

Date Submitted:
Date Filed:

Application Number:
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:	Current Land Use Category:	
Council District:	Planning District:	
Previous Zoning Applications Filed (provide application numbers):		
Applicable Section of Ordinance Code:		
Notice of Violation(s):		
Neighborhood Associations:		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee:	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
3. Land Area (Acres):	4. Date Lot was Recorded:
5. Property Located Between Streets:	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from _____ feet to _____ feet.	
8. In whose name will the Waiver be granted?	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name:	10. E-mail:
11. Address (including city, state, zip):	12. Preferred Telephone:

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

<b>CRITERIA</b>
<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><i>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);</i></li> <li><i>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;</i></li> <li><i>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;</i></li> <li><i>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.</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.

This request was originally granted as a variance in 1997. The approved variance number is V-97-158 - approval attached. We are requesting that this be reinstated and issued as a waiver of road frontage to allow access to the property so permitting and construction of a home on this property can commence. All documentation regarding the original request is attached.

**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>.
- 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.

<p><b>Owner(s)</b> Print name: <u>DONALD C. HOLMES</u> Signature: <u>[Signature]</u></p>	<p><b>Applicant or Agent (if different than owner)</b> Print name: <u>VITINA C PELLON</u> Signature: <u>[Signature]</u></p>
<p><b>Owner(s)</b> Print name: <u>Karen C. Holmes</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

**Property Ownership Affidavit - Individual**

Date: 4/19/2022

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 Ft. George Road**

RE#(s): **168206-0020**

To Whom it May Concern:

I hereby certify that Donald C. Holmes 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 

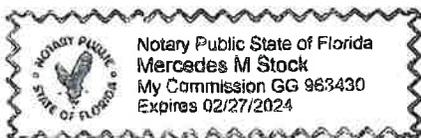
Print Name: Donald C. Holmes

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of April 2022 by Donald C. Holmes who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

  
(Signature of NOTARY PUBLIC)

Mercedes M. Stock  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 2/27/2024

**Agent Authorization – Individual**

Date: 4/19/2022

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 Ft. George Road

RE#(s): 168206-0020

To Whom it May Concern:

You are hereby advised that Donald C. Holmes, as  
\_\_\_\_\_ of \_\_\_\_\_,

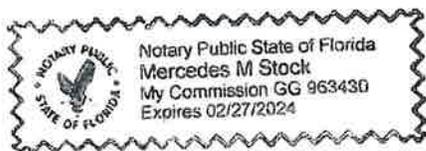
hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Vitina Pelot & Elaina Chmura to act as agent to file application(s) for Waiver of Road Frontage for the above referenced property and in connection with such authorization 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: [Signature]

Print Name: Donald C. Holmes

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 19th day of April 2022 by Donald C. Holmes, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



[Signature]  
(Signature of NOTARY PUBLIC)

Mercedes M Stock  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 2/27/2024

This Instrument Prepared By/Return to:  
Jim O. Moody, Jr.  
**Integrity Title & Escrow**  
2024 Gilmore Street  
Jacksonville, FL 32204

FILE # IT090209

CONSIDERATION: \$90,000.00

Property Appraisers Parcel I.D. Number(s):  
168206-0020

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**WARRANTY DEED**

**THIS WARRANTY DEED** made and executed this February 13, 2009, by **Thomas R. Hahn**, whose post office address is 1006 24th Street North, Jacksonville Beach, FL 32250 hereinafter called the Grantor, to **Donald C. Holmes and Karen C. Holmes, husband and wife** whose post office address is: 5458 Skylark Court, Jacksonville, FL 32257, hereinafter called the Grantee:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in **Duval** County, State of Florida, viz:

**A portion of Government Lot 9, Section 19, Township 1 South, Range 29 East, Duval County, Florida being more particularly described as follows: Commence at the most Easterly corner of said Government Lot 9; thence South 89° 25' 40" West along the Northerly line of said Government Lot 9, 756.06 feet; thence South 09° 04' 20" East, 43.04 feet, to the Point of Beginning; thence continue South 09° 04' 20" East, 128.98 feet; thence South 89° 49' 42" West, 357.35 feet to the Westerly line of said Government Lot 9; thence North 00° 34' 41" West along last said line 55.00 feet; thence North 71° 43' 30" East, 353.32 feet, to the Point of Beginning.**

**Containing 32273 square feet, more or less, or 0.741 acres, more or less.**

**Subject to Fort George Road (a 60 foot maintained right-of-way).**

**NOTE: Grantor herein warrants that the real property conveyed hereby is not his homestead nor contiguous thereto as defined by Article X of the Constitution of the State of Florida.**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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, and hereby 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 easements, restrictions and reservations of record, if any, and taxes accruing subsequent to January 1st, 2009.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed and Delivered  
In The Presence Of:

\_\_\_\_\_  
Witness Signature

Jim O. Moody, Jr.  
Witness Printed Name

\_\_\_\_\_  
Witness Signature

Meredith Cunningham  
Witness Printed Name

Thomas R. Hahn  
Thomas R. Hahn

STATE OF Florida  
COUNTY OF Duval

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements, personally appeared Thomas R. Hahn, who has/have provided proof of identification in the form of a valid Driver's License and who took an oath that he/she/they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily.

