

Date Submitted: 1-19
Date Filed: 1-26-22

Application Number: AD-22-09
Public Hearing:

## Zoning Application for an Administrative Deviation

City of Jacksonville, Florida  
 Planning and Development Department      **COMP WRF**

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: <b>RLD-60</b>	Current Land Use Category: <b>LDR</b>
Deviation Sought: <b>REDUCE LOT WIDTH FROM SIXTY FEET (60') TO FIFTY FEET (50')</b>	Applicable Section of Ordinance Code: <b>656.305 AII(d) VII</b>
Council District: <b>3</b>	Planning District: <b>2</b>
Previous Zoning Applications Filed (provide application numbers): <b>N/A</b>	
Notice of Violation(s): <b>N/A</b>	
Number of Signs to Post: <b>2</b>	Amount of Fee: <b>966 - SEE WRF</b> Zoning Asst. Initials: <b>[Signature]</b>
Neighborhood Associations: <b>WEST BEACHES COMM. ASSOC. / BROUGHAM AVE GOLDEN BLADES</b>	
Overlay: <b>N/A</b>	

PROPERTY INFORMATION	
1. Complete Property Address: <b>Olneyne Rd. Jacksonville, FL 32246</b>	2. Real Estate Number: <b>166801 - 0000</b>
3. Land Area (Acres): <b>.29</b>	4. Date Lot was Recorded:
5. Property Located Between Streets: <b>Gerona &amp; Macapa Rd</b>	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. In whose name will the Deviation be granted: <b>James &amp; Judy Brinkley</b>	
8. Is transferability requested? <i>If approved, the administrative deviation is transferred with the property.</i> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

9. Deviation Sought:

**width**

- Reduce Required Minimum Lot Area from **60** to **50** 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 \_\_\_\_\_.
- 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 \_\_\_\_\_.
- Decrease minimum number of loading spaces from \_\_\_\_\_ required to \_\_\_\_\_ loading spaces.
- Reduce the dumpster setback along \_\_\_\_\_ from the required 5 feet 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 \_\_\_\_\_ sq. ft. required to \_\_\_\_\_ sq. ft.
- Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to \_\_\_\_\_ provided as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the number of terminal island trees from \_\_\_\_\_ terminal islands required to \_\_\_\_\_ terminal islands as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- 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 and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the number of trees along \_\_\_\_\_ from \_\_\_\_\_ required to \_\_\_\_\_ trees and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the perimeter landscape buffer area between vehicle use area and abutting property along the north / east / south / west property boundary from 5 feet minimum width required to \_\_\_\_\_ feet.  
(Circle)
- Reduce the number of trees along the north / east / south / west property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.  
(Circle)

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: 1/09/17

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access from \_\_\_\_\_ from 24 / <sup>(Circle)</sup>36 / 48 feet required to \_\_\_\_\_ feet.

Increase the maximum / Decrease the minimum width of the driveway access to adjoining property along the north / east / south / west property boundary from 24 feet required to \_\_\_\_\_ feet.

Reduce the uncomplimentary land use buffer width along the north / east / south / west property boundary from 10 feet wide required to \_\_\_\_\_ feet wide.

Reduce the uncomplimentary land use buffer trees along the north / east / south / west property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees.

Reduce the uncomplimentary land use buffer visual screen along the north / east / south / west property boundary from 6 feet tall and 85 % opaque required to \_\_\_\_\_ feet tall and \_\_\_\_\_ %.

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: James Brinkley Rudy Brinkley	11. E-mail: jwsaltwater@yahoo.com
12. Address (including city, state, zip): 9283 Saltwater Way Jacksonville, FL 32256	13. Preferred Telephone: 904.343.5959

APPLICANT'S INFORMATION (if different from owner)	
14. Name:	15. E-mail:
16. Address (including city, state, zip):	17. Preferred Telephone:

## 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:

- 1. 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.*

18. Given the above definition of an "administrative deviation" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the deviation 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 deviation and to meet the criteria set forth above may result in a denial.

We are Requesting to Reduce the  
minimum lot width of 60' to 50'

**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](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>.
- Letter from the Department of Children and Family Services (DCFS) – **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 are required with **height increase requests** and must be drawn to scale

**FILING FEES**

\*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u> Residential Districts: \$966.00 Non-residential Districts: \$952.00	<u>Public Notices</u> \$7.00 per Addressee
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**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.

