

Date Submitted: 9/8/23
Date Filed: 9/11/23

Application Number: WRF-23-22
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: 2	Planning District: CPAC-PD6-North	
Previous Zoning Applications Filed (provide application numbers): \emptyset		
Applicable Section of Ordinance Code: Sec. 656.407		
Notice of Violation(s):		
Neighborhood Associations: North; Heckscher Dr Community Club; M&M Dairy, Inc; The Eden Group, Inc; NPS Timucuan Ecological & Historic Preserve		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$ 2274	Zoning Asst. Initials: <i>DM</i>

PROPERTY INFORMATION	
1. Complete Property Address: 10110 Ft. George Road Jacksonville, FL 32226	2. Real Estate Number: 169193-0020
3. Land Area (Acres): 11,344 sq.ft / 0.26 Acres	4. Date Lot was Recorded: 06/02/1887 Original 05/05/2023 - Deeded
5. Property Located Between Streets: HECKSCHER DRIVE PALMETTO AVENUE	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>80</u> feet to <u>60</u> feet.	
8. In whose name will the Waiver be granted? <i>Christopher Ray Martin Jr. / for Stephanie Schafer</i>	

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PLANNING AND DEVELOPMENT DEPARTMENT
 214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

last update: 1/10/2017

COMPANION APPLICATION
 AD-23-76
 WRF-23-22

Original On File

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Christopher Ray Martin, Jr.	10. E-mail: cmartman@yahoo.com
11. Address (including city, state, zip): 5404 Heckscher Dr. Jax, FL 32226	12. Preferred Telephone: (407) 222-8045

APPLICANT'S INFORMATION (if different from owner)	
13. Name: N/A	14. E-mail: N/A
15. Address (including city, state, zip): N/A	16. Preferred Telephone: N/A

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.

We request a waiver for reduction of the minimum requirements for road frontage because the lots that were platted on Batten Island along Ft. George Road don't meet the requirements of 100 feet. This request is not based upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 but to have permission to relax the zoning code minimum from 100 feet to 60 feet. The proposed waiver will not substantially diminish property values, nor alter the essential character of the area surrounding the site due to the reduced road frontage, because many of the lots along this stretch of Ft. George Road only have 60 feet of road frontage. A map of the area on JAX GIS is included in our request. There is a valid and effective easement for adequate vehicular access which connects to a public road - Ft. George Road. (This proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, or the creation of nuisances or conflicts with any other applicable law.

Regards,



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PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

last update: 1/10/2017

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		

PLANNING AND DEVELOPMENT DEPARTMENT

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: CHRISTOPHER R. MARTIN, JR

Signature: 

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

Owner(s)

Print name: STEPHANIE SCHAFER

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, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

OWNER'S INFORMATION

9. Name
Christopher Ray Martin, Jr.

10. E-mail
csmartman@yahoo.com

11. Address
5404 Heckscher Drive
Jacksonville, FL 32226

12. Preferred Telephone
(407)222-8045

OWNER'S INFORMATION

9. Name
Stephanie Schafer

10. E-mail
schaferandsteele@outlook.com

11. Address
5404 Heckscher Drive
Jacksonville, FL 32226

12. Preferred Telephone
(407)227-2817

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 9/6/2023

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: 10110 Ft. George Road RE#(s): 169193-0020
Jacksonville, FL 32226

To Whom it May Concern:

I Christopher Ray Martin, Jr 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]

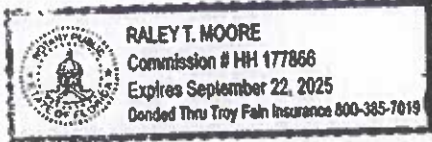
Print Name: Christopher Ray Martin, JR

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 6 day of September 2023, by Christopher Ray Martin Jr, who is personally known to me or who has produced Drivers license as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)



Raley T. Moore

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 9/22/25

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 9/14/2023

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: 10110 Ft. George Road RE#(s): 169193-0020
Jacksonville, FL 32226

To Whom it May Concern:

I Stephanie Schafer 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 front submitted to the Jacksonville Planning and Development Department.