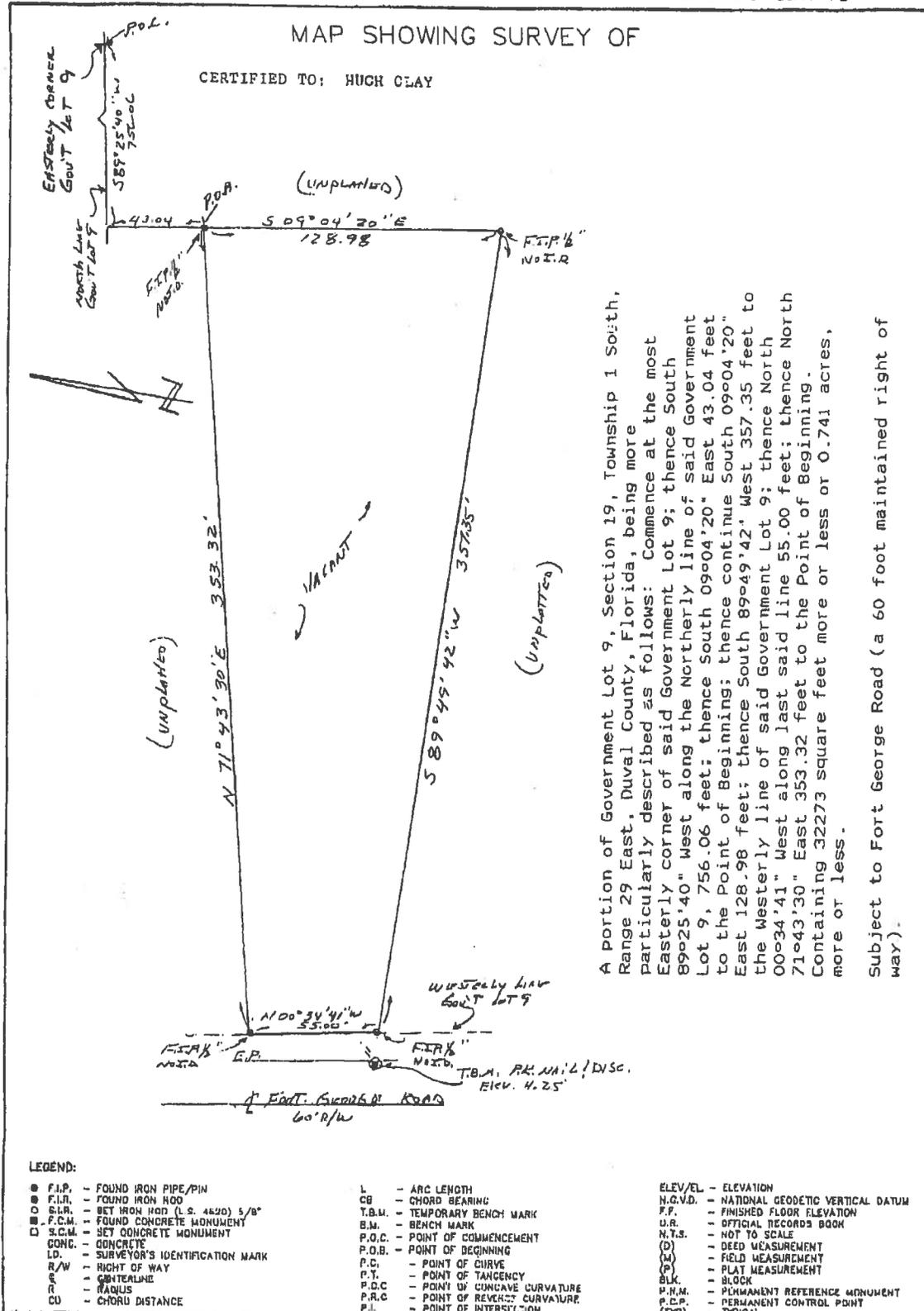
Witness my hand and official seal in the county and state aforesaid this February 13, 2009.

