

Total Land Area (Nearest 1/100th of an Acre)

In Whose Name Will The Deviation Be Granted

TINA CROW PERSONAL REPRESENTATIVE OF ESTATE OF LLOYD M GRIFFIN

Is transferability requested? Yes No

If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="6163"/>	<input type="text" value="SEABOARD AVE"/>	<input type="text" value="32244"/>

Between Streets

and

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

- Reduce required minimum lot area from to square feet.
 - Increase maximum lot coverage from % to %.
 - Increase maximum height of structure from to feet.
 - Reduce required yard(s)
 - Reduce minimum number of off-street parking spaces from to .
 - Increase the maximum number of off-street parking spaces from to .
 - Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of **15** feet to feet.
 - Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of **25** feet to feet.
 - Decrease minimum number of loading spaces from required to loading spaces.
- Reduce the dumpster setback from the required **5** feet along:
- North to feet;
 - East to feet;
 - South to feet;
 - West to feet.
 - Decrease the minimum number of bicycle parking spaces from required to spaces.
 - Reduce the minimum width of drive from feet required to feet.
 - Reduce vehicle use area interior landscape from square feet to square feet.
 - Increase the distance from the vehicle use area to the nearest tree from **55** feet maximum to feet.
 - Reduce the number of terminal island trees from terminal islands required to terminal islands.

Reduce the landscape buffer between vehicle use area along from **10** feet per linear feet of frontage and **5** feet minimum width required to feet per linear feet of frontage and feet minimum width.

Reduce the number of shrubs along from required to shrubs.

Reduce the number of trees along from required to trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from **5** feet minimum width required along:

- North boundary to feet;
- East boundary to feet;
- South boundary to feet;
- West boundary to feet.

Reduce the number of trees along:

- North property boundary from required to trees;
- East property boundary from required to trees;
- South property boundary from required to trees;
- West property boundary from required to trees.

Increase the maximum width of the driveway access from from 24 36 48 feet required to feet.

Decrease the minimum width of the driveway access from from 24 36 48 feet required to feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required along:

- North to feet;
- East to feet;
- South to feet;
- West to feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required along:

- North to feet;
- East to feet;
- South to feet;
- West to feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

- North property boundary to feet wide;
- East property boundary to feet wide;
- South property boundary to feet wide;
- West property boundary to feet wide.

Reduce the uncomplimentary land use buffer trees along:

- North property boundary from required to trees;
- East property boundary from required to trees;
- South property boundary from required to trees;
- West property boundary from required to trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

- North property boundary to feet tall and %;
- East property boundary to feet tall and %;
- South property boundary to feet tall and %;
- West property boundary to feet tall and %.

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- 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, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Letter from the applicable Home Owner’s Association, stating that the 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
- Elevations, must be drawn to scale - height increase requests only

Criteria

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 Section 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:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;
2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.
3. 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;
4. 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;

- 5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and
 - 6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.
- If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:
- (i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;
 - (ii) The length of time the violation has existed without receiving a citation; and
 - (iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

Public Hearings

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 Planning Commission. 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.

Application Certification

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.

