

Date Submitted:	10/25/22
Date Filed:	10/28/22

Application Number:	WRF-22-29
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-90	Current Land Use Category: LDR
Council District:	6	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.133(d)		
Notice of Violation(s):		
Neighborhood Associations: Grueselle Core HOA; Hammock Oaks beautification com.; Mandarin Garden Club; Old Mandarin Neighb. Assoc.; Southeast; Tangelo Private Road Overlay: Mandarin		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	1	Amount of Fee: \$1,329.00
		Zoning Asst. Initials: AJ

PROPERTY INFORMATION	
1. Complete Property Address: Jacksonville 0 Tangelo Lane Fl. 32223	2. Real Estate Number: 105833-0130
3. Land Area (Acres): 47989 sq. Ft. 1.101 Acres	4. Date Lot was Recorded: 11/1/1976
5. Property Located Between Streets: Mandarin Road + Varina Ct.	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 72' feet to 0' feet.	
8. In whose name will the Waiver be granted? Samuel D Kredell Revocable Living Trust	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Samuel D. Kredell ^{Revocable Living Trust}	10. E-mail: Kredellsam@gmail.com
11. Address (including city, state, zip): 4325 Appleton Ave Jacksonville, FL 32210	12. Preferred Telephone: 904-666-4107

APPLICANT'S INFORMATION (if different from owner) Authorized Agent	
13. Name: Michelle Norris	14. E-mail: michelle@newatlanticbuilders.com
15. Address (including city, state, zip): 9382 Maidstone Mill Dr. E Jacksonville FL 32244	16. Preferred Telephone: 904 866 8295

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 are seeking a waiver for Mr. Kredell to build his home on his lot. We need an address in order to do so. His sister lives next door at 11651 Tangelo Lane. The road is a private road. Apparently, only the section in front of his lot has not been deemed approved however, (Street Master Registry as an Approved Private Road.) The north/south limits of the road from point 1170 feet south of Varina Ct. to a point 280 feet north of Varina Ct are approved.

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		

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: SAMUEL D. REDELL
Signature: [Handwritten Signature]

Applicant or Agent (if different than owner)

Print name: MICHELLE NORRIS
Signature: [Handwritten Signature]

Owner(s)

Print name: _____
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

Property Ownership Affidavit - Individual

Date: 12-06-2022

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 in Jacksonville, Florida:

Address: **0 Tangelo Lane**

RE#(s): **105833-0130**

To Whom it May Concern: **Samuel D. Kredell as Trustee of
Samuel D. Kredell Revocable Living**

I hereby certify that _____ is the Owner of the property described in Exhibit 1 in connection with filing application(s) for

Waiver of Road Frontage submitted to the Jacksonville Planning and Development Department.

By *Samuel D. Kredell*

Print Name: SAMUEL D. KREDELL

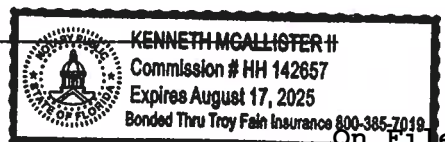
**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of [] physical presence or [] online notarization, this 06 day of December 2022, by Samuel Kredell who is personally known to me or who has produced FL Drivers License as identification and who took an oath.

Kenneth McAllister
(Signature of NOTARY PUBLIC)

Kenneth McAllister
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires:



Agent Authorization – Individual

Date: 12-06-2022

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 0 Tangelo Lane

RE#(s): 105833-0130

To Whom it May Concern:

You are hereby advised that Samuel D. Kredell, as Trustee of Samuel D. Kredell Revocable Living Trust hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Michelle Norris to act as agent to file application(s) for Waiver of Road Frontage for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By: Samuel D. Kredell

Print Name: SAMUEL D KREDELL

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of [] physical presence or [] online notarization, this 6 day of December 2022, by Samuel Kredell, who is personally known to me or who has produced FL Drivers License as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Kenneth McAllister
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires:



Prepared By and Return To:

Sam Stromberg
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 29th day of July, 2022, by Simon L. Newman and Pamela G. Newman, husband and wife, hereinafter called the Grantor, whose address is 2764 Via Baya Lane, Jacksonville, FL 32223 to Samuel D. Kredell, Trustee of Samuel D. Kredell Revocable Living Trust, whose post office address is: 4325 Appleton Avenue, Jacksonville, FL 32210, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

That certain piece, parcel or tract of land, situate, lying and being a part of the Moses Bowden Grant, Section 23, Township 4 South, Range 26 East, City of Jacksonville, Duval County, Florida and being more particularly described as follows: Commencing at the northeast corner of the plat of Mandarin Forest, Unit 1, as recorded in Plat Book 29, page 61 of the current public records of said county; thence South 15° 25' 20" East along the northeast line of said Mandarin Forest, Unit 1, 328.24 feet for a point of beginning; thence North 69° 20' 40" East, 209.50 feet to a point situate in the northeasterly line of the lands of J. H. Vereen; thence South 15° 33' 32" East along said last mentioned line, 210.0 feet; thence South 69° 20' 40" West, 209.99 feet to said northeasterly line of Mandarin Forest, Unit 1; thence North 15° 25' 20" West along said last mentioned line, 210.0 feet to the point of beginning.

Together with and subject to easement for ingress, egress, utilities and drainage described in Grant of Easement recorded in Official Records Volume 3764, page 446, of the current public records of Duval County, Florida.

Said property is not the 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 of Grantor(s) reside thereon.

Parcel ID Number: 105833-0130

Subject to taxes accruing subsequent to December 31, 2021.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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.

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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature

Samuel Stromberg
Witness 1 Printed Name

[Signature]
Simon L. Newman

[Signature]
Pamela G. Newman

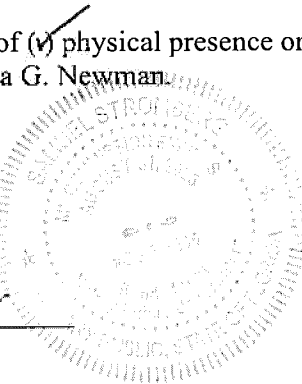
[Signature]
Witness 2 Signature

Rhonda S. Dye
Witness 2 Printed Name

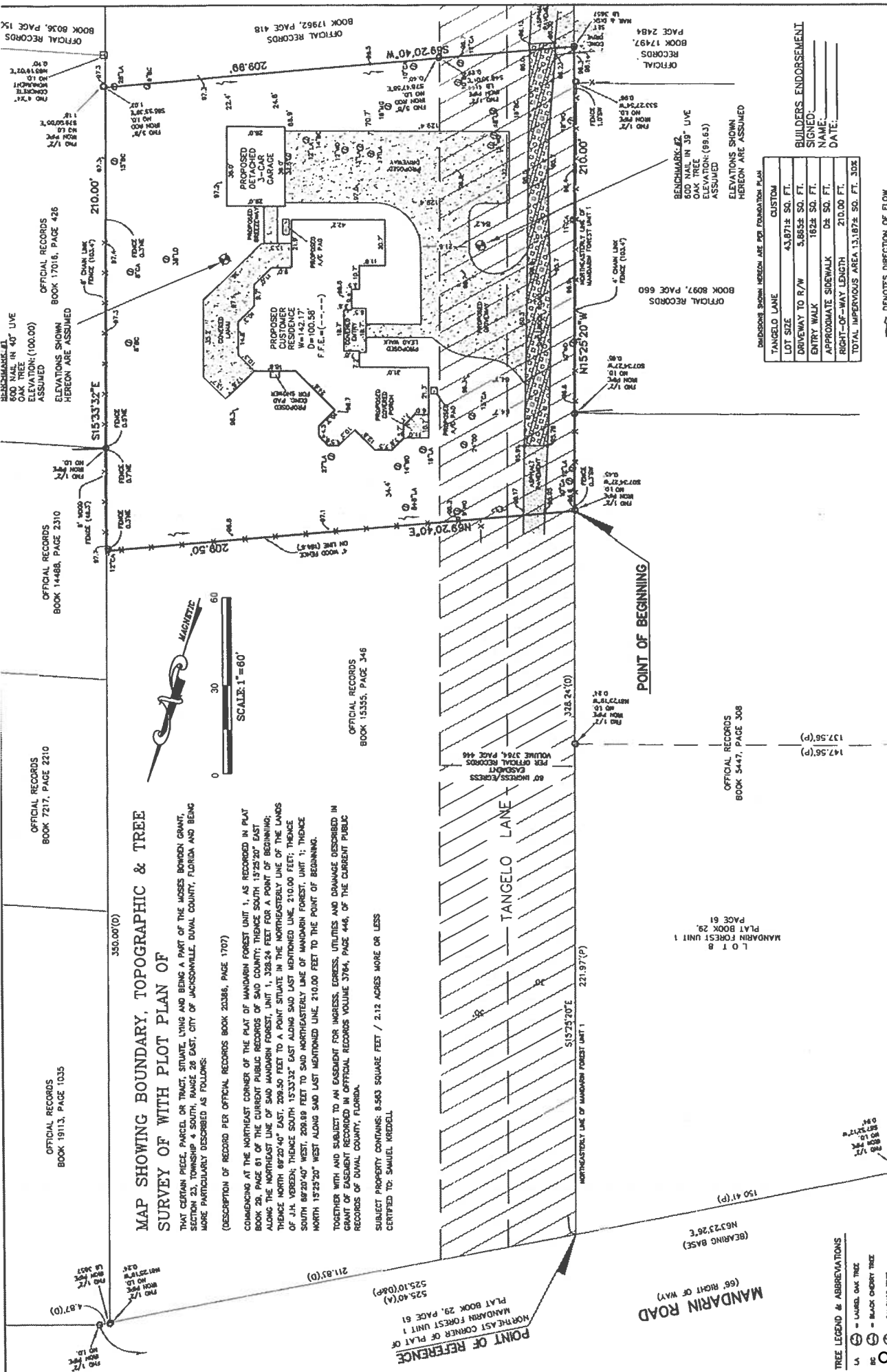
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of (v) physical presence or () online notarization this 29 day of July, 2022, by Simon L. Newman and Pamela G. Newman.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification Produced: Drivers License



MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF WITH PLOT PLAN OF

THAT CERTAIN PIECE, PARCEL, OR TRACT, SITUATE LYING AND BEING A PART OF THE JONES BOWEN GRANT, SECTION 23, TOWNSHIP 6 38TH, RANGE 28 EAST, CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(DESCRIPTION OF RECORD PER OFFICIAL RECORDS BOOK 20386, PAGE 1707)

COMMENCING AT THE NORTHEAST CORNER OF THE PLAT OF MANDARIN FOREST UNIT 1, AS RECORDED IN PLAT BOOK 29, PAGE 61 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 15°25'20\"/>

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE DESCRIBED IN GRANT OF PUGH RECORDED IN OFFICIAL RECORDS VOLUME 3764, PAGE 448, OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINS: 8,543 SQUARE FEET / 2.12 ACRES MORE OR LESS

CERTIFIED TO: SAMUEL KREDELL



OFFICIAL RECORDS BOOK 19113, PAGE 1035

OFFICIAL RECORDS BOOK 7217, PAGE 2210

OFFICIAL RECORDS BOOK 14488, PAGE 2310

OFFICIAL RECORDS BOOK 17016, PAGE 426

OFFICIAL RECORDS BOOK 8036, PAGE 15X

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SW JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA 32209 - 904/279-0066 - LICENSED LAND BUSINESS NO. 3657

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR INTERESTS IN THE LAND SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DATE: 11-13-2018

SCALE: 1"=60'