<p><b>Owner(s)</b> Print name: <u>James L. Bradley</u> Signature: <u>[Signature]</u></p>	<p><b>Applicant or Agent (if different than owner)</b> Print name: _____ Signature: _____</p>
<p><b>Owner(s)</b> <input checked="" type="checkbox"/> Print name: <u>Judy J. Brinkley</u> Signature: <u>[Signature]</u></p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>

**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 A**

**Property Ownership Affidavit - Individual**

Date: 01/07/2022

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 Chey NE Rd RE#(s): 166801-0000

To Whom it May Concern:

I Judy L Brinkley  
JAMES W BRINKLEY 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.

By Judy L. Brinkley  
JAMES W. BRINKLEY  
Print Name: Judy L. Brinkley

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 7th day of January 2021, by James and Judy Brinkley, who is personally known to me or who has produced Florida Driver's License as identification and who took an oath.

Jordver Nunez  
(Signature of NOTARY PUBLIC)

Jordver Nunez  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 12-17-24



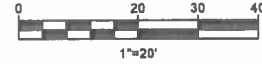
GERONA DRIVE NORTH  
 (60' RIGHT OF WAY, NOT  
 PHYSICALLY OPEN) N89° 18' 20"E 50.00'

**MAP SHOWING A SITE PLAN OF**

THE EAST 50.00 FEET OF LOTS 3 AND 12, BLOCK 17, GOLDEN GLADES UNIT NO. 2, AS  
 RECORDED IN PLAT BOOK 22, PAGE 32 OF THE CURRENT PUBLIC RECORDS OF DUVAL  
 COUNTY, FLORIDA



**GRAPHIC SCALE**



50.00'

WEST 1/2 OF LOT 3  
 BLOCK 17  
 (NOT INCLUDED IN  
 SURVEY)

LOT 4  
 BLOCK 17

N0° 41' 40"W 250.00'

PID# 1668010000  
 FLOOD ZONE "X"  
 FIRM MAP/PANEL:  
 12031C-0412-H,  
 DATED JUNE 3, 2013  
  
 CURRENT ZONING  
 RLD-80

S0° 41' 40"E 250.00'

50.00'

WEST 1/2 OF LOT 12  
 BLOCK 17  
 (NOT INCLUDED IN  
 SURVEY)

**GENERAL NOTES:**

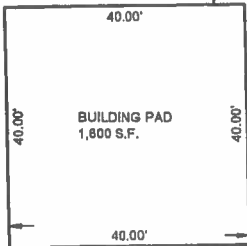
1. THIS IS NOT A BOUNDARY SURVEY
2. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED BUILDING PAD LOCATION, WITH SETBACKS ETC. AND AS SPECIFIED BY THE CLIENT.
3. THIS MAP REFERENCES A PREVIOUS SURVEY OF THIS PROPERTY AND THE BOUNDARY INFORMATION SHOWN HERE ON AS COMPLETED BY DURDEN SURVEYING AND MAPPING, INC. DATED APRIL 1, 2016, WORK ORDER NO. 16131.
4. CURRENT ZONING IS RLD-80, MINIMUM FRONTAGE IS 80-FT, MAXIMUM COVERAGE OF 50%, SETBACKS ARE FRONT: 20-FT, SIDES: 5-FT, REAR: 10-FT. MAXIMUM BUILDING HEIGHT IS 35'

LOT 11  
 BLOCK 17

5-FT SETBACK

170.0

5-FT SETBACK



HODGES BLVD  
 (100' RIGHT OF WAY)

50.00'

CHEYNE ROAD  
 (60' RIGHT OF WAY, NOT  
 PHYSICALLY OPEN)

S89° 18' 20"W 50.00'

588.00'

CHEYNE ROAD  
 (60' RIGHT OF WAY, DIRT ROAD)

