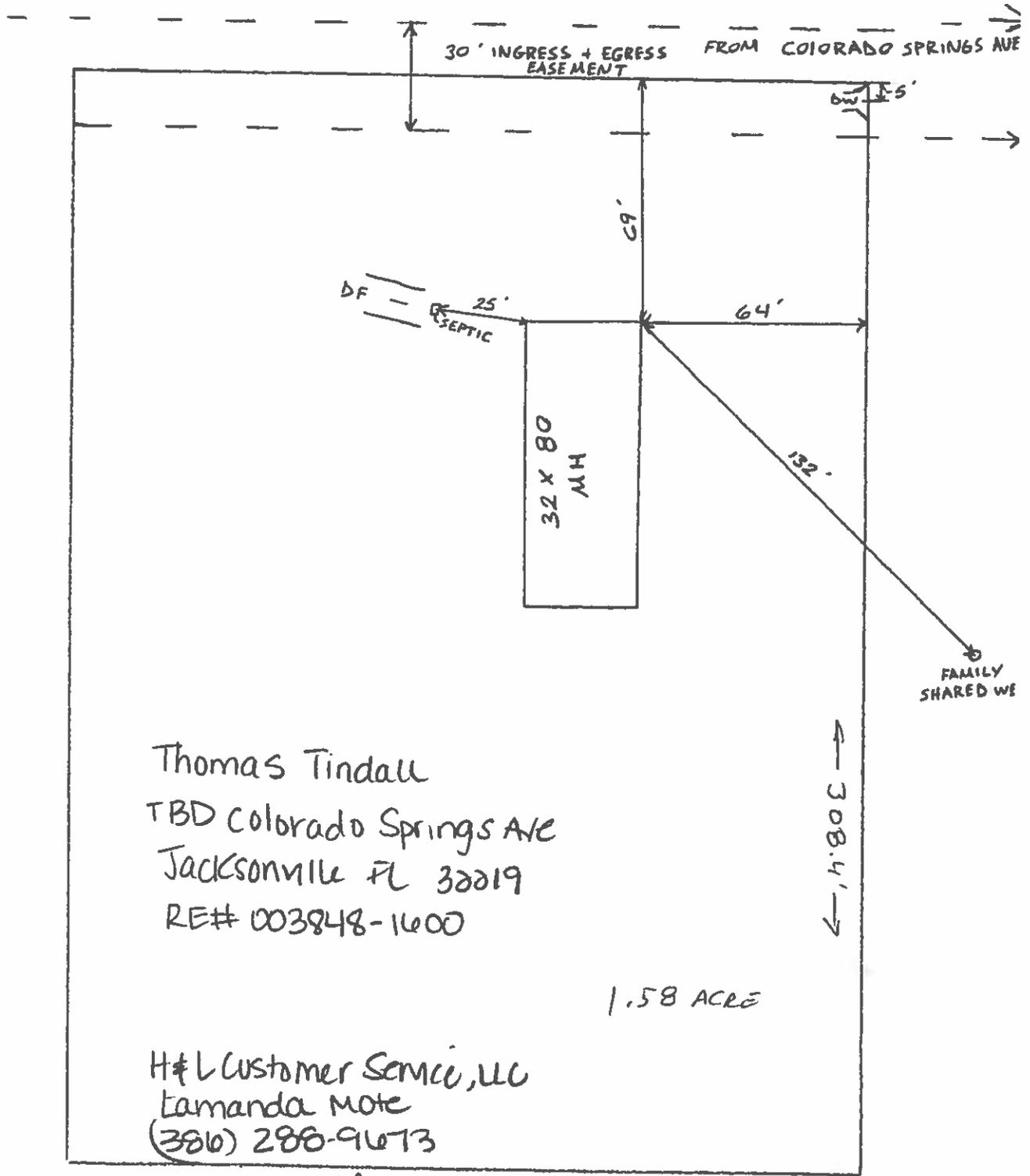
FARM 28

HARRELL (60' R/W) STREET

VACANT  
003848-1600



1" = 40'



