

Application For Waiver of Road Frontage

Planning and Development Department Info

Application # WRF-25-17 Staff Sign-Off/Date KPC / 12/26/2025

Filing Date N/A Number of Signs to Post 1

Current Land Use Category AGR

Waiver Sought

Reduce Required Minimum Road Frontage from 160 feet to 0 feet.

Applicable Section of Ordinance Code SEC.656.407

Notice of Violation(s) N/A

Hearing Date N/A

Neighborhood Association CISCO GARDEN CIVIC ASSOCIATION

Overlay N/A

Application Info

Tracking #	6688	Application Status	FILED COMPLETE
Date Started	11/17/2025	Date Submitted	11/17/2025

General Information On Applicant

Last Name	First Name	Middle Name
BENNETT	DESHAWNA	

Company Name
SEONANDSHAWNA, LLC

Mailing Address
881 PONCE DE LEON AVE STE 19

City	State	Zip Code
ATLANTA	GA	30311
Phone	Fax	Email
4047027983		SEONSHAWNA120@GMAIL.COM

General Information On Owner(s)

Last Name	First Name	Middle Name
BENNETT	DESHAWNA	

Company/Trust Name
SEONANDSHAWNA, LLC

Mailing Address
881 PONCE DE LEON AVE STE 19

City	State	Zip Code
ATLANTA	GA	30311
Phone	Fax	Email
4047027983		SEONSHAWNA120@GMAIL.COM

Property Information

Previous Zoning Application Filed?

If Yes, State Application No(s)

6405

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 002955 0100	12	5	AGR

Ensure that RE# is a 10 digit number with a space (##### # ####)

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Total Land Area (Nearest 1/100th of an Acre) 6.00**Current Property Use**

VACANT

Waiver Sought**Reduce Required Minimum Road Frontage from 160 feet to 0 feet.****In Whose Name Will The Exception Be Granted****Location Of Property****General Location**

0 UTSEY RD

House # Street Name, Type and Direction
0 UTSEY RD**Zip Code**
32219**Between Streets**PRITCHARD ROAD, IMESON ROAD **and** MONCRIEF ROAD W**Utility Services Provider** City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well**Required Attachments**

The following items must be attached to the application.

- Survey
- Site Plan
- Ownership Affidavit / Agent Authorization - Individual - Notarized Letter(s) - (Exhibit A)
- Ownership Affidavit / Agent Authorization - Corporation - Notarized letter(s) designating the agent - (Exhibit A)
- 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
- Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(I), 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.

THE 6.06-ACRE PARCEL (RE # 002955-0100) HAS VERY LIMITED DIRECT FRONTAGE ON UTSEY ROAD AND CONTAINS SIGNIFICANT WETLANDS, AS SHOWN ON THE SITE PLAN. THE SHAPE OF THE PROPERTY AND THE LOCATION OF THE

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WETLANDS MAKE IT PHYSICALLY AND ECONOMICALLY IMPRACTICAL TO CREATE NEW ROAD FRONTAGE OR CONSTRUCT A NEW ACCESS ROAD THAT MEETS THE STRICT MINIMUM FRONTAGE REQUIREMENTS. DOING SO WOULD REQUIRE SUBSTANTIAL LAND ALTERATION, FILL PLACEMENT, AND ENVIRONMENTAL DISTURBANCE, WHICH IS NEITHER FEASIBLE NOR DESIRABLE. THE PARCEL HAS LONG RELIED ON AN EXISTING RECORDED INGRESS, EGRESS, AND UTILITY EASEMENT THAT CONNECTS IT TO UTSEY ROAD. BECAUSE OF THE NATURAL FEATURES AND PARCEL CONFIGURATION, THE EASEMENT IS THE ONLY PRACTICAL AND REASONABLE METHOD OF ACCESS.

(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).