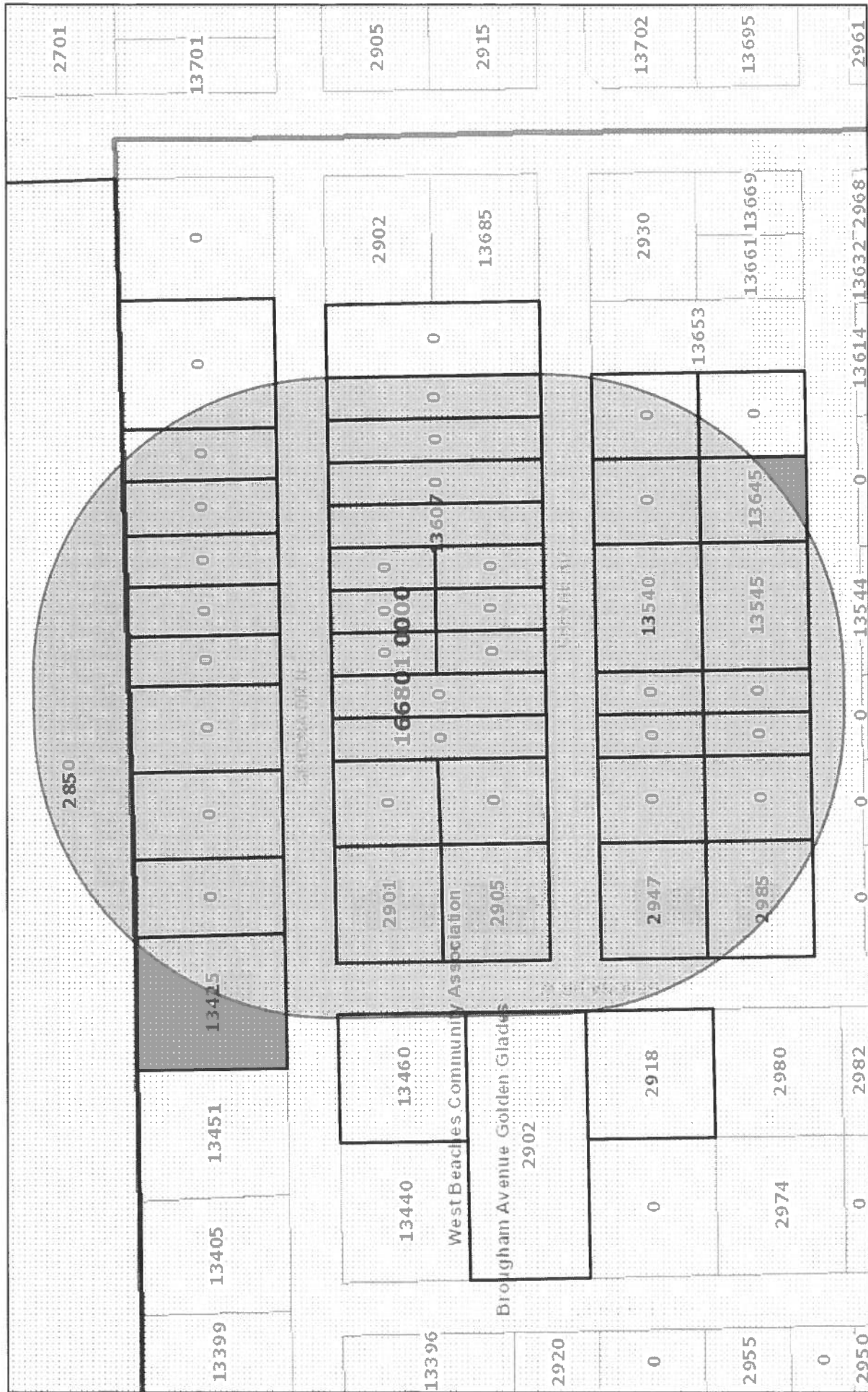
40.0  
 DRIVEWAY

20-FT SETBACK

**FLINT**  
 SURVEYING & MAPPING  
 313 BOSTWICK CIR.  
 ST AUGUSTINE, FL 32082  
 PHONE (904) 352-0948  
 LICENSED PROFESSIONAL  
 FLORIDA #7234