SURVEY NOT VALID UNLESS ENDORSED BY SEAL

JAMES D. HARRISON, JR., REG. NO. 3647

MICHAEL A. GIBBERT, JR., REG. NO. 3640

FLORIDA REGISTERED SURVEYOR AND MAPPER

BUILDERS ENDORSEMENT	
SIGNED:	_____
NAME:	_____
DATE:	_____

DIVISIONS SHOWN HEREON ARE PER FOUNDATION PLAN	
TANGALO LANE	CUSTOM
LOT SIZE	43,871± SQ. FT.
DRIVEWAY TO R/W	3,865± SQ. FT.
ENTRY WALK	182± SQ. FT.
APPROXIMATE SIDEWALK	0± SQ. FT.
RIGHT-OF-WAY LENGTH	210.00 FT.
TOTAL IMPERVIOUS AREA	13,187± SQ. FT. 30%

~ DENOTES DIRECTION OF FLOW

UNDETERMINED DRAINAGE NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 5817-1 FOR DUAL COUNTY, FLORIDA, DATED 11-20-18

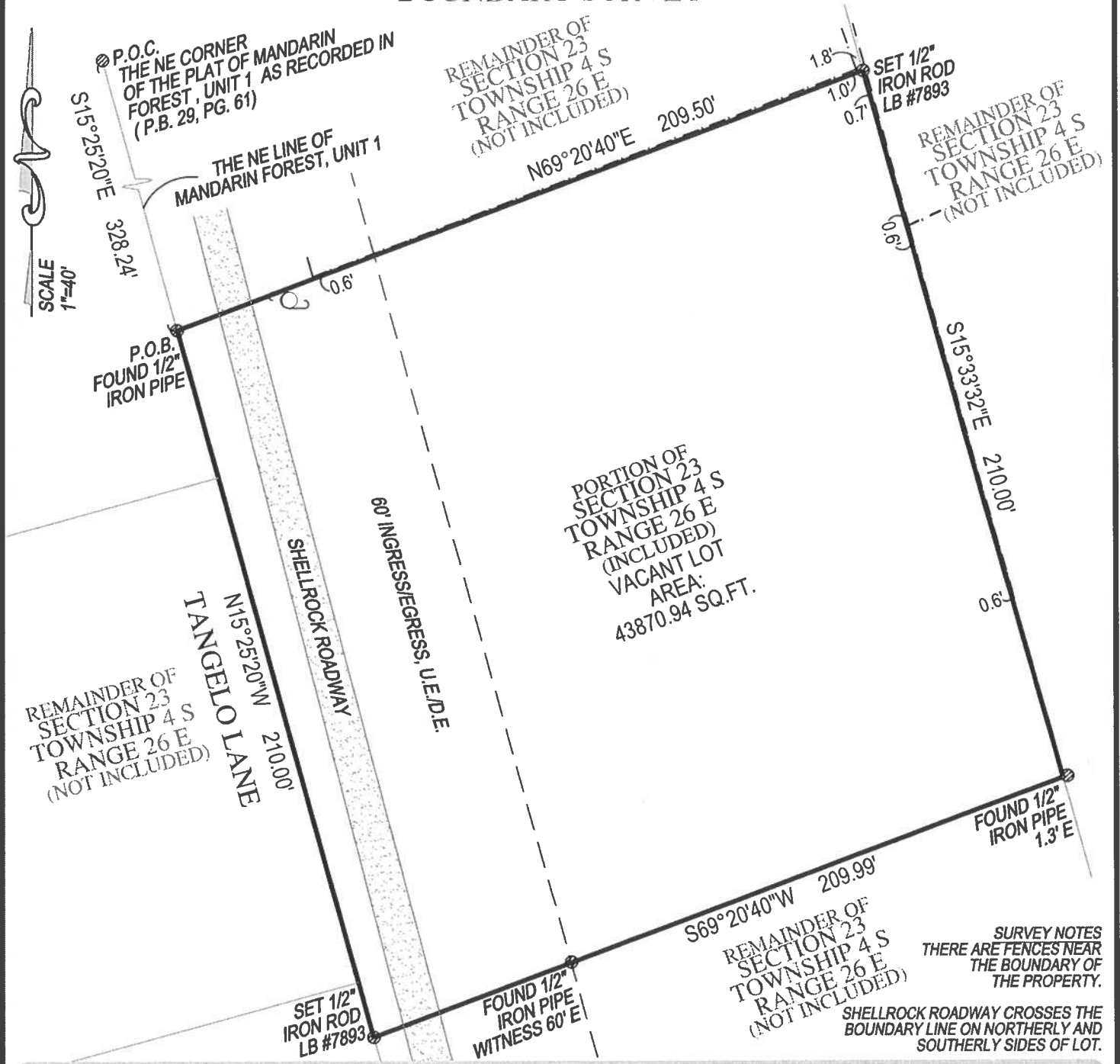
LEGEND & ABBREVIATIONS

- LA = LABEL OAK TREE
- LC = BLACK CHERRY TREE
- CC = CAMPOUR TREE
- WO = WATER OAK TREE
- MA = MANDARINA TREE
- OD = OGD TREE
- LO = LIVE OAK TREE

LEGEND & ABBREVIATIONS

- = IDENTIFY 10' WOOD PIER POLE
- (solid) = CONCRETE TOPOGRAPHIC SPOT ELEVATION (MWD SHORT)
- (dash) = CONCRETE TOPOGRAPHIC SPOT ELEVATION (CROSS SHORT)

BOUNDARY SURVEY



REMAINDER OF SECTION 23 TOWNSHIP 4 S RANGE 26 E (NOT INCLUDED)

REMAINDER OF SECTION 23 TOWNSHIP 4 S RANGE 26 E (NOT INCLUDED)

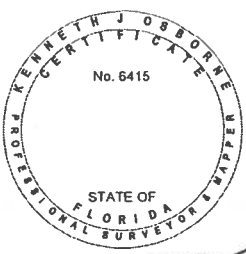
REMAINDER OF SECTION 23 TOWNSHIP 4 S RANGE 26 E (NOT INCLUDED)