THIS WAIVER IS BEING REQUESTED BECAUSE OF THE PHYSICAL CONDITIONS OF THE 6-ACRE PARCEL, NOT TO AVOID STANDARDS OR REDUCE DEVELOPMENT EXPENSES. THE WETLANDS, PARCEL SHAPE, AND LIMITED FRONTAGE CREATE A SITUATION WHERE STRICT COMPLIANCE WITH THE FRONTAGE REQUIREMENT IS NOT PHYSICALLY ACHIEVABLE WITHOUT MAJOR ENVIRONMENTAL AND ENGINEERING IMPACTS. ALL OTHER DEVELOPMENT REQUIREMENTS WILL STILL BE FULLY FOLLOWED. THE WAIVER ALLOWS THE PARCEL TO BE USED IN A REASONABLE WAY THAT RESPECTS THE LAND'S NATURAL CONSTRAINTS.

(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.

GRANTING THE FRONTAGE WAIVER WILL NOT NEGATIVELY AFFECT SURROUNDING PROPERTIES OR CHANGE THE RURAL CHARACTER OF THE AREA. THE 6-ACRE PARCEL IS ZONED AGR (AGRICULTURAL IV – 1 UNIT PER 2.5 ACRES) AND IS CURRENTLY VACANT LAND. THE PROPOSED RESIDENTIAL USE IS CONSISTENT WITH THE ZONING AND WITH SURROUNDING LARGE-PARCEL RURAL DEVELOPMENT PATTERNS. USING THE EXISTING EASEMENT FOR ACCESS DOES NOT INCREASE TRAFFIC IN A WAY THAT IMPACTS NEIGHBORS, DOES NOT BLOCK OR RESTRICT ANYONE ELSE'S ACCESS, AND DOES NOT ALTER PROPERTY VALUES OR NEIGHBORHOOD CHARACTER. THE DEVELOPMENT REMAINS LOW-DENSITY AND COMPATIBLE WITH THE AREA.

(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.

THE 6-ACRE PARCEL IS SERVED BY A RECORDED INGRESS, EGRESS, AND UTILITY EASEMENT THAT PROVIDES DIRECT ACCESS FROM THE PARCEL TO UTSEY ROAD, WHICH IS A CITY-MAINTAINED PUBLIC RIGHT-OF-WAY. THIS EASEMENT PROVIDES ADEQUATE AND LEGAL VEHICULAR ACCESS TO THE PROPERTY. BECAUSE THIS EASEMENT ALREADY EXISTS AND FUNCTIONS AS THE PRIMARY AND HISTORICALLY-USED ACCESS POINT, NO NEW ROAD CONSTRUCTION OR EXPANSION OF FRONTAGE IS NEEDED TO MOVE FORWARD WITH DEVELOPMENT.

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

GRANTING THE WAIVER WILL NOT HARM NEIGHBORING PARCELS OR THE FUTURE DEVELOPMENT POTENTIAL OF THE AREA. THE PARCEL WILL CONTINUE TO BE ACCESSED THROUGH ITS EXISTING EASEMENT AND WILL MAINTAIN THE LOW-DENSITY, RURAL DEVELOPMENT PATTERN THAT IS CONSISTENT WITH THE COMPREHENSIVE PLAN. NO NEIGHBORING PROPERTY RIGHTS ARE BEING ALTERED OR RESTRICTED, AND THE WETLANDS AND NATURAL ENVIRONMENT WILL REMAIN LARGELY UNDISTURBED BECAUSE THE WAIVER AVOIDS THE NEED FOR MAJOR NEW ROADWAY CONSTRUCTION. THIS WAIVER SUPPORTS ORDERLY DEVELOPMENT AND PRESERVES THE EXISTING ENVIRONMENTAL AND COMMUNITY CHARACTER.

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.