\_\_\_\_\_  
Notary Public Sign Above  
Print Name: Jim O. Moody, Jr.  
My Comm Expires: \_\_\_\_\_  
My Commission #: \_\_\_\_\_

NOTARY PUBLIC-STATE OF FLORIDA  
Jim O. Moody, Jr.  
Commission # DD830234  
Expires: NOV. 20, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

MAP SHOWING SURVEY OF

CERTIFIED TO: HUGH CLAY



A portion of Government Lot 9, Section 19, Township 1 South, Range 29 East, Duval County, Florida, being more particularly described as follows: Commence at the most Easterly corner of said Government Lot 9; thence South 89°25'40" West along the Northerly line of said Government Lot 9, 756.06 feet; thence South 09°04'20" East 43.04 feet to the Point of Beginning; thence continue South 09°04'20" East 128.98 feet; thence South 89°49'42" West 357.35 feet to the Westerly line of said Government Lot 9; thence North 00°34'41" West along last said line 55.00 feet; thence North 71°43'30" East 353.32 feet to the Point of Beginning. Containing 32273 square feet more or less or 0.741 acres, more or less.

Subject to Fort George Road (a 60 foot maintained right of way).

LEGEND:

- F.I.P. - FOUND IRON PIPE/PIN
- F.I.H. - FOUND IRON HOOD
- S.I.R. - SET IRON ROD (L.S. 4820) 5/8"
- F.C.M. - FOUND CONCRETE MONUMENT
- S.C.M. - SET CONCRETE MONUMENT
- CONG. - CONCRETE
- I.D. - SURVEYOR'S IDENTIFICATION MARK
- R/W - RIGHT OF WAY
- E - CENTERLINE
- R - RADIUS
- CU - CHORD DISTANCE
- L - ARC LENGTH
- CB - CHORD BEARING
- T.B.M. - TEMPORARY BENCH MARK
- B.M. - BENCH MARK
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.C. - POINT OF CURVE
- P.T. - POINT OF TANGENCY
- P.D.C. - POINT OF CONVEX CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE
- P.I. - POINT OF INTERSECTION
- ELEV./EL. - ELEVATION
- N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
- F.F. - FINISHED FLOOR ELEVATION
- U.R. - OFFICIAL RECORDS BOOK
- N.T.S. - NOT TO SCALE
- (D) - DEED MEASUREMENT
- (M) - FIELD MEASUREMENT
- (P) - PLOT MEASUREMENT
- B.L.K. - BOOK
- P.N.M. - PERMANENT REFERENCE MONUMENT
- P.C.P. - PERMANENT CONTROL POINT
- (TYP) - TYPICAL

NOTES:  
 - According to the Federal Emergency Management Agency FIRM Map No. 220177-0311 effective 4-20-01 the property described herein appears to lie in Zone X, 1% ALE 1%  
 - Base of bearing structure, North Line Gov't Lot 9  
 - Bldg. 58°25'40" W  
 - Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.  
 - No underground structures, utilities or foundations were located or determined by this survey.  
 - This survey was held unless signed and witnessed with sealed seal.  
 - This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.  
 - All distances, bearings or angles are as field measured. Good or plot measurements are noted if different.  
 - Base of elevations, NAVD 88.  
 - The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.

DATE	F.B.	PAGE	REVISIONS
96-0819			
Boundary	8-21-96	26	

SCALE: 1/50'  
**DEVINO**  
 & Associates, Inc.  
 ENGINEERS & SURVEYORS  
 3605 U.S. 1 SOUTH, SUITE #3  
 ST. AUGUSTINE, FLORIDA 32086  
 904-797-1867 FAX 904-797-2048

CERTIFICATION: I HEREBY CERTIFY that the survey shown hereon meets Minimum Technical Standards as set forth in Chapter 61017-8 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
 [Signature]  
 NICHOLAS H. FRANKLIN  
 Professional Land Surveyor L.S. #4620  
 L.C. #6012

NOTE: This survey does not reflect or determine ownership.

**FINAL ORDER OF THE PLANNING COMMISSION  
OF THE CITY OF JACKSONVILLE, FLORIDA  
GRANTING ZONING VARIANCE**

**No. V-97-158**

**WHEREAS**, Hugh Clay, the owner of the real property described in this order, applied for a zoning variance applicable to that property in RLD-B District to reduce the required road frontage from 80 feet to 55 feet; and

**WHEREAS**, the Planning and Development Department has reviewed the application and has made a recommendation, which has been duly considered by the Planning Commission; and

**WHEREAS**, upon review of the testimony presented, and examination of the documentary and other evidence presented to the Planning Commission at the public hearing on January 29, 1998 regarding said application, this Commission makes the following findings and conclusions:

1. The pie shaped configuration of the property constitutes unique and peculiar circumstances which create an undue and unnecessary hardship.
2. The variance is the minimum necessary to alleviate the hardship given the size and configuration of the property.
3. The need for the variance is not the result of the property owner, as the lot was created in 1983 and the applicant purchased it in 1995.
4. The Planning Commission adopts by reference herein the findings in Item IV and V of the Report of the Planning and Development for Application for Zoning Variance V-97-158, a copy of which is attached hereto as Exhibit "A" and incorporated by reference herein.
5. The effect of the variance will be in harmony with the intent of the relevant area of the Zoning Coded.