PORTION OF SECTION 23 TOWNSHIP 4 S RANGE 26 E (INCLUDED) VACANT LOT AREA: 43870.94 SQ.FT.

REMAINDER OF SECTION 23 TOWNSHIP 4 S RANGE 26 E (NOT INCLUDED)

SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

SHELLROCK ROADWAY CROSSES THE BOUNDARY LINE ON NORTHERLY AND SOUTHERLY SIDES OF LOT.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne

Digitally signed by Kenneth Osborne
Date: 2022.07.19 08:41:16 -05'00'



TARGET SURVEYING, LLC
LB #7893

SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

(SIGNED) *Kenneth Osborne*
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)



DEPARTMENT OF PUBLIC WORKS
Engineering Division

April 28, 2004

MEMORANDUM

TO: W. Monroe Hazen, P.L.S.
Topographic Survey Manager
Streets and Drainage Division

FROM: John P. Pappas, P. E., Chief 
Engineering Division

SUBJECT: Tangelo Lane
Approved Private Road Status

The Engineering Division has investigated the condition of Tangelo Lane and found the roadway has been surfaced and suitable access is being maintained from approximately 280 feet north of Varina Court to the south terminus of the roadway. We recommend that the Approved Private Road status be restored.

Please call David Hahn at 630-4733, if you have any questions concerning this matter.