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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 \$1,161.00

2) Plus Notification Costs Per Addressee

Notifications @ \$7.00/each:

3) Total Application Cost:

*** 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.**

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BENNETT DEXTER LINDELL 
2892 LANTANA LAKES DR E
JACKSONVILLE, FL 32246-1809

Primary Site Address
0 UTSEY RD
Jacksonville FL 32219-

Official Record Book/Page
21036-02038

Tile #
5322

0 UTSEY RD

Property Detail

RE #	002955-0100
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	263818

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$180,000.00	\$180,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$180,000.00	\$180,000.00
Assessed Value	\$77,809.00	\$180,000.00
Cap Diff/Portability Amt	\$102,191.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$77,809.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

' School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21036-02038	4/30/2024	\$100.00	QC - Quit Claim	Unqualified	Vacant
20129-01181	2/2/2022	\$100.00	QC - Quit Claim	Unqualified	Vacant
08785-00500	11/24/1997	\$15,000.00	WD - Warranty Deed	Unqualified	Vacant
08035-00299	2/15/1995	\$11,000.00	CT - Certificate of Title	Unqualified	Vacant
07032-01523	11/1/1990	\$100.00	QC - Quit Claim	Unqualified	Vacant
06983-00832	5/8/1990	\$100.00	QC - Quit Claim	Unqualified	Vacant
06007-01216	8/26/1985	\$6,300.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0104	AGR IV - 1 UNIT PER 2.5 ACRES	AGR	0.00	0.00	Common	6.00	Acreage	\$180,000.00

Legal

LN	Legal Description
1	22-1S-25E 6.000
2	PT SE1/4 RECD O/R 21036-2038

Buildings

No data found for this section

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$180,000.00	\$0.00	\$180,000.00	\$880.56	\$2,037.04	\$1,955.05
Public Schools: By State Law	\$180,000.00	\$0.00	\$180,000.00	\$556.56	\$557.10	\$539.05
By Local Board	\$180,000.00	\$0.00	\$180,000.00	\$404.64	\$404.64	\$386.24
School Board Voted	\$180,000.00	\$0.00	\$180,000.00	\$180.00	\$180.00	\$180.00
FL Inland Navigation Dist.	\$180,000.00	\$0.00	\$180,000.00	\$2.24	\$5.18	\$4.86
Water Mgmt Dist. SJRWMD	\$180,000.00	\$0.00	\$180,000.00	\$13.95	\$32.27	\$30.65
			Totals	\$2,037.95	\$3,216.23	\$3,095.85
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$180,000.00	\$77,809.00	\$0.00	\$77,809.00		
Current Year	\$180,000.00	\$180,000.00	\$0.00	\$180,000.00		

2025 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed. **On File**
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[2024](#)[2023](#)[2022](#)[2021](#)[2020](#)[2019](#)[2018](#)[2017](#)[2016](#)[2015](#)[2014](#)

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Individual

Dexter Bennett
Owner (Affiant) Name

115 EY RD JACKSONVILLE Florida 32219
Address(es) for Subject Property

0029830 - 0030 # 002955 - 0100
Real Estate Parcel Number(s) for Subject Property

Deshawn Bennett
Appointed or Authorized Agent(s)

Waiver of Rd ~~Frontage~~ Frontage
Type of Request(s)/Application(s)

STATE OF Georgia
COUNTY OF Fulton

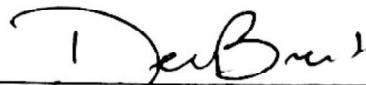
BEFORE ME, the undersigned authority, this day personally appeared _____, who being by me first duly sworn, under oath, deposes and states as follows:

1. I am the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above noted request(s)/application(s) being made to the City of Jacksonville.
2. I have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on my behalf in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as my agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property as identified above and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent me, I attest that the application(s) is/are made in good faith.
3. I acknowledge that any change in ownership of the Subject Property and/or the designated agent(s) that occurs prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. I further acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.



Signature of Affiant

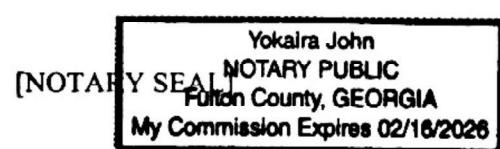


Printed/Typed Name of Affiant

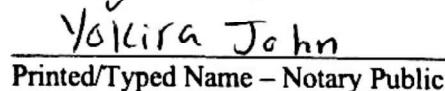
NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 22, day of September, 2025, by Dexter Bennett, who is personally known to me or has produced identification and who took an oath.

