

Date Submitted:
Date Filed: 1-12-21

Application Number: WRF-21-01
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: RLD-60	Current Land Use Category: LDR	
Council District: 5	Planning District: 2	
Previous Zoning Applications Filed (provide application numbers): NONE		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): NA		
Neighborhood Associations: ST. NICHOLAS BUSINESS ASSOCIATION		
Overlay: NA		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: 1,521. <sup>00</sup>	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 1934 Bartram Road, Jacksonville Florida 32207	2. Real Estate Number: 134052 0000
3. Land Area (Acres): 6.73	4. Date Lot was Recorded:
5. Property Located Between Streets: Embassy Drive and Milmar Drive North	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 48' feet to 24' feet.	
8. In whose name will the Waiver be granted? Joshua Gideon	

1,161 + 360 90 NOTICES  
 1,521.<sup>00</sup> 78

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: <b>Joshua Gideon</b>	10. E-mail: <b>jegfla@outlook.com</b>
11. Address (including city, state, zip): <b>1408 Aiken Avenue Jacksonville, FL 32207</b>	12. Preferred Telephone: <b>904-624-2375</b>

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"> <li>i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li>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></li> <li>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></li> <li>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></li> <li>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></li> </ul>

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.

Given the flaglike shape of the property, despite it's size and access to a public street, a waiver is required to allow construction of a home for my family and I.  
The shape of the property does not allow for the minimum street frontage required by the Jacksonville Municipal Code.

**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: Joshua Gideon

Signature: 

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

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

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

**Owner(s)**

Print name: John Gideon

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 1

### Legal Description

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That certain tract or parcel of land being a part of Lot 13, and a portion of an numbered lot lying South of said Lot, Lawrence Point, as recorded in Deed Book AB, Page 304 of the Former Public Records of Duval County, Florida, and lying with the Peter Bagley Grant, Section 48 and the Richard Grant, Section 52, all in Township 2 South, Range 27 East of said County and being more particularly described as commencing at the Northeast corner of Lot 41, Milmar Manor, as recorded in Plat Book 21, Page 49 of the Current Public Records of said County, said corner being situated in the Westerly right of way line of Bartram Road (a 60 foot right of way); thence North 0200'00" East, along said Westerly right of way line, 166.78 feet to a point for the point of beginning; thence South 0200'00" West, along said Westerly right of way line, 24.00 feet to a point in the Northerly line of the lands described in Official Records Volume 6892, Page 4 of said Current Public Records; thence North 8424'50" West, along said Northerly line of said aforementioned lands, 600.15 feet to the Northwest corner of said lands; thence South 0200'00" West, along the Westerly line of said lands described in Official Records Volume 6892, Page 4, a distance of 142.78 feet to the Southwest corner of said aforementioned lands, said corner being situated in the Northerly line of said Plat of Milmar Manor; thence North 8424'50" West, along said Northerly line of Milmar Manor, the same being the Southerly line of the lands described in Deed Book 878, Page 248 of said Public Records, 237.18 feet; thence continuing along said Northerly line of Milmar Manor, the same being said Southerly line of Deed Book 878, Page 248, North 8421'30" West, 1230 feet, more or less to the channel of Little Pottsburg Creek; thence Northeasterly, Easterly and Northerly, along said channel, following the meanderings, thereof, 454 feet, more or less, to a point that bears North 8421'30' West, 1704 feet, more or less from the point of beginning; thence South 8421'30" East, 500 feet, more or less to the Southwest corner of the lands described in Deed Book 1089, Page 41 of said Current Public Records; thence North 6440'30" East, along the Northwesterly line of said lands described in Deed Book 1089, Page 41, a distance of 433.60 feet to the most Northerly corner of said lands; thence South 07'07'30 East, along the Easterly line of said aforementioned lands, 228.76 feet to the Southeast corner of said lands, said corner being situated in the Northerly line of the lands described in Deed Book 741, Page 362 of said Public Records; thence North 8421'30" East, along said Northerly line of the lands described in Deed Book 741, Page 362, a distance of 1051.63 feet to the point of beginning. Containing 6.62 acres, more or less.