JPP:ddh

cc: David D. Hahn, P. E., Manager
Contract Administration Section

RECEIVED

APR 29 2004

220 E. BAY STREET, ROOM 1207 • JACKSONVILLE, FLORIDA 32202

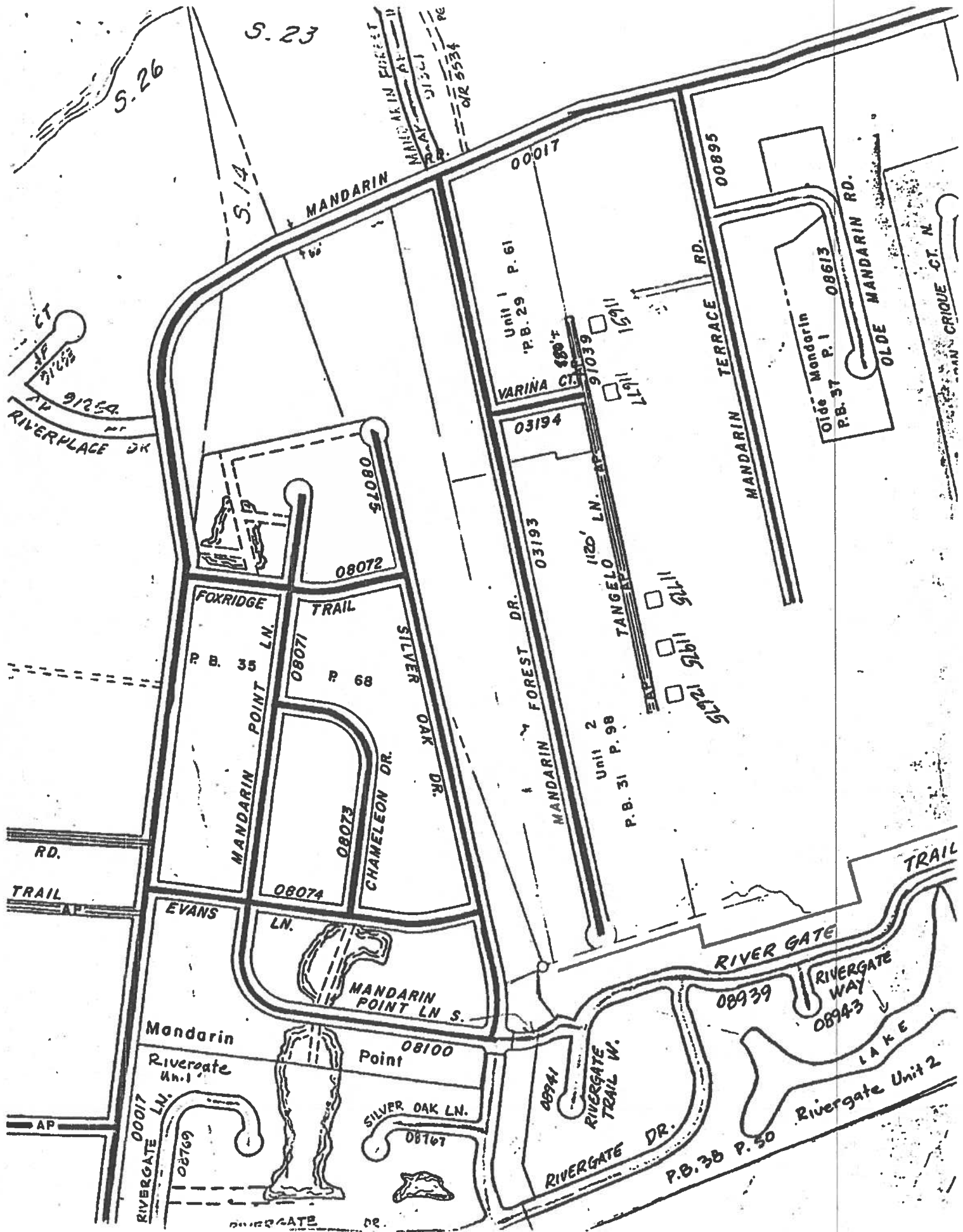
PHONE: 904 - 630-1620 • FAX: 904 - 630-2909 • www.coj.net

