

Date Submitted: 9/16/21
Date Filed:

Application Number: WRF-21-25
Public Hearing:

Application for Waiver of Minimum Required Road Frontage
 City of Jacksonville, Florida
 Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District: RLD-60	Current Land Use Category: LDR	
Council District: 4	Planning District: 2	
Previous Zoning Applications Filed (provide application numbers): E-85-237		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s):		
Neighborhood Associations: GREATER SAN SOU CI NEIGHBORHOOD, SOUTHEAST, GREATER ARLINGTON / BEACHES		
Overlay: NONE		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1434	Zoning Asst. Initials: JN

PROPERTY INFORMATION	
1. Complete Property Address: 1724 Marion Rd. Jacksonville, Florida, 32216	2. Real Estate Number: 134625-0000
3. Land Area (Acres): 1.16 acre	4. Date Lot was Recorded: 2/26/2021
5. Property Located Between Streets: Beach Blvd. Marion Ct. South	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> J.E.A. Well/ Septic <input checked="" type="checkbox"/> Private
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>48</u> feet to <u>21</u> feet.	
8. In whose name will the Waiver be granted? Martin Rapant	

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OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Martin Rapant	10. E-mail: martinrapant@gmail.com
11. Address (including city, state, zip): 231 Hickory Hollow Dr. S Jacksonville, FL, 32225	12. Preferred Telephone: 904-333-9181

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

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> ii. <i>The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i> iii. <i>The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i> iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i> v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i>

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 application seeks to reduce the minimum required road frontage for two planned properties SUB-LOT B and SUB-LOT C on a private property RE#134625-0000 at 1724 Marion Rd. from 48 feet to 21 feet for each of two proposed lots as 1726 Marion Rd. SUB-LOT B and 1728 Marion Rd. SUB-LOT C with shared driveway of 42 feet total road frontage. The site is 1.16 acres at 1724 Marion Rd. and is served by JEA water and private septic system. The waiver if granted would demolish the existing home and build a new one in its place. Further two new single family homes will be build on the lot.

The owner wants to meet Jacksonville's demand for new housing and alongside help to increase tax revenue for The City of Jacksonville in otherwise unusable and grossly under taxed use of land.

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	
<p>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.</p> <p>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.</p> <p><u>I hereby certify that I have read and understand</u> 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>	
<p>Owner(s) Print name: <u>Martin Rapant</u> Signature: <u>Martin Rapant</u></p>	<p>Applicant or Agent (if different than owner) Print name: _____ Signature: _____</p>
<p>Owner(s) Print name: _____ Signature: _____</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
<p>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.</p> <p><u>Submit applications to:</u> Planning and Development Department, Zoning Section 214 North Hogan Street, 2nd Floor Jacksonville, Florida 32202 (904) 255-8300</p>

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 9/13/2021

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 1724 Marion Rd., Jax., FL RE#(s): 134625-0000

To Whom it May Concern:

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

By _____
Print Name: Martin Rapant

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13 day of 9 2021 by Martin Rapant who is personally known to me or who has produced Dh as identification and who took an oath.

Anita F Belson
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC) ANITA F BELSON
Notary Public - State of Florida
Commission # GG 263746
My Comm. Expires Oct 21, 2022
Bonded through National Notary Assn.
State of Florida at Large
My commission expires: _____



BUILDING LOCATION
DUVAL COUNTY

INDEX OF SHEETS

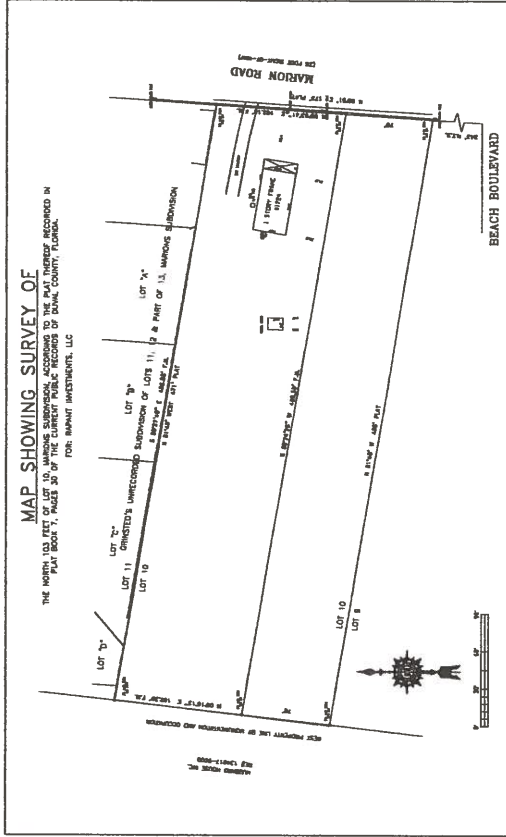
OWNER/DEVELOPER:
 RAMPANT INVESTMENT, INC
 231 HICKORY HOLLOW DR, SOUTH
 JACKSONVILLE, FLORIDA 32225

1. SITE PLAN
2. SITE IMPROVEMENTS



LOCATION MAP

NOTE: EXISTING 1 STORY FRAME #1724 AND METAL SHED TO BE DEMOLISHED/REMOVED OFF SITE.