MAP SHOWING BOUNDARY SURVEY OF

THE STATE OF NEW YORK, COUNTY OF ...

STATE OF NEW YORK

IN SENATE, January 1, 1900.

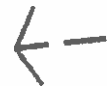
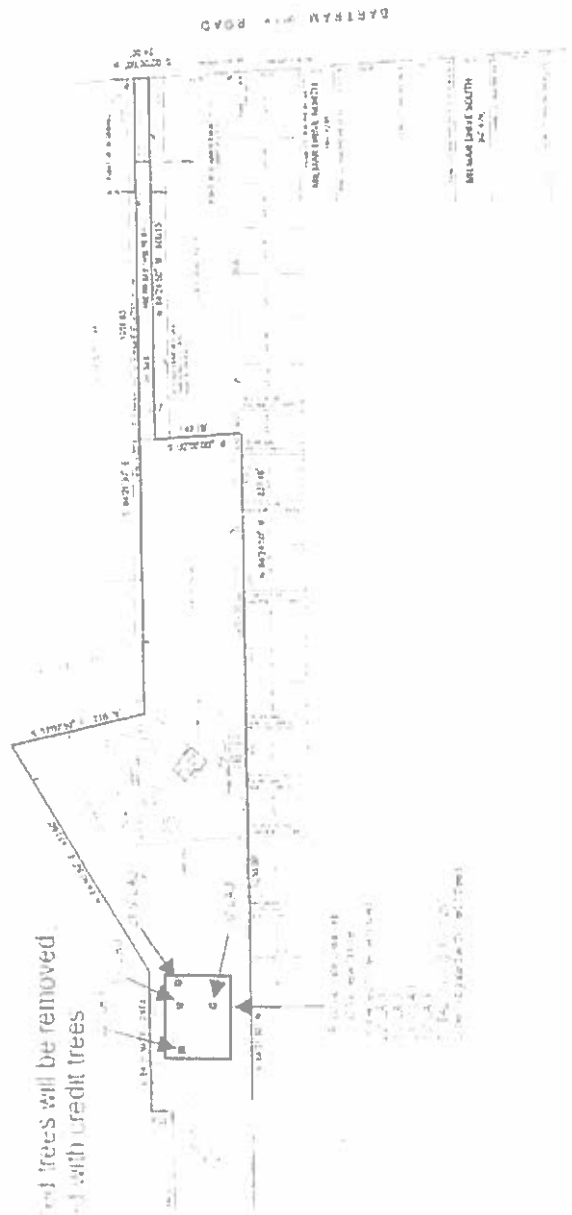
REPORT OF THE COMMISSIONERS OF THE LAND OFFICE.