Type of identification produced Driver License.



Yokaira John
Notary Public Signature



Yokaira John
Printed/Typed Name – Notary Public

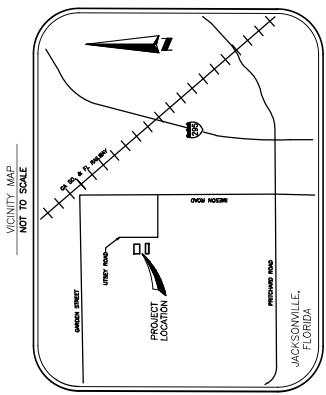
My commission expires: 02-16-2026

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

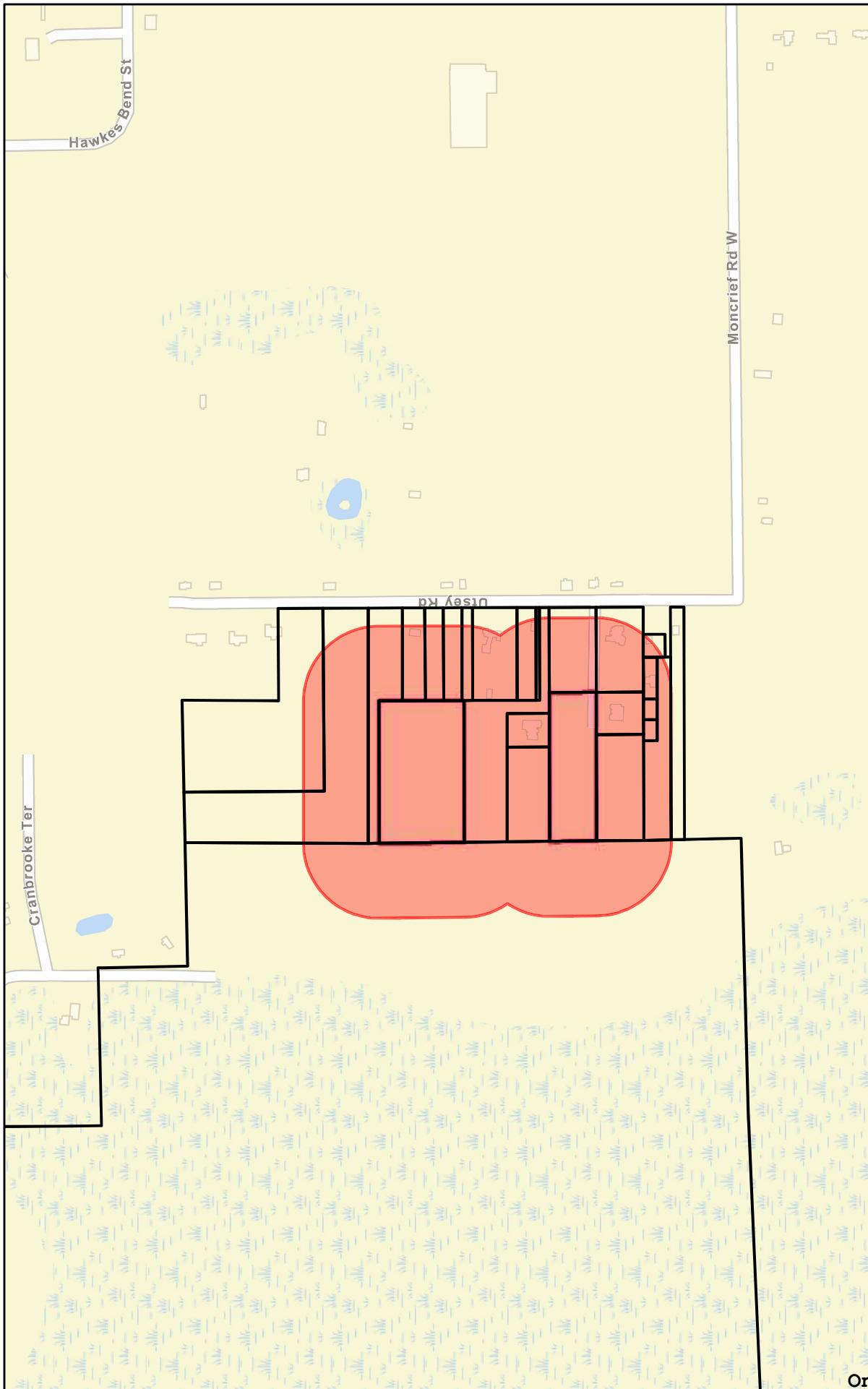
PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