Agreed to and submitted

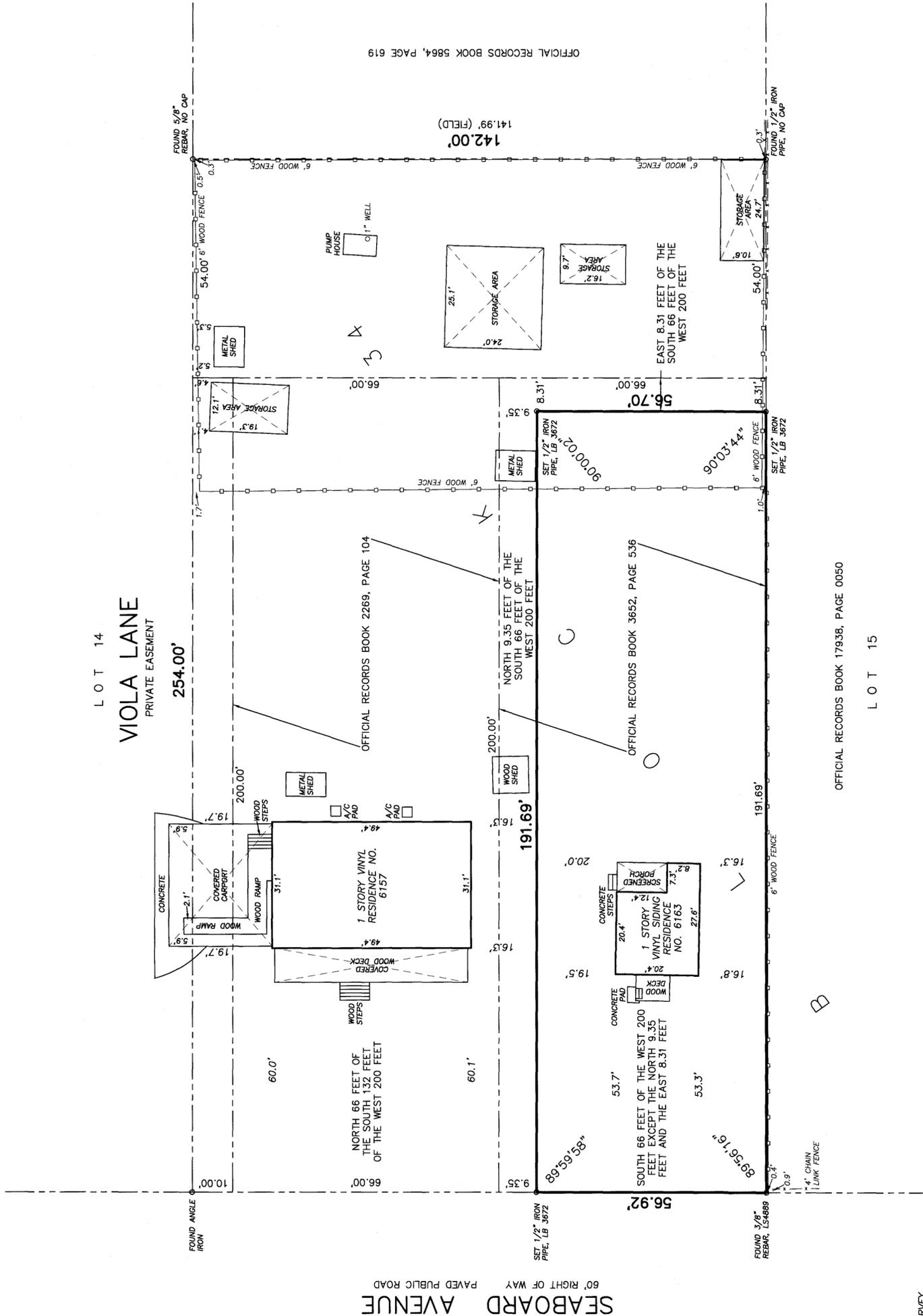
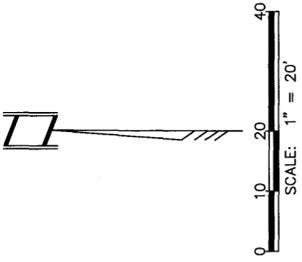
Filing Fee Information

1) Residential District Base Fee	\$966.00
2) Plus Notification Costs Per Addressee	
16 Notifications @ \$7.00/each:	\$112.00
3) Total Application Cost:	\$1,078.00

*** Applications filed to correct existing zoning violations are subject to a double fee.**
**** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**

MAP SHOWING SURVEY OF

THE SOUTH 66.00 FEET OF THE WEST 200.00 FEET OF LOT 14, BLOCK 34, ORTEGA FARMS, EXCEPT THE NORTH 9.35 FEET AND THE EAST 8.31 FEET OF THE SAID SOUTH 66.00 FEET OF THE WEST 200.00 FEET ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, CONTAINING 10,890 SQUARE FEET AND/OR 0.25 ACRES MORE OR LESS.



SEABOARD AVENUE
60' RIGHT OF WAY
PAVED PUBLIC ROAD

LOT 14
VIOLA LANE
PRIVATE EASEMENT
254.00'

OFFICIAL RECORDS BOOK 17938, PAGE 0050

LOT 15

NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. INTERIOR ANGLES AS PER FIELD SURVEY.
3. NO BUILDING RESTRICTION LINES AS PER PLAT.
4. NORTH PROTRACTED FROM PLAT.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0526J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY IS CERTIFIED TO: LLOYD M. GRIFFIN ESTATE.