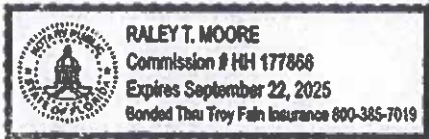
By [Signature]

Print Name: STEPHANIE SCHAFFER

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 6 day of September 2023 by Stephanie Schafer, who is personally known to me or who has produced Drivers License as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)



Raley T. Moore

Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 9/22/25

Prepared by and return to:

Nolan Winarchick
Ponte Vedra Title, LLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

File Number: 23-1307

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 1st day of May, 2023, between Eric Petersen, a married man, whose post office address is 1606 6th Street South, Jacksonville Beach, FL 32250, grantor, and Christopher Ray Martin, Jr., an unmarried man, and Stephanie Schafer, a married woman, as joint tenants with right of survivorship, whose post office address is 5404 Heckscher Drive, Jacksonville, FL 32226, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

All that part of Lot Fourteen (14) of Johnson's Subdivision of Lower Batten Island Pilot Town that lies 224' on the Eastern most boundary from the Northerly right of way line of Heckscher Drive (State Road 105) extending 200.66 on the Eastern most boundary, 60.3' on the Northern most boundary, starting 200' from the Northerly right of way line of Heckscher Drive (State Road 105) extending 197.12' on the Western most boundary according to Former Public Records of Duval County, Florida: Recorded in Plat Book 1, Page 50.

Parcel Identification Number: 169193-0020

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.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

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 as specified herein.

The property described in this instrument is not, nor has it ever been, the constitutional homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household(s) of Grantor(s) reside thereon or have ever resided thereon.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:

Herbert W. Reynolds
Witness 1 Signature
Herbert W. Reynolds

Witness 1 Printed Name

Eric Petersen
Eric Petersen

Nolan Winarchick
Witness 2 Signature
Nolan Winarchick

Witness 2 Printed Name

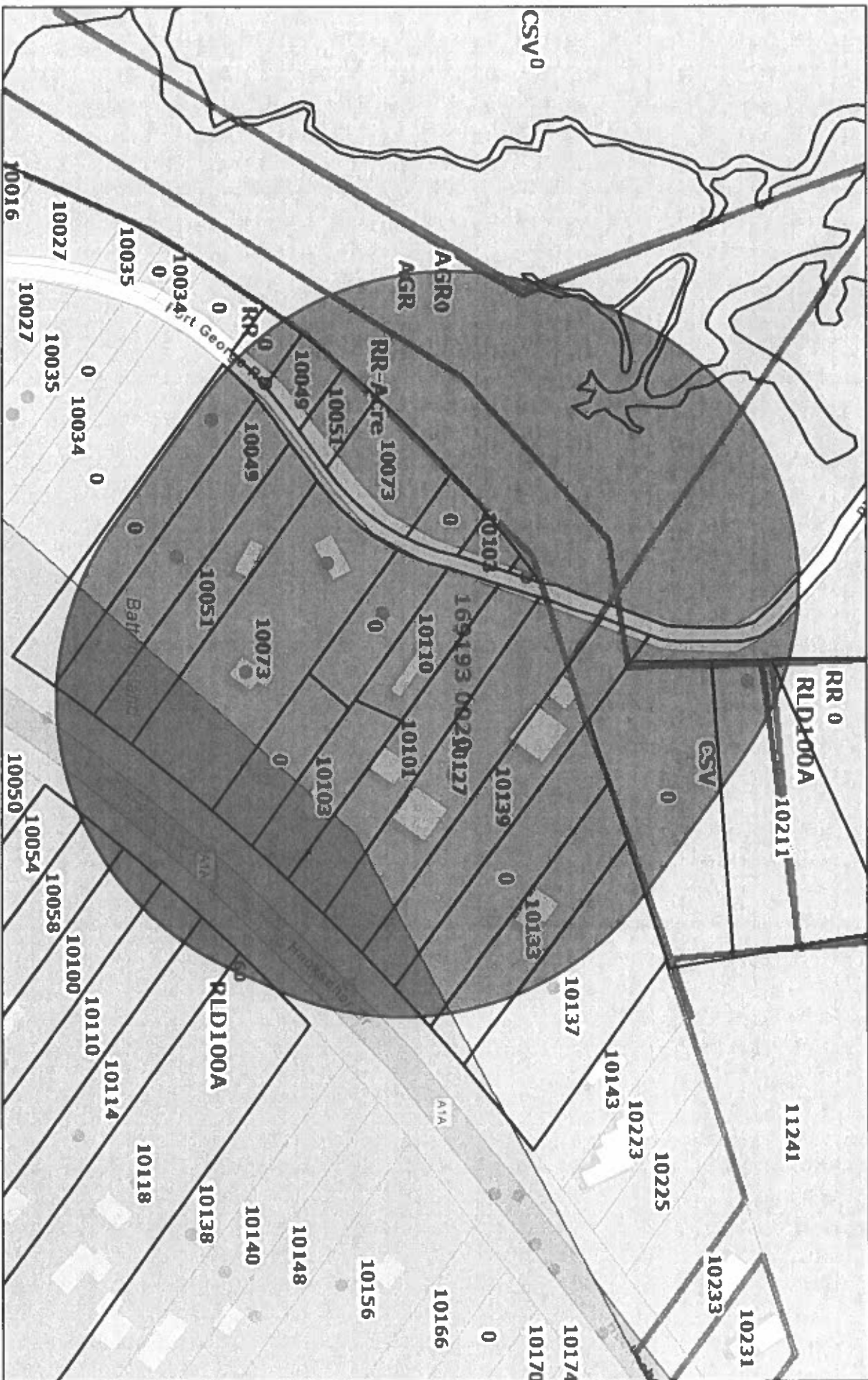
State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of Physical Presence or Online Notarization, this 1st day of May, 2023, by Eric Petersen, a married man, who is personally known to me or has produced *FL OH* as identification.