**NOW THEREFORE**, based upon the foregoing findings of fact and conclusions derived therefrom, it is **ORDERED** by the Planning Commission:

1. The owner of the real property described herein is hereby granted a zoning variance from the requirements of Chapter 656 of the Ordinance Code of the City of Jacksonville permitting a reduction in the required road frontage from 80 feet to 55 feet in the RLD-B District.
2. The land as to which this zoning variance is granted by this order is owned by Hugh Clay, and described as follows:

See Exhibit "B" attached hereto and made a part hereof.

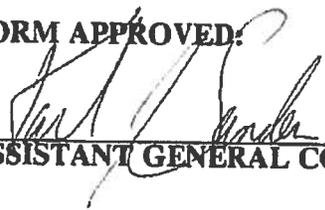
3. The variance herein granted shall be transferable and shall run with the title to the property.

4. This order shall become effective as of the 29<sup>th</sup> day of January, 1998. Failure to exercise the variance herein granted by commencement of the use or action herein approved within one year of the effective date of this order shall render this variance invalid, and all rights arising therefrom shall terminate.

Executed this 12<sup>th</sup> day of February, 1998.

  
\_\_\_\_\_  
Chairman of the Planning Commission,  
City of Jacksonville, Florida

  
\_\_\_\_\_  
Secretary of the Planning Commission

**FORM APPROVED:**  
  
\_\_\_\_\_  
**ASSISTANT GENERAL COUNSEL**

Copies to:

Hugh Clay  
4622 Ramona Boulevard  
Jacksonville, Florida 32205

SHARONCIG\SHARED\KSANDERS\PLANCOMM\ORDERS\VARIANCE\V-97-158.AP\02-12-98

EXHIBIT "A"

A portion of Government Lot 9, Section 19, Township : South, Range 29 East, Duval County, Florida, being more particularly described as follows: Commence at the most Easterly corner of said Government Lot 9; thence South 89°25'40" West along the Northerly line of said Government Lot 9, 756.06 feet; thence South 09°04'20" East 43.04 feet to the Point of Beginning; thence continue South 09°04'20" East 128.98 feet; thence South 89°49'42" West 357.35 feet to the Westerly line of said Government Lot 9; thence North 00°34'41" West along last said line 55.00 feet; thence North 71°43'30" East 353.32 feet to the Point of Beginning. Containing 32273 square feet more or less or 0.741 acres, more or less.

Subject to Fort George Road (a 60 foot maintained right of way).

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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR ZONING VARIANCE V-97-158**

***Location:*** East side of Fort George Road north of Heckscher Drive

***Zoning Variance Sought:*** To reduce required road frontage from 80 feet to 55 feet; transferable

***Present Zoning:*** Residential Low Density-B (RLD-B)

***Planning District:*** North

***Current Land Use Category:*** Rural Residential (RR)

***City Council District:*** 11

***Owner:*** Hugh Clay  
4622 Ramona Boulevard  
Jacksonville, FL 32205

The Planning and Development Department hereby forwards to the Planning Commission its findings and recommendation on Application for Zoning Variance V-97-158.

**GENERAL INFORMATION**

Application for Zoning Variance V-97-158 requests to reduce the required road frontage from 80 feet to 55 feet. Along with an adjacent lot, the subject property was rezoned (Ord. 95-294) from Residential Rural (RR) to RLD-B in 1995. An associated Future Land Use Map amendment was enacted by Ord. 95-256 changing the same from the Conservation (CSV) functional land use category to the current RR category.

**DEFINITION**

According to Section 656.1601 of the Zoning Code, the term *variance* means a relaxation of the terms of the Zoning Code which will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship. A variance is authorized only for reduction of minimum street frontage, minimum lot area and required yards, minimum number of required off-street parking spaces, minimum landscaping requirements, minimum distance limitations for liquor licenses, increase of maximum height of structures, maximum lot coverage by all buildings, required barrier fence opacity, maximum sign size and maximum number of signs allowed; provided that the signs for which the

variance have been granted must be used exclusively for non-commercial messages. Establishment or expansion of a use otherwise prohibited or not permitted shall not be allowed by variance nor shall a variance be granted because of the presence of nonconformities in the zoning district. A modification to lot requirements so as to increase the permitted density of multi-family dwellings shall not be considered a variance and is specifically prohibited. A variance shall not change the uses permitted or permissible by zoning exception in a zoning district.

### STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.132 (c) of the Zoning Code, the Commission shall grant a variance only if it finds from a preponderance of the evidence that the variance meets, to the extent applicable, each of the following standards and criteria:

- (i) That the property has unique and peculiar circumstances which create an unnecessary and undue hardship;

*No information was provided in the application to substantiate any unique and peculiar circumstance of the subject property. According to the application, the parcel was created in 1983 and purchased by the applicant in 1995. According to the legal description, the subject property contains approximately 0.74 acres of land with 55 feet of road frontage along Ft. George Road. The width of the rear lot more than doubles to 128.98 feet. Upon review of the application, the Planning and Development Department concluded that no unique or peculiar circumstances which create an unnecessary and undo hardship was caused by the land.*

- (ii) That the variance is the minimum necessary to alleviate the hardship;

*It is the opinion of the Planning and Development that requested variance would not be the minimum necessary to alleviate the hardship since no hardship was identified.*

- (iii) That the need for the variance is not the result of the actions of the property owner;

*The petitioner did not provide information in the application to demonstrate that a hardship exists which was not created by the actions of the property owners but rather, due to the unique circumstances of the subject property. It appears that the need for the variance is the result of the previous owner's desire to subdivide the property without the required road frontage. Therefore, in the opinion of the Planning and Development Department, the petitioner's Application for Zoning Variance is a self-imposed hardship.*

- (iv) That the grant of variance would not create a detriment to adjacent and nearby properties or the public in general;

*The granting of the variance should not create a detriment to adjacent and nearby properties or the public in general because the surrounding area is in the RR and CSV functional land use categories with limited development potential due to the surrounding wetlands and the historic presence of being located on Ft. George Island.*

- (v) That the variance would not substantially diminish property values or alter the general character of the area;

*It is the opinion of the Planning and Development Department that to grant the proposed variance to allow for a reduction of the required road frontage from 80 feet to 55 feet would not diminish surrounding property values or alter the general character because of the limited development potential of the same.*

- (vi) That the effect of the variance is in harmony with the intent of the relevant area of the Zoning Code;

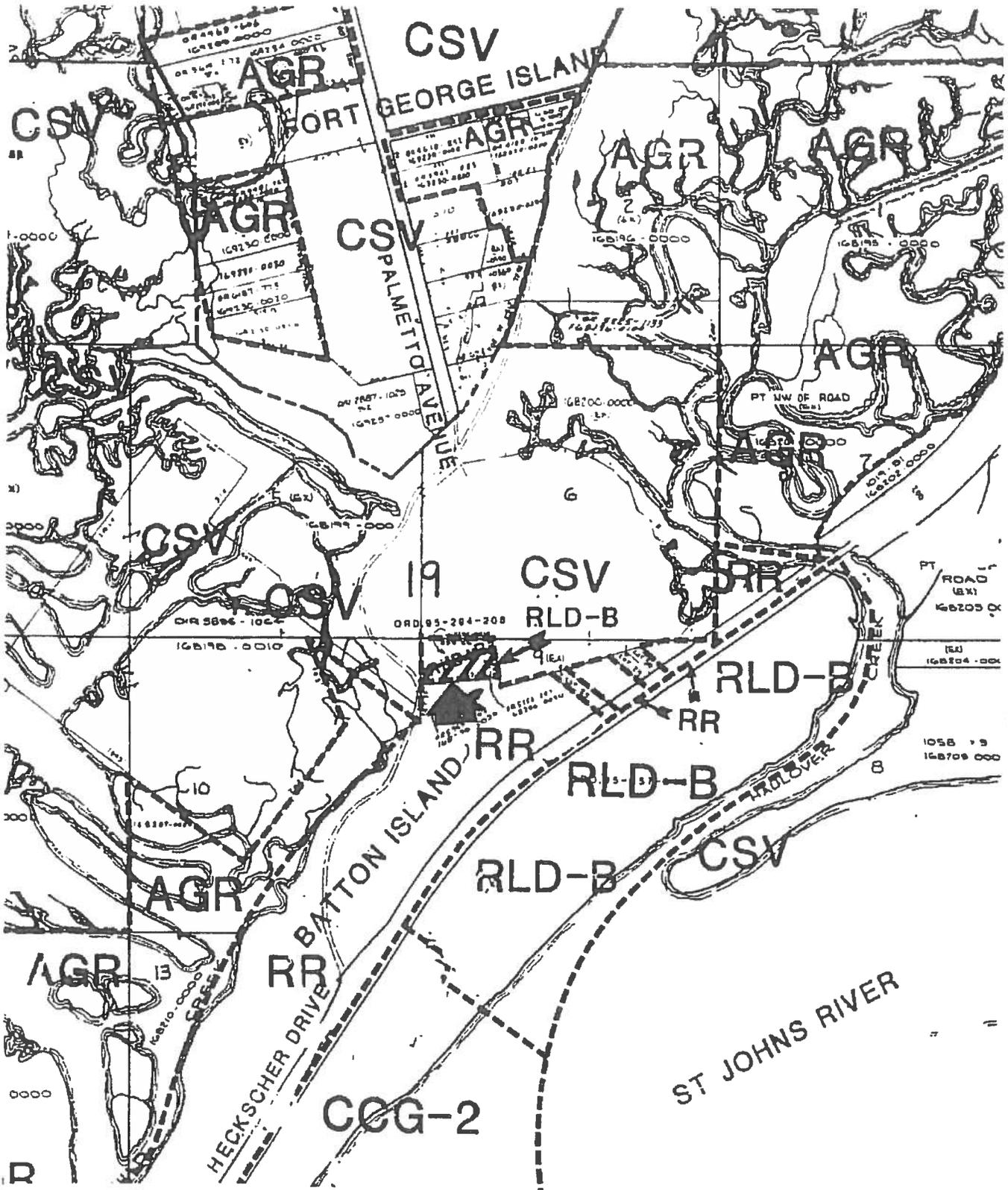
*It is the opinion of the Planning and Development Department that the sought request does not meet the standards and criteria for a variance as stated above, and that the same is a self-imposed hardship on the land.*