Recipient of the 2001 Governor's Sterling Award

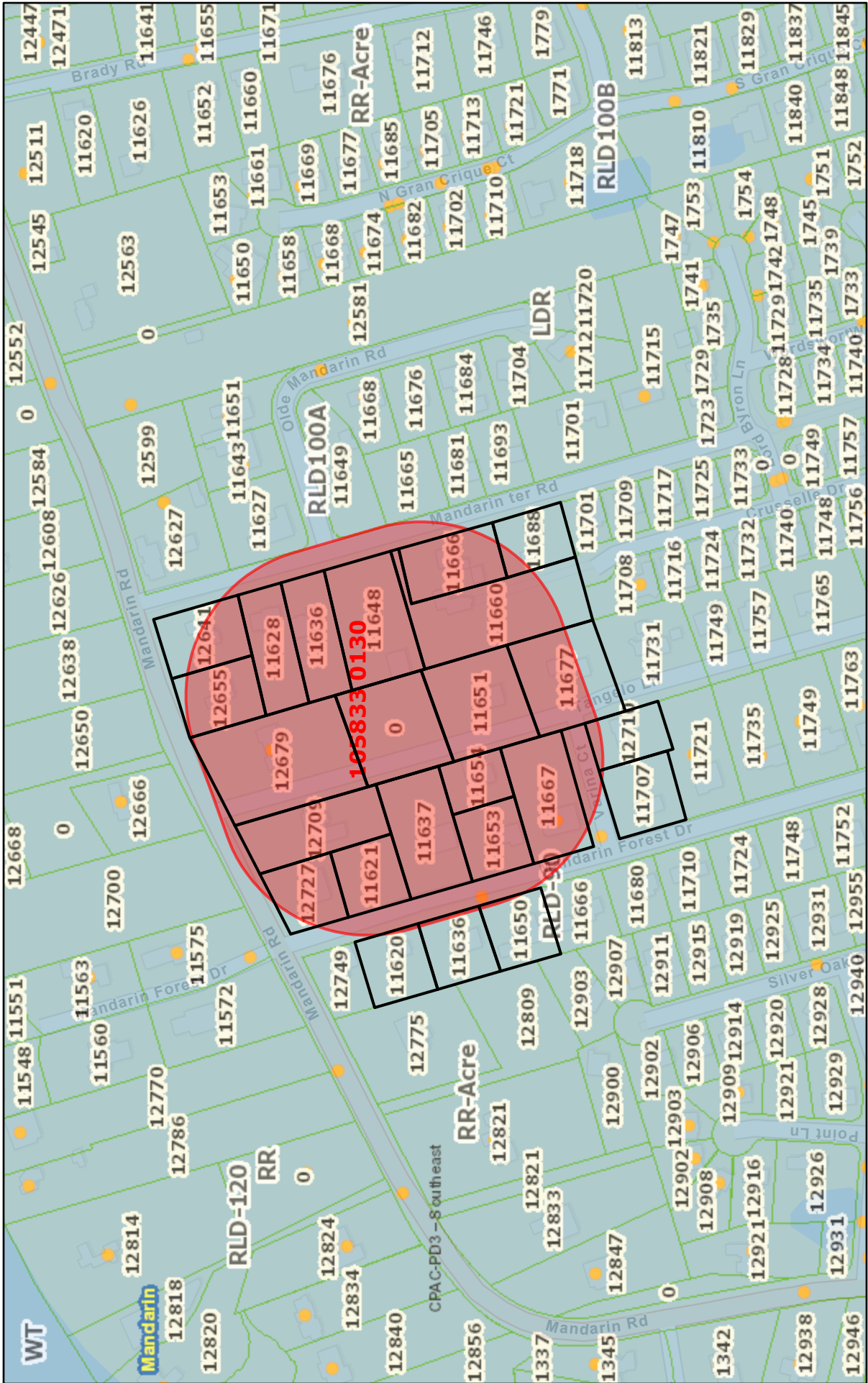
STREETS & DRAINAGE



Q-9NE



Land Development Review



October 25, 2022

1:4,514
0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

- Parcels
- Address Points
- CPAC-PD3 – Southeast
- CPAC-PD4 – Southwest
- CPAC-PD5 – Northwest
- CPAC-PD6 – North
- RR-Acre
- RLD-100A
- RLD-100B
- LDR
- Noise Contours