Herbert W. Reynolds
NOTARY PUBLIC
Printed Name: **Herbert W. Reynolds**
My Commission Expires: _____

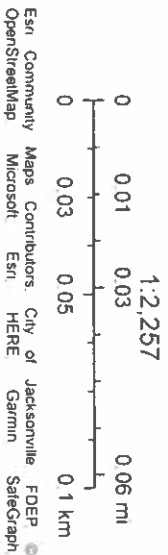


Land Development Review



September 8, 2023

- Parcels
- Noise Contours
- Land Use
- Zoning
- Address Points
- 60
- Panel Index



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL	MAIL_ZIP
169194 0020	10085 FORT GEORGE LLC		9401 WAYPOINT PL		JACKSONVILLE	FL	32257
169192 0000	ALBERT D STEWART LIVING TRUST		C/O SARA AND ANDREW PELTON	10100 HECKSCHE DR	JACKSONVILLE	FL	32226-2508
169188 0000	BYOVS OSCAR		10049 HECKSCHE DR		JACKSONVILLE	FL	32226
169194 0010	DAVID RICHARD LEVESQUE REVOCABLE LIVING TRUST		10110 HECKSCHE DR		JACKSONVILLE	FL	32226
169190 0100	GARNER TRUST		10058 HECKSCHE DR		JACKSONVILLE	FL	32226-2506
169190 0000	GRANADA CARLOS ALEXANDER		10054 HECKSCHE DR		JACKSONVILLE	FL	32226
169197 0000	HOLLAND JOHN M ET AL		10127 FT GEORGE RD		JACKSONVILLE	FL	32226-2464
168206 0020	HOLMES DONALD C		5458 SKYLARK CT		JACKSONVILLE	FL	32257
168206 0010	MATTHEWS LAMAR T		15973 CROAKER RD		JACKSONVILLE	FL	32226
169193 0010	MCCRARY WARREN C		10114 HECKSCHE DR		JACKSONVILLE	FL	32226
169191 0000	MCGURRIN JANIS		127 17TH AVE N		JACKSONVILLE	FL	32250
169195 0000	MCMIKEL EUGENE S		10101 FT GEORGE RD		JACKSONVILLE	FL	32226-2464
169198 0000	MILLER COURTENAY H		10139 HECKSCHE DR		JACKSONVILLE	FL	32226
169196 0000	MOLLER EDWARDS TRUST		10118 HECKSCHE DR		JACKSONVILLE	FL	32226-2508
169187 0000	SCHULTZ SCOTT		4505 ORTEGA FARMS CIR		JACKSONVILLE	FL	32210
169203 0050	SHAFNACKER WILLIAM M		10137 HECKSCHE DR		JACKSONVILLE	FL	32226
169202 0000	SPRUNGER ROBERT C		10133 HECKSCHE DR		JACKSONVILLE	FL	32226-2507
169193 0030	STINSON CLIFFORD G		10103 HECKSCHE DR		JACKSONVILLE	FL	32226-2507
169201 0000	TILKERS MICHAEL R		11427 AVERY DR		JACKSONVILLE	FL	32218-4047
168206 0030	UNITED STATES OF AMERICA		1849 C ST NW 2540		WASHINGTON	DC	20240
169193 0000	WUNDER BARRY W		1476 MARCIA DR		ORANGE PARK	FL	32073-5229
	NORTH	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S		JACKSONVILLE	FL	32226
	HECKSCHER DR COMMUNITY CLUB	HECKSHHER DR CC PRESIDENT	9364 HECKSCHER DR		JACKSONVILLE	FL	32226
	M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR		JACKSONVILLE	FL	32226
	THE EDEN GROUP INC.	DICK BERRY					
	NPS TIMUCUAN ECOLOGICAL AND HISTORIC PRE	CHRIS HUGHES	13165 MT PLEASANT RD		JACKSONVILLE	FL	32225