#### SUPPLEMENTARY INFORMATION

It should be noted that upon visual inspection of the subject property on January 20, 1998 by the Planning and Development Department, the required notice of public hearing sign was not posted.

#### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the Application for Zoning Variance V-97-158 be **DENIED**.



<b>PLANNING AND DEVELOPMENT DEPARTMENT</b>		
COUNCIL DISTRICT. <b>11</b>	ITEM NUMBER: <b>V-97-158</b>	NORTH 
REQUEST BOUGHT	REDUCE ROAD FRONTAGE FROM 80 ft. TO 55 ft.	



*Current Planning Division*

December 14, 2007

Mr. Thomas R. Hahn  
1006 24<sup>th</sup> Street North  
Jacksonville Beach, Florida 32250

**RE: Zoning information for certain real estate property located at 10751 Ft. George Road East Jacksonville, Florida Duval County, Real Estate # (168206 0020)**

To Whom It May Concern:

Thank you for inquiring with the City of Jacksonville, Zoning Section. The above referenced property is zoned Residential Low Density-B (RLD-B), regulations are pursuant to Chapter 656.305, Jacksonville Zoning Code. A copy of the code is attached for your convenience.

The variance is considered commenced if the septic tank and drainfield was installed on the parcel within the 12 months from the approval of V-97-158.

If we may be of further assistance, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Brenda Charles".

Brenda Charles  
Zoning Supervisor

*Recipient of the 2001 Governor's Sterling Award*  
Florida Theatre Building, Suite 700, 128 East Forsyth Street, Jacksonville, Florida 32202-3325  
Telephone: (904) 630-1900 Fax: (904) 630-2912 E-mail: JaxPlanning@coj.net

STATE OF FLORIDA  
 DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES  
 ON-SITE SEWAGE DISPOSAL SYSTEM  
 CONSTRUCTION PERMIT  
 Authority: Chapter 381, FS & Chapter 10D-6, FAC

PERMIT # 88-1488-H  
 DATE PAID 12/29/88  
 FEE PAID \$ 220.00  
 RECEIPT # 281018

CONSTRUCTION PERMIT FOR:  
 New System     Existing System     Holding Tank     Temporary/Experimental System  
 Repair     Abandonment     Other (Specify) \_\_\_\_\_

APPLICANT: MARY E. STAY AGENT: DA

PROPERTY STREET ADDRESS: 10751 FT GEORGE ROAD E. JACKSONVILLE FL 32209

LOT: 9 BLOCK: NA SUBDIVISION: \_\_\_\_\_

PROPERTY ID #: 188106-6020 (SECTION/TOWNSHIP/RANGE/PARCEL NO.)  
 (OR TAX ID NUMBER)

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF CHAPTER 10D-6, FAC  
 REPAIR PERMITS AND HOLDING TANK PERMITS EXPIRE 90 DAYS FROM THE DATE OF ISSUE. ALL OTHER PERMITS  
 EXPIRE ONE YEAR FROM THE DATE OF ISSUE. NO APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY  
 PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS WHICH SERVED AS A  
 BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRES THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH  
 MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID.