GENERAL NOTES

- 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

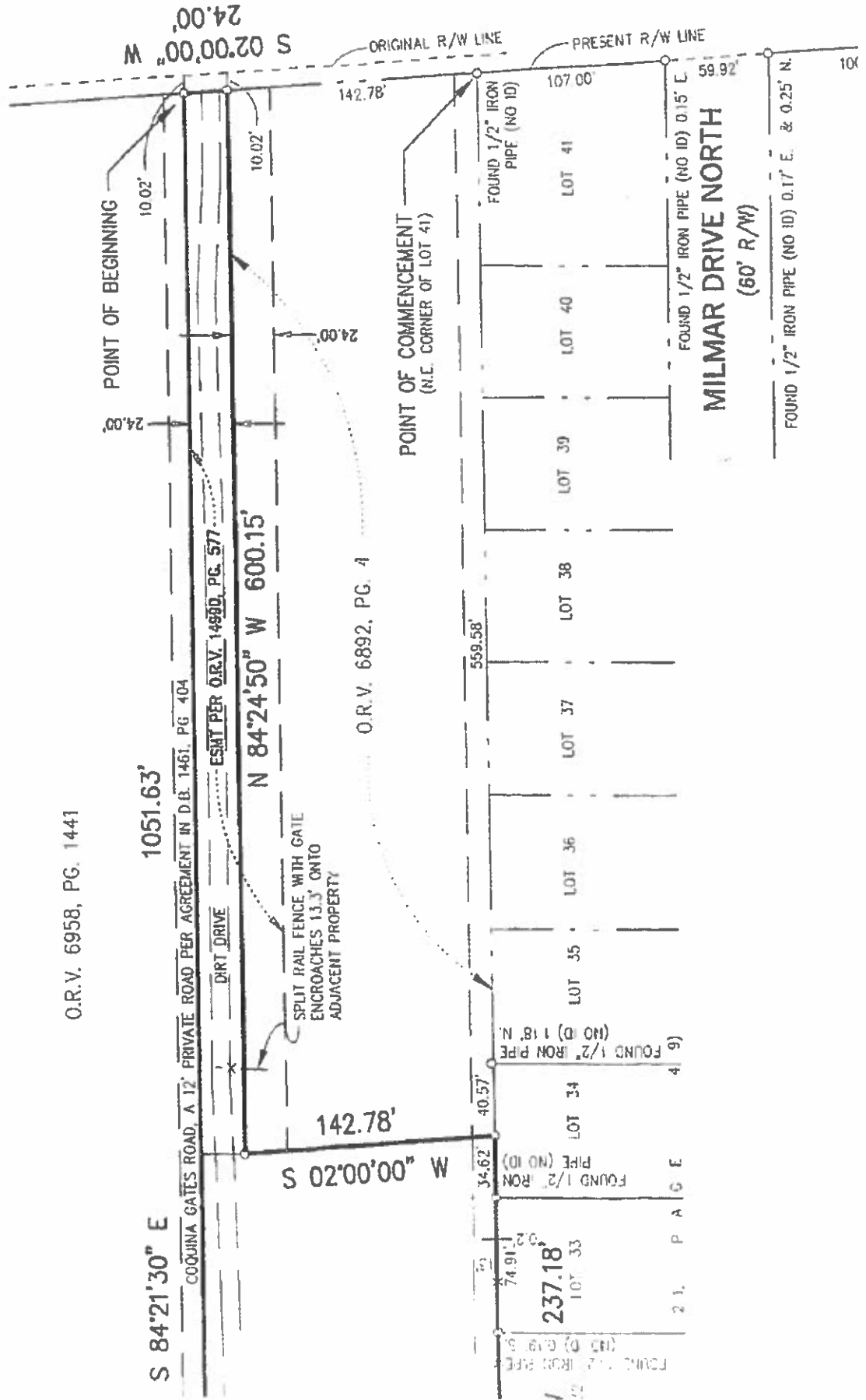
USE DETAIL

Trees will be removed with credit trees



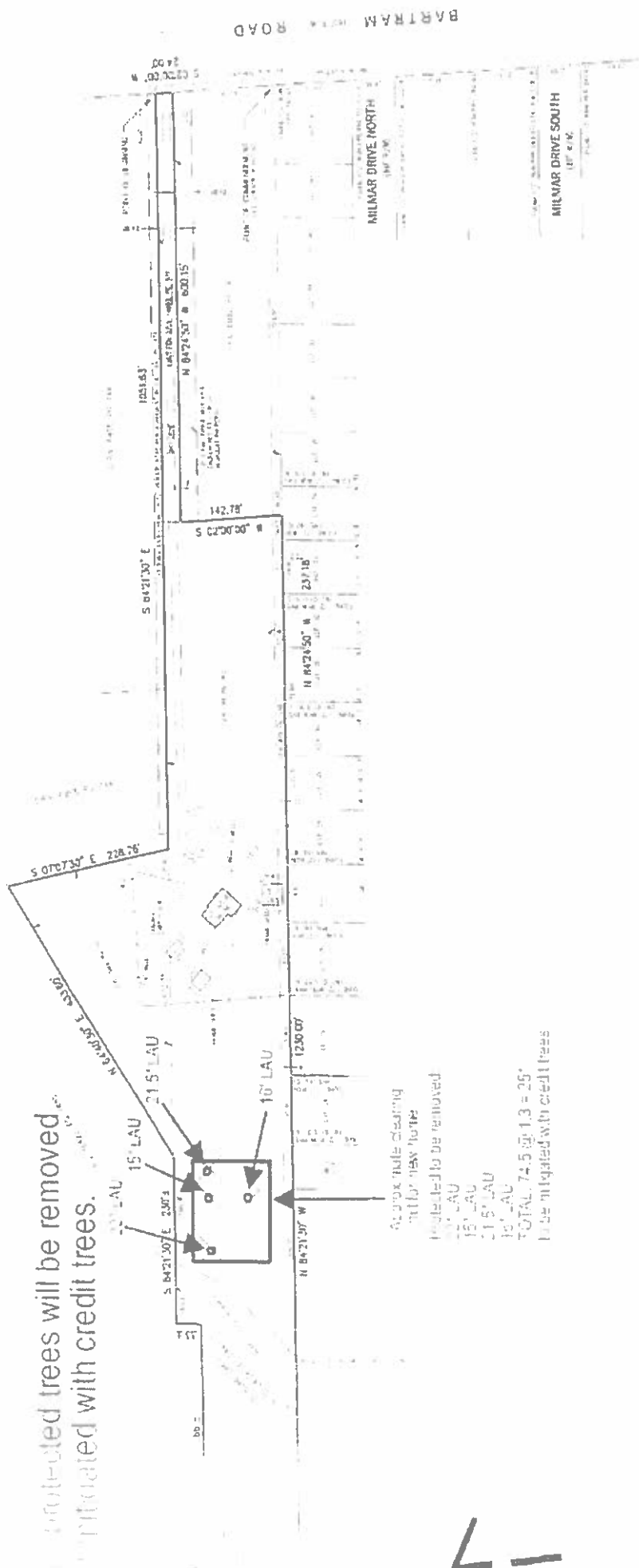
Access

O.R.V. 6958, PG. 1441

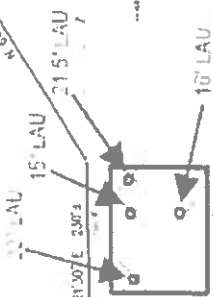




**SITE PLAN**



Protected trees will be removed and mitigated with credit trees.



- Approximate Clearing for new home
- Protected to be removed
- 15' LAU
- 15' LAU
- 21' LAU
- 16' LAU
- TOTAL 74.5 sq. ft. = 25' to be mitigated with credit trees



EXHIBIT A

Property Ownership Affidavit - Individual

Date: January 11, 2021

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: 1934 Bartram Road RE#(s): 134052 0000

To Whom it May Concern:

I Joshua Gideon hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Minimum Required Road Frontage submitted to the Jacksonville Planning and Development Department.

By [Signature]  
Print Name: Joshua E Gideon

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 12<sup>th</sup> day of January 2021, by Joshua Gideon, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

Tammy E Gray  
(Printed name of NOTARY PUBLIC)

TAMMY E. GRAY  
Notary Public, State of Florida  
Comm. Expires 08/13/2022  
Commission No. GG223078

State of Florida at Large.  
My commission expires: 8-13-22

**GIDEON JOHN T ET AL**  
 4010 BALDWIN DR  
 SEBASTIAN, FL 32976  
**GIDEON ANNE W TC**  
**GIDEON JOSHUA E TC**  
**GIDEON EMILY TC**

**Primary Site Address**  
 1934 BARTRAM RD  
 Jacksonville FL 32207

**Official Record Book/Page**  
 19020-00605

**Title #**  
 7428

**1934 BARTRAM RD**

**Property Detail**

<b>RE #</b>	134052-0000
<b>Tax District</b>	GS
<b>Property Use</b>	0100 Single Family
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	02436 RICHARD HEIRS F S/D 48,52
<b>Total Area</b>	293202