PROJECT NO: 22-0004
MAPPING DATE: 01/17/2022
CHECKED BY: RDF
DRAWN BY: RDF
FIELD WORK: N/A
FB: N/A PG.: N/A
PAGE: 1 OF 1

# Land Development Review



January 19, 2022

Parcels

Neighborhood Associations

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDF	MAIL_CITY	MAIL_MAIL_ZIP
166865 0000	HUANG GUO XU		13425 GERONA DR N		JACKSONVILLE	JACKSONVILLE	FL 32246-1230
166698 0000	WEBB EDWARD R		4600 BERKLEY LAKE RD		NORCROSS	NORCROSS	GA 30071-1641
166802 0000	SYCAMORE LLC		8670 SAN SERVERA DR W		JACKSONVILLE	JACKSONVILLE	FL 32217-4650
166697 0000	DEAN W WATERS FAMILY PARTNERSHIP LTD		15715 S DIXIE HWY SUITE #414		PALMETTO BAY	PALMETTO BAY	FL 33157
166703 0000	GAYTON TABETHA LYNN ET AL		4411 HANOVER PARK DR		JACKSONVILLE	JACKSONVILLE	FL 32224
166798 0000	BROWN THOMAS E		2901 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1245
166793 0100	GEDROIT OLGA		13545 MACAPA RD		JACKSONVILLE	JACKSONVILLE	FL 32246
166811 0500	FROHLICH CHERYL J		2947 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1245
166805 0000	MEISBERGER FAMILY TRUST		3085 NESTALL RD		LAGUNA BEACH	LAGUNA BEACH	CA 92651
166704 0000	BERNERI DRITAN		4640 RIDGE WALK LN		JACKSONVILLE	JACKSONVILLE	FL 32257
166797 0000	BROWN THOMAS E		2901 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1245
166796 0000	DEICHMILLER VALLE K		2985 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1245
166800 0000	MARCHETTI D		90 WINTHROP AVE		PROVIDENCE	PROVIDENCE	RI 02908-3824
166793 0000	GEDROIT GENNADIY		13545 MACAPA RD		JACKSONVILLE	JACKSONVILLE	FL 32246
166702 0000	FATHOLLAHI MINOOSH		2796 CARLENE CT		JACKSONVILLE	JACKSONVILLE	FL 32223
166696 0000	TRAN CHARLIE		4663 SHERMAN HILLS PKWY		JACKSONVILLE	JACKSONVILLE	FL 32210
166809 0000	SMITH GEORGE E ET AL		213 GREENCREST DR		PONTE VEDRA BEACH	PONTE VEDRA BEACH	FL 32082-2120
166801 0000	BRINKLEY JAMES W		9283 SALTWATER WAY		JACKSONVILLE	JACKSONVILLE	FL 32256
166808 0000	SMITH GEORGE E		213 GREENCREST DR		PONTE VEDRA	PONTE VEDRA	FL 32082-2120
166812 0000	SCHREIBER BRENDA S LIFE ESTATE		2905 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246
166792 0060	BONDARENKO PETER		13639 OTWAY RD		JACKSONVILLE	JACKSONVILLE	FL 32246
166784 0000	PATTERSON VALLE K		2985 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1245
166699 0000	ST JOHN RUGBY LLC		3997 AMERICA AVE		JACKSONVILLE BEACH	JACKSONVILLE BEACH	FL 32250
166794 0010	SEHOVIC BIDO ET AL		5631 BENEDICT RD		JACKSONVILLE	JACKSONVILLE	FL 32209-2604
166795 0000	FROHLICH CHERYL J		2947 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1245
166787 0000	BONDARENKO DMITRIY		13540 CHEYNE RD		JACKSONVILLE	JACKSONVILLE	FL 32246
166807 0000	PARR SAMUEL W & C/O DOROTHY P WRIGHT		1425 SHARONWOOD LN		JACKSONVILLE	JACKSONVILLE	FL 32221-6599
165284 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	JACKSONVILLE	FL 32202
166816 0000	DICKINSON FRANKLIN F		2918 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1246
166815 0000	SMITH WALTER E		2902 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1246
166814 0000	SHAUGHNESSY JONATHAN		13460 GERONA DR N		JACKSONVILLE	JACKSONVILLE	FL 32246-1223
	WEST BEACHES COMMUNITY ASSOCIATION						
	BROUGHAM AVENUE GOLDEN GLADES	TRACY HALL	2983 BROUGHAM AVE		JACKSONVILLE	JACKSONVILLE	FL 32246
	GREATER ARLINGTON/B	WILL MESSER	13823 SCHOONER POINT DR		JACKSONVILLE	JACKSONVILLE	FL 32225