SYSTEM DESIGN AND SPECIFICATIONS

T  000 (GALLONS / GPD) SEPTIC TANK/AERobic UNIT CAPACITY MULTI-CHAMBERED/TW SERIES:   
 R  0 (GALLONS / GPD) CAPACITY MULTI-CHAMBERED/1M SERIES:   
 N  0 GALLONS GREASE INTERCEPTOR CAPACITY (MAXIMUM CAPACITY SINGLE TANK: 1250 GALLONS)  
 K  300 GALLONS PER DOSE DOSEING TANK CAPACITY DOSE RATE (G) PER 24 HRS NO. OF PUMPS:

D  280 SQUARE FEET PRIMARY DRAINFIELD SYSTEM  
 E  0 SQUARE FEET \_\_\_\_\_ SYSTEM  
 A TYPE SYSTEM:  STANDARD  FILLED  ROUND   
 Z CONFIGURATION:  TRENCH  BED

F LOCATION OF BENCHMARK: PIKE FLAGGING ON SOON FRONT OF PROPERTY  
 I ELEVATION OF PROPOSED SYSTEM SITE IS 56.9 INCHES BELOW DISCHARGE/REFERENCE POINT  
 B BOTTOM OF DRAINFIELD TO BE 66.0 INCHES BELOW BENCHMARK/REFERENCE POINT  
 G FILL REQUIRED: 11.0 INCHES EXCAVATION REQUIRED: 0.0 INCHES

C RED MUST BE LEVEL WITH ONLY 1" SLOPE FOR EVERY 10' MUST MAINTAIN 75'  
MIN RACE FROM ANY HOLE, 15' FROM ANY PROPERTY LINE.

SPECIFICATIONS BY: DAVID KURTZ TITLE: ENV. SPEC. I

APPROVED BY: DAVID KURTZ TITLE: ENV. SPEC. I DUAL  CMU

DATE ISSUED: 12/16/88 EXPIRATION DATE: 06/16/90

**MITCH BRANCH & ASSOCIATES, INC.**  
6114 GOODMAN ROAD, SUITE 22  
JACKSONVILLE, FLORIDA 32244

April 2, 2008

Dear Mr. Hahn,

We have reviewed the provided documentation and performed a site inspection on Duval County parcel # 168208-0020, 10751 Fort George Road.

The road frontage zoning variance (V-97-158) granted; February 12, 1998 is still in compliance, per zoning letter dated; December 14, 2007. A site inspection was performed on March 17, 2008; confirming physical evidence the septic system was installed at the above described property.

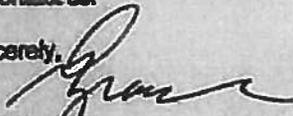
The septic system installed; January 20, 1999 by AA Septic Tank Services should be adequate for a 3 bedroom residence under 2251 conditioned square feet, per septic permit # 98-1499n; dated 12/25/1998.

The above described property lies in a flood zone and wind debris zone.

It is our professional opinion as a construction permitting agency; this property should have no problems obtaining construction permits for the above described property. However, any planned residence for this property must meet all the Florida building codes for flood and wind debris zoned properties.