**Value Summary**

Value Description	2020 Certified	2021 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$34,213.00	\$33,748.00
<b>Extra Feature Value</b>	\$347.00	\$347.00
<b>Land Value (Market)</b>	\$232,295.00	\$232,295.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$266,855.00	\$266,390.00
<b>Assessed Value</b>	\$266,855.00	\$266,390.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$266,855.00	See below

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.](#)

**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
<a href="#">19020-00605</a>	11/27/2019	\$345,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">14786-00518</a>	2/13/2009	\$272,500.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">14455-00188</a>	4/9/2008	\$100.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">01089-00041</a>	12/30/1899	\$0.00	- Unknown	Unqualified	Improved
<a href="#">01089-00041</a>	1/1/1899	\$0.00	- Unknown	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	\$347.00

**Land & Legal**

**Land**

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0120	RES CANAL LD 3-7 UNITS PER AC	RLD-60	140.00	1080.00	Common	140.00	Front Footage	\$207,060.00
2	0100	RES LD 3-7 UNITS PER AC	RLD-60	0.00	0.00	Common	1.53	Acreage	\$24,480.00
3	9400	RIGHT-OF-WAY & STS	RLD-60	0.00	0.00	Common	0.65	Acreage	\$650.00
4	9601	MARSH	RLD-60	0.00	0.00	Common	0.62	Acreage	\$105.00

**Legal**

LN	Legal Description
1	S2-2S-27E 6.27
2	S/D F RICHARD HEIRS
3	PT LOT 13 RECD OR 14786-518,
4	PT F RICHARD GRANT RECD D BKS
5	741-362,875-248(EX PT IN ROAD,O/R
6	6297-1076)

**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.

[2020](#)

[2019](#)

[2018](#)

[2017](#)

R-134052-0000

2020

GIDEON JOHN T ET AL  
4010 BALDWIN DR  
SEBASTIAN, FL 32976

Map Id: 7428 215700.34 1.10 1.00 1.00 HEIRS BARTRAM RD

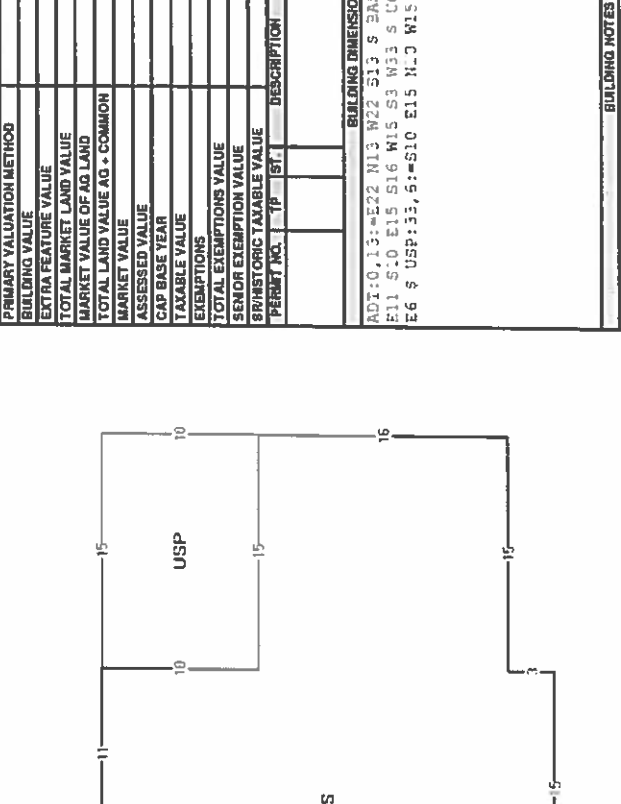
0100 Single Family "VALUE SUBJECT TO CHANGE"

BUILDING CHARACTERISTICS		%		P/B	
CATEGORY	TYPE	UNITS	ADJ	UNITS	ADJ
Exterior Wall	7 CEN FIB SHING	100	29.00		
Roof Struct	3 GABLE OR HIP	100	6.00		
Roofing Cover	12 MODULAR METAL	100	5.00		
Interior Wall	3 PLASTERED	100	31.00		
Int Floorng	14 CARPET	75	8.00		
Int Floorng	5 ASPHALT TILE	25	1.00		
Heating Fuel	4 ELECTRIC	100	1.00		
Heating Type	4 FORCED-DUCTED	100	4.00		
Air Cond	3 CENTRAL	100	7.00		