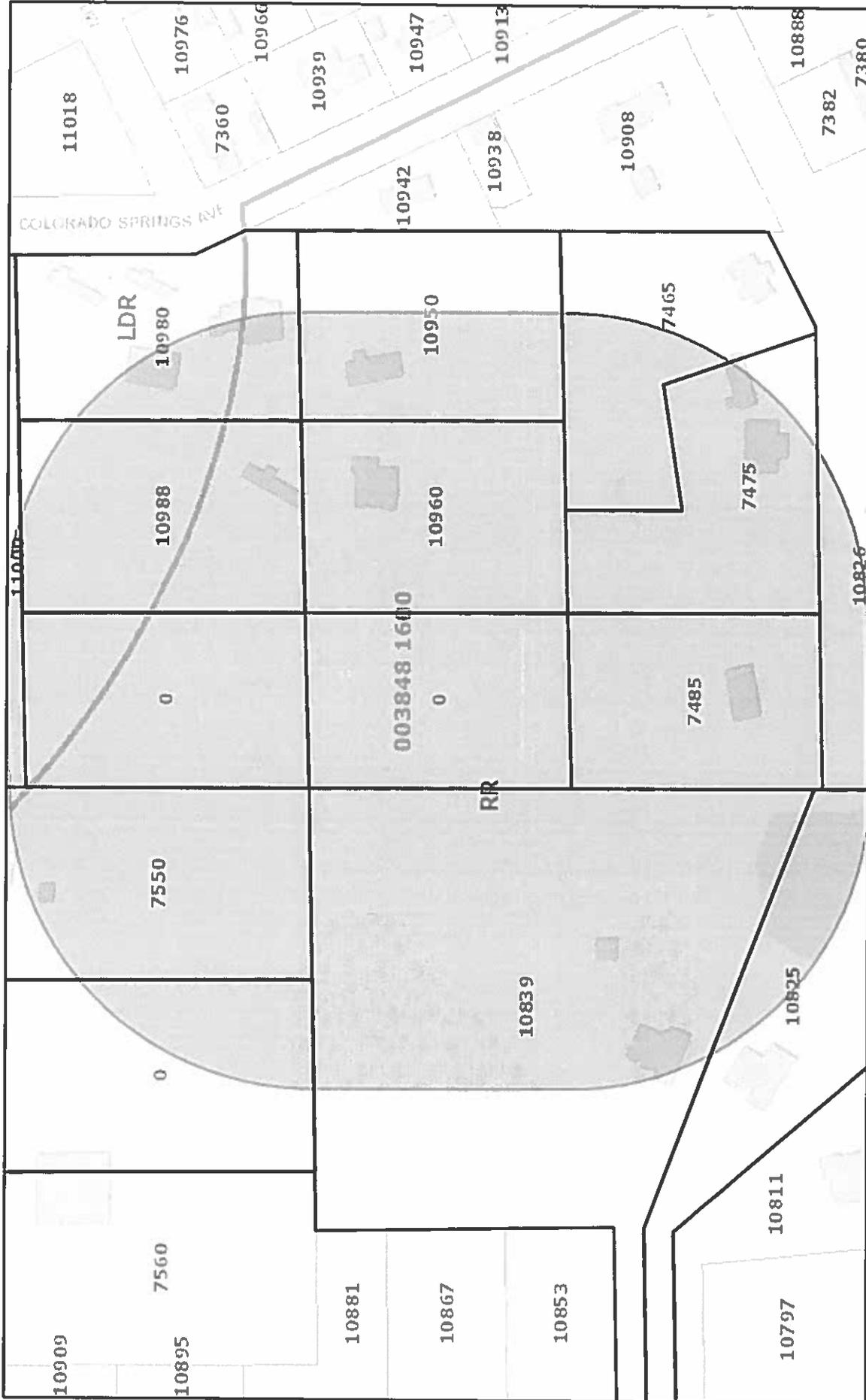
Thomas Tindall  
 TBD Colorado Springs Ave  
 Jacksonville FL 32219  
 RE# 003848-1600

1.58 ACRE

H&L Customer Service, LLC  
 Tamanda Note  
 (386) 288-9673

Ymott  
 12/2/2021

# Land Development Review



January 24, 2022

- Parcels
- Land Use
- Parcels For Notice
- Mandarin Height Overlay

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_CITY	MA	MAIL_ZIP
003853 0150	ANDERSON ETHEL		7550 JARS ST	JACKSONVILLE	FL	32219
002671 2110	BRELENDAS MELISSA H		10839 BRANDON CHASE DR	JACKSONVILLE	FL	32219-1685
003848 1840	DEASON PATRICIA GASKINS		10988 COLORADO SPRINGS AVE	JACKSONVILLE	FL	32219
003848 1832	HADDOCK FELICITY G		10980 COLORADO SPRINGS AVE	JACKSONVILLE	FL	32219
003853 0000	JACOBS EVELYN L		11000 COLORADO SPRINGS AVE	JACKSONVILLE	FL	32219
002671 2105	JOYNER LASHANATA Y		10825 BRANDON CHASE DR	JACKSONVILLE	FL	32219-1685
003848 1000	MERRITT LINDA G		7465 HARRELL ST	JACKSONVILLE	FL	32219-2024
003848 0000	MUSSELWHITE RAINAH M		7485 HARRELL ST	JACKSONVILLE	FL	32219
003848 1700	ROGERS ED		11000 COLORADO SPRINGS AVE	JACKSONVILLE	FL	32217
003848 1850	ROGERS ED SAMUEL		7475 HARRELL ST	JACKSONVILLE	FL	32219
003848 1600	TINDALL THOMAS B		2725 ROCHFORD CT	JACKSONVILLE	FL	32225
003848 1500	WESTON CAROL A LIFE ESTATE		10950 COLORADO SPRINGS AVE	JACKSONVILLE	FL	32219
	NORTH	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S	JACKSONVILLE	FL	32226
	THE EDEN GROUP INC.	DICK BERRY				
	BRANDON CHASE HOA	GLENDIA GILLEY	10838 BRANDON CHASE DR	JACKSONVILLE	FL	32219