BOUNDARY AND TOPOGRAPHIC SURVEY

LANDS IN SECTION 22, TOWNSHIP 1 SOUTH, RANGE 25 EAST
DUVAL COUNTY, FLORIDA



Land Development Review



On November 20, 2025

20164158_T-2025-6405

RE	LNAME	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
002955 0305 ** CONFIDENTIAL **		6630 UTSEY RD			JACKSONVILLE	FL	322219
002950 0010 ANDERSON SHAMARR D		6780 UTSEY RD			JACKSONVILLE	FL	322219-
002955 0100 BENNETT DEXTER LINDELL		2892 LANTANA LAKES DR E			JACKSONVILLE	FL	32246-1809
002955 0315 BROOKINS JARRARD		11072 TRALEE CT S			JACKSONVILLE	FL	322221
002935 0040 BRYANT BRANDON DEVON		1151 SW 4TH ST			WASHINGTON	DC	20024
002944 0000 CAVANAUGH STEVEN B		6744 UTSEY RD			JACKSONVILLE	FL	322219
CISCO GARDEN CIVIC ASSOCIATION	BETTY J. GRINER	11701 CISCO GARDEN RD			JACKSONVILLE	FL	322219
002935 0030 FOR SALE LANDS LLC		18911 COLLINS AVE 1401			SUNNY ISLES	FL	331160
002934 0000 JOHNSON LARRY		3938 UNIVERSITY CLUB BLVD			JACKSONVILLE	FL	32277-1560
002937 0000 LINDO ROGER G LIFE ESTATE		6540 UTSEY RD			JACKSONVILLE	FL	322219
NORTHWEST	VICTOR COLEMAN	2118 18TH ST W			JACKSONVILLE	FL	322209
002948 0010 O'BRIEN JASON		33 E 4TH ST			JACKSONVILLE	FL	322206
002949 0000 PRATT MARIO JR		6710 UTSEY RD			JACKSONVILLE	FL	322219
002941 0120 SMITH EDDIE ET AL		7952 LOCH NESS CT			JACKSONVILLE	FL	322244
002901 0000 ST JOHNS RIVER WATER MANAGEMENT DISTRICT		PO BOX 1429			PALATKA	FL	32178-1429
002948 0020 THOMAS COTIS L		5745 BENEDICT RD			JACKSONVILLE	FL	32209-2606
002956 0500 THORPE WILLIE M		7917 DENHAM RD E			JACKSONVILLE	FL	32208-3057
002955 0200 TROTTER EDWINA EUDRICKA		1958 W 5TH ST			JACKSONVILLE	FL	32209-5965
002951 0000 TROTTER JOHN NELSON ET AL		5030 JIES CT			JACKSONVILLE	FL	322209
002938 0000 TROTTER LUCILLE B LIFE ESTATE		6564 UTSEY RD			JACKSONVILLE	FL	32219-2960
002938 0100 TROTTER TERENCE M		7500 TROTTER LAKE RD			JACKSONVILLE	FL	322219
002938 0200 TROTTER WILLIE R LIFE ESTATE		6564 UTSEY RD			JACKSONVILLE	FL	32219-2960
002956 0000 TRUST 101 D		PO BOX 56272			JACKSONVILLE	FL	322241
002938 0020 WALKER SHAUNTA		8701 BRONSON LANE			JACKSONVILLE	FL	322219

Total: 22