BUILDING CHARACTERISTICS		%		P/B	
CATEGORY	TYPE	UNITS	ADJ	UNITS	ADJ
Storero		1.00			
Bedrm		2.00			
Bath		1.00			
Room / Util		1.00			

BASE RATE ADJ		ADJ	
Quality Adjustment	0.9000		
Mkt/Design Factor	1.0000		
Size Adj	1.0100		
TOTAL ADJUSTED POINTS	911		
DEPRECIATION ADJ	ADJ		

TYPE	STYLE	CLS	QUA	HY %	MR %	LOC	% COMP
0101	01	4	02	0	00	100	100
REPL COST NEW	AYB	EYB	DT	NORM	% GOOD		
93.097	1936	1936	R2	63.25	36.75%		
SAR AREA	B	H	IP	B	EFF. AREA	DPR VALUE	
ADT	286	X	90	257	6,547		
BA3	1	043	X	100	1.043	26,571	
UOF	-4			20	5	127	
U4K	150			25	38	968	
ACREAGE	1.503			1.329	1.343	934.213	
				6.27	PRICE/SF	25.748	



BUILDING DIMENSIONS		ADT		USP		BAS		UOP			
ADT	0.13	E22	N13	N22	S13	S	BMS:0,35	E22	E22	N7	
E11	S:0	E15	S16	W15	S3	W33	S	COP:19,35	E4	N6	N4
E6	S	USP:33,5	S10	E15	N10	W15	S				

BUILDING NOTES	
SFR 1 STORY	
AKA: 1934 BARTRAM RD JACKSONVILLE 32207	
SFR 1 STORY	

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	SALES PRICE	NOTE AMOUNT	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	19020	00605		11/27/2019	345000	0 N	0	MARY ANNE M SRAAHER	GIDEON JOHN T ET AL	20200302
2	14786	00518		02/13/2009	272500	0 N	0	COURTNEY TERESA F TRUST	SAADAH AMMAR R	03/16/2009
3	14455	00188		04/09/2008	100	0 N	0	COURTNEY TERESA F	COURTNEY TERESA F ESTATE	20080410 DOD 3/24/03
4	01089	00041				0 N	0			REF ONLY DEED BK

L	N	OBX/FF	CODE	DESCRIPTION	BLD	HK %	FFPR	DESCRIPTION	CD
1	FFPR			Fireplace Prefab	1	0.00			

L	N	USE CODE	LAND USE DESCRIPTION	HK %	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT PRICE	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0120		RES CANAL LD 3-7 UNITS PER AC	0.00	140.00	1.080	100.00	140.00	1.74	1.00	1,475.00	207,060
2	0100		RES LD 3-7 UNITS PER AC	0.00	100.00	0.00	100.00	1.53	1.00	16,000.00	16,000.00	24,480
3	9400		RIGHT-OF-WAY 6.5x3	0.00	0.00	0.00	100.00	0.65	1.00	1,000.00	1,000.00	650
4	9001		MARKSH	0.00	0.00	0.00	100.00	0.62	1.00	170.00	170.00	105

APPRAISAL DATES		DATE		APPRASSED BY	
03/05/2010					NPC
03/24/2006					MM
06/09/2020					OCB
01/24/2014					DK1

VALUE SUMMARY	
PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	34,213
EXTRA FEATURE VALUE	347
TOTAL MARKET LAND VALUE	232,293
MARKET VALUE OF AD LAND	0
TOTAL LAND VALUE AD + COMMON	266,835
ASSESSED VALUE	266,835
CAP BASE YEAR	0
TAXABLE VALUE	266,835
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	0
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A
PERMIT NO.	
TP	
SFT	
DESCRIPTION	
EST VALUE	
ISSUE DATE	

L	N	DATE	BLD	USERID	CD	PARCEL NOTES