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_CITY	MAIL_ST	MAIL_ZIP
105840 0000	BATTISTIC RUDOLPH C JR		11732 CRUSSELLE DR	JACKSONVILLE	FL	32223
105833 0010	BICKERTON DEREK A		12679 MANDARIN RD	JACKSONVILLE	FL	32223-0809
105871 0000	BRIGHAM JOHN WINTER		11636 MANDARIN FOREST DR	JACKSONVILLE	FL	32223
105876 0000	CASTANEDA ALINA P ET AL		12727 MANDARIN RD	JACKSONVILLE	FL	32223
105880 0000	COSTA JOSEPH		11667 MANDARIN FOREST DR	JACKSONVILLE	FL	32223-1716
105878 0000	COULTRIP JAMES L		11637 MANDARIN FOREST DR	JACKSONVILLE	FL	32223-1716
105831 0000	CRUSSELLE DOROTHY EARLENE TRUST		11660 MANDARIN TERRACE RD	JACKSONVILLE	FL	32223-1726
105836 0100	ELLIS FAMILY TRUST		12655 MANDARIN RD	JACKSONVILLE	FL	32223
105877 0000	FAIX JACQUELINE Y		11621 MANDARIN FOREST DR	JACKSONVILLE	FL	32223-1716
105872 0000	HAMANN WESLEY T		11650 MANDARIN FOREST DR	JACKSONVILLE	FL	32223
105882 0000	HICKS SANDRA L		12710 VARINA CT	JACKSONVILLE	FL	32223-1735
105836 0150	JAMES MATHEWS LIVING TRUST ET AL		12641 MANDARIN RD	JACKSONVILLE	FL	32223-0809
105833 0030	KUHATSCHEK WILLIAM G		11651 TANGELO LN	JACKSONVILLE	FL	32223
105875 0000	LITTLE CAY N		12709 MANDARIN RD	JACKSONVILLE	FL	32223-1712
105879 0000	MARJENHOFF FRANKLIN		11653 MANDARIN FOREST DR	JACKSONVILLE	FL	32223-1716
105855 0000	OATMAN H WAYNE		11648 MANDARIN TERRACE RD	JACKSONVILLE	FL	32223
105836 0050	PENNINGTON DOUGLAS M		11628 MANDARIN TERRACE RD	JACKSONVILLE	FL	32223-1726
105848 0000	ROACH PETER OWEN		1351 DEGROVE RD	JACKSONVILLE	FL	32223-1726
105865 0000	SACKS TERESA L		11654 TANGELO LN	JACKSONVILLE	FL	32223-1786
105833 0130	SAMUEL D KREDELL REVOCABLE LIVING TRUST		4325 APPLETON AVE	JACKSONVILLE	FL	32210
105883 0000	SNIPES MARTY E II		11707 MANDARIN FOREST DR	JACKSONVILLE	FL	32223-1792
105836 0000	STROMBERG SAMUEL		11636 MANDARIN TERRACE RD	JACKSONVILLE	FL	32223-1726
105833 0020	TEAGUE CAITLIN		11677 TANGELO LN	JACKSONVILLE	FL	32223
105870 0000	VANRAVENSWAAY MARK A		11620 MANDARIN FOREST DR	JACKSONVILLE	FL	32223
	CRUSSELLE COVE HOA	LAUREN CARR, AGENT	PO BOX 57911	JACKSONVILLE	FL	32241
	HAMMOCK OAKS BEAUTIFICATION COMMITTEE	RAWSON COLIMAN	12094 HAMMOCK OAKS DDR	JACKSONVILLE	FL	32223
	MANDARIN GARDEN CLUB	STACIA SNUGGS	2892 LORETTO RD	JACKSONVILLE	FL	32223
	OLDE MANDARIN NEIGHBORHOOD ASSOCIATION	SUSIE SCOTT	1050 POPOLEE RD	FRUIT COVE	FL	32259
	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LAROSA DR	JACKSONVILLE	FL	32217
	TANGELO - PRIVATE ROAD	DAN TOMLIN	11765 TANGELO LN	JACKSONVILLE	FL	32225