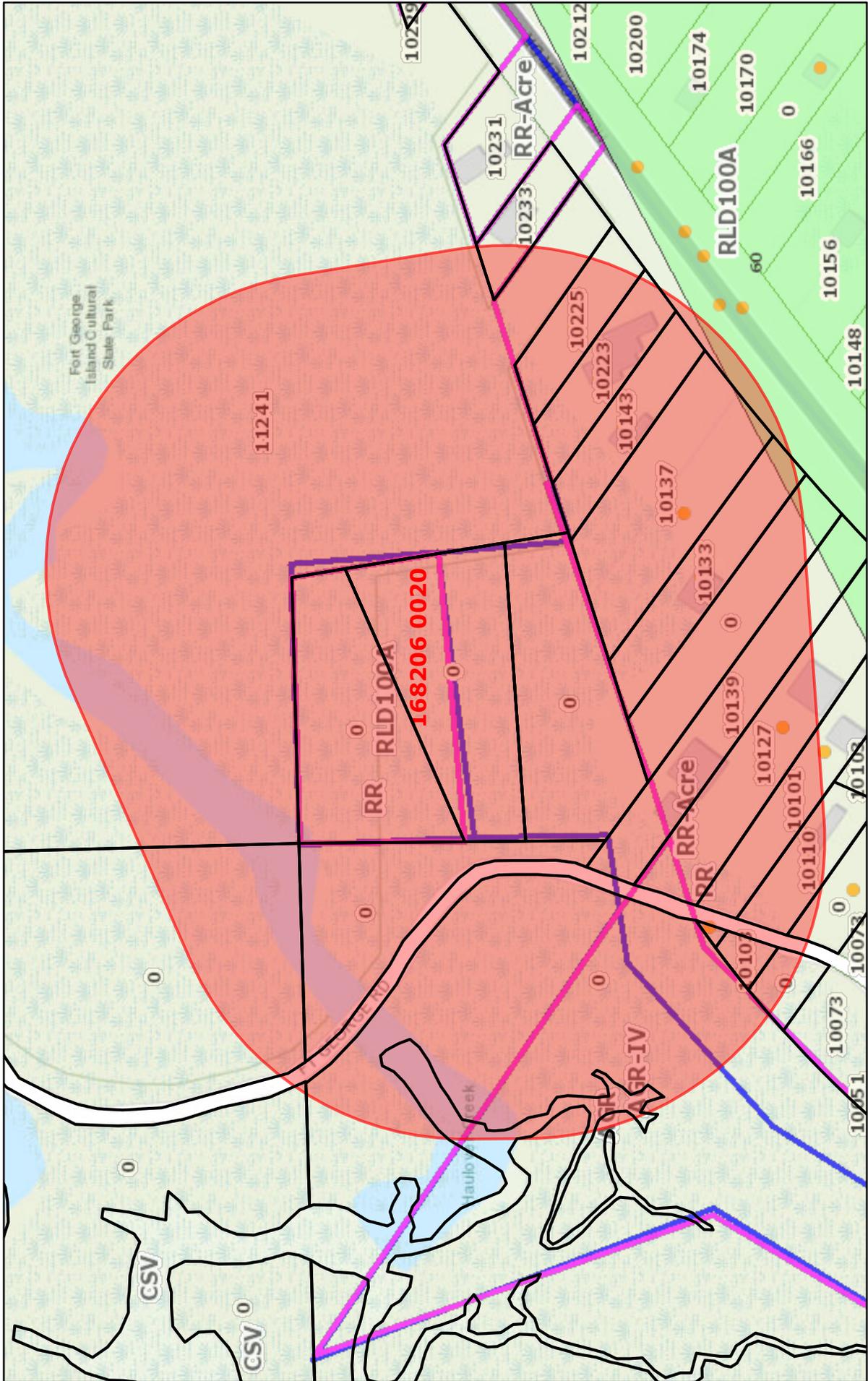
Thank you for allowing us to serve you again. We appreciate your business. Should you any questions regarding the above property, please do not hesitate to contact us.

Sincerely,



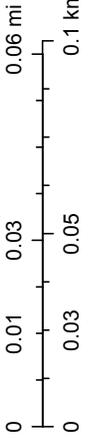
Mitch Branch

# Land Development Review



January 26, 2022

1:2,257



- Parcels
- Noise Contours 70
- Noise Contours 60
- Noise Contours 85
- Noise Contours 75
- Noise Contours 65
- Springfield
- Historic Districts
- Riverside-Avondale
- St Johns Quarter
- Land Use
- Address Points

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_CITY	MAIL_MAIL_ZIP
169194 0030	HINES CONNIE MARIE		830 13 A1A N UNIT 173		PONTE VEDRA BE/FL	32082
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
169206 0000	JOINS CORDELL JR		10143 HECKSCHER DR		JACKSONVILLE FL	32226-2507
169213 0000	LUPO SUSANNE M		10233 HECKSCHER DR		JACKSONVILLE FL	32226-2509
168206 0010	MATTHEWS LAMAR T		12867 PUMPKIN HILL RD		JACKSONVILLE FL	32226
169209 0000	MCGRAW THOMAS M		10223 HECKSCHER DR		JACKSONVILLE FL	32226-2509
169195 0000	MCMIKEL EUGENE S		10101 FT GEORGE RD		JACKSONVILLE FL	32226-2464
169198 0000	MILLER COURTENAY H		10139 HECKSCHER DR		JACKSONVILLE FL	32226
169193 0020	PETERSEN ERIC		1606 6TH ST S		JACKSONVILLE BE/FL	32250
169211 0000	ROSBOROUGH THOMAS H		10225 HECKSCHER DR		JACKSONVILLE FL	32226-2509
168207 0000	SCHULTZ SCOTT		4505 ORTEGA FARMS CIR		JACKSONVILLE FL	32210
169203 0050	SHAFNACKER WILLIAM M		10462 PINEHURST DR		JACKSONVILLE FL	32218
169202 0000	SPRINGER ROBERT C		10133 HECKSCHER DR		JACKSONVILLE FL	32226-2507
168199 0000	TIITF-RECS & PARKS		C/O DEP 3900 COMMONWEALTH BLVD	FT GEORGE ISLAND	TALLAHASSEE FL	32399
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	HECKSHH 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