Jason D. Boatwright
JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672

Filing # 135876253 E-Filed 10/04/2021 04:54:44 PM

16-2021-CP-000881-XXXX-MA DIV: PR-B

**PERSONAL REPRESENTATIVE'S RELEASE
AND CERTIFICATE OF DISTRIBUTION OF REAL
PROPERTY**
(single individual personal representative)

The undersigned, Tina Crow whose post office address is 15336 Cape Drive S, Jacksonville, FL 32226, as personal representative of the estate of Lloyd Merrill Griffin, Sr., a/k/a Lloyd M. Griffin, deceased, hereby acknowledges that title to the real property located in Duval County, Florida, owned by the decedent at the time of death, described as follows:

6163 Seaboard Avenue, Jacksonville, FL-32244 as described on Attached Exhibit A

Property Appraiser's Parcel Identification Number 103426-0040 (the "Property"), vested in Tina Crow and Judy Kilgore, whose post office addresses are 15336 Cape Drive S, Jacksonville, FL 32226 and 548 Wood Duck Road, Middleburg, FL 32068 respectively, (the "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Duval County, Florida, Probate Division, in File No. 2021-CP-881, subject to the rights of the personal representative under Florida Statutes Sections 733.607 and 733.608 to:

1. take possession or control of the Property;
2. use, sell, encumber or otherwise exercise control over the Property:
 - a. for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate;
 - b. to enforce contribution and equalize advancement;
 - c. for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiaries, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in Tina Crow and Judy Kilgore free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the decedent, has executed this instrument on this 4 day of October, 2021.

Executed in the presence of:

Daniel Juszkowski Daniel Juszkowski

Tina Crow
Tina Crow

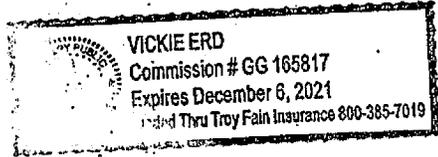
Adriana Tinker Adriana Tinker

As personal representative of the estate of Lloyd Merrill Griffin, Sr., a/k/a Lloyd M. Griffin, deceased

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of () physical presence or () online

notarization, by Tina Crow as personal representative of the estate of Lloyd Merrill Griffin, Sr., a/k/a Lloyd M. Griffin, deceased, who is personally known to me _____ or who produced identification Florida driver license





Signature _____
Notary Public State of Florida _____
My Commission Expires: 12/6/21
My Commission Number is: GG 165817

This instrument prepared by:
William Ashton Scott
Attorney at Law
462 Kingsley Avenue, Suite 101
Orange Park, Florida, 32073

EXHIBIT A

The South 66 feet of the West 200 feet of Lot 14, Block 34, Ortega Farms, according to plat thereof recorded in Plat Book 3, page 79, current public records, Duval County, Florida; and

The North 10 feet of the South 142 feet of the West 200 feet of Lot 14, Block 34, Ortega Farms, according to plat thereof recorded in Plat Book 3, page 79, current public records, Duval County, Florida; and

The East 54 feet of the West 254 feet of the South 142 feet of Lot 14, Block 34, Ortega Farms, according to plat thereof recorded in Plat Book 3, page 79, current public records, Duval County, Florida.

SUBJECT to easements, covenants, conditions and restrictions of record.

EXHIBIT A - Property Ownership Affidavit

Date: 10-19-21

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:
6163 Seaboard Ave Jax FL 32244

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Judy Kilgore
Print Name: Judy Kilgore

By _____
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 19 day of October 2021, by Judy Kilgore, who is personally known to me or who has produced Florida Driver License as identification and who took an oath.

Nina Mixson
(Signature of NOTARY PUBLIC)

Nina Mixson
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: February 11, 2024

EXHIBIT A - Property Ownership Affidavit

Date: 10-19-21

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:
6163 Seaboard Ave Jax FL 32244

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Tina Crow
Print Name: Tina Crow

By _____
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 19 day of October ~~2014~~ ²⁰²¹, by Tina Crow, who is personally known to me or who has produced Florida Driver License as identification and who took an oath.

Nina Mixson
(Signature of NOTARY PUBLIC)

Nina Mixson
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: February 11, 2024

FILED 9/1/21 PM 12:02 PHILLIPS

IN THE CIRCUIT COURT FOR DUVAL COUNTY,
FLORIDA PROBATE DIVISION
IN RE: ESTATE OF

LLOYD MERRILL GRIFFIN,
SR., A/K/A LLOYD M. GRIFFIN
Deceased.

File No. 2021-CP-881

Division PR-B

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
(testate - devised, heirs, no spouse or minor child - exempt from claims)

On the petition of Tina Crow for an order determining homestead status of real property (the "Property"), all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in Duval County, Florida;
2. The decedent was not survived by a spouse or minor child;
3. Decedent's homestead was devised to one or more heirs of the decedent;
4. At the time of death, the decedent owned and resided on the Property described in the petition; it is

ADJUDGED that the following described Property:

6157 Seaboard Avenue, Jacksonville, FL 32244 further described as: The North 66 feet of the South 132 feet of the West 200 feet of Lot 14, Block 34, Ortega Farms, according to plat thereof recorded in Plat Book 3, Page 79 of the current public records of Duval County, Florida.
RE # 103428-0000,

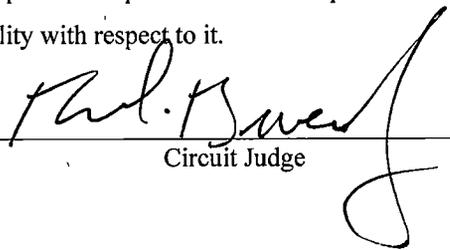
constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida. It is

ADJUDGED FURTHER that, as of the decedent's date of death, the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to the following persons:

NAME	ADDRESS	RELATIONSHIP	SHARE
Tina Crow	15336 Cape Drive S Jacksonville, FL 32226	daughter	1/2
Judy Kilgore	5487 Wood Duck Road Middleburg, Florida 32068	daughter	1/2

It is ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the persons named above, and the personal representative shall have no further responsibility with respect to it.

ORDERED on August 31, 2021.



Circuit Judge

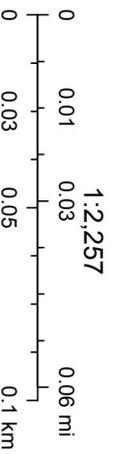
Land Development Review



November 15, 2021

15143524_T-2021-3763_REVISED

Parcels



<u>RE</u>	<u>LNAME</u>	<u>LNAME2</u>	<u>MAIL_ADDR1</u>	<u>MAIL_ADDR2</u>	<u>MAIL_ADDR3</u>	<u>MAIL_CITY</u>	<u>MAIL_STATE</u>	<u>MAIL_ZIP</u>
103437 0000	CHESSER MARGARET FAYE ET AL		3273 STRATTON RD		JACKSONVILLE FL	JACKSONVILLE FL	FL	32221-2353
103442 0000	COLE ANGELA		6216 SEABOARD AVE		JACKSONVILLE FL	JACKSONVILLE FL	FL	32244-3026
103428 0000	CROW TINA ET AL		C/O 15336 CAPE DR S		JACKSONVILLE FL	JACKSONVILLE FL	FL	32226
103426 0050	DUNN PATRICIA A		5624 VIOLA LN		JACKSONVILLE FL	JACKSONVILLE FL	FL	32244-3036
103426 0060	EAST RICHARD E		6119 SEABOARD AVE		JACKSONVILLE FL	JACKSONVILLE FL	FL	32244-3023
103438 0000	GARCIA GERMAN ANDRES		5451 WESTLAND STATION RD		JACKSONVILLE FL	JACKSONVILLE FL	FL	32244-7827
103443 0000	GONZALEZ CARLOS		6232 SEABOARD AVE		JACKSONVILLE FL	JACKSONVILLE FL	FL	32244
103426 0010	GRIFFIN EDWARD CLIFTON		5631 VIOLA LN		JACKSONVILLE FL	JACKSONVILLE FL	FL	32244-3036
103426 0040	GRIFFIN LLOYD M		6157 SEABOARD AVE		JACKSONVILLE FL	JACKSONVILLE FL	FL	32244-3038
103426 0000	GRIFFIN W P		6157 SEABOARD AVE		JACKSONVILLE FL	JACKSONVILLE FL	FL	32244-3038
103442 0050	HARDY JOHNNY W		6214 SEABOARD AVE		JACKSONVILLE FL	JACKSONVILLE FL	FL	32244-3026
103429 0050	PATDAN ENTERPRISES LLC		PO BOX 37068		JACKSONVILLE FL	JACKSONVILLE FL	FL	32236
103429 0100	PITTMAN THOMAS G		755 CHERRY GROVE RD		ORANGE PARK FL	ORANGE PARK FL	FL	32073-4294
103440 0000	STRINGER EDMUND L		6140 SEABOARD AVE		JACKSONVILLE FL	JACKSONVILLE FL	FL	32244-3024
103431 0000	SWANSON AUSTIN R		6205 SEABOARD AVE		JACKSONVILLE FL	JACKSONVILLE FL	FL	32244
103441 0000	WIGGINS GLENN LEE		6238 SEABOARD AVE		JACKSONVILLE FL	JACKSONVILLE FL	FL	32244-3026
	SOUTHWEST	DR. WILLIE CROSBY	6746 SHINDLER DR		JACKSONVILLE FL	JACKSONVILLE FL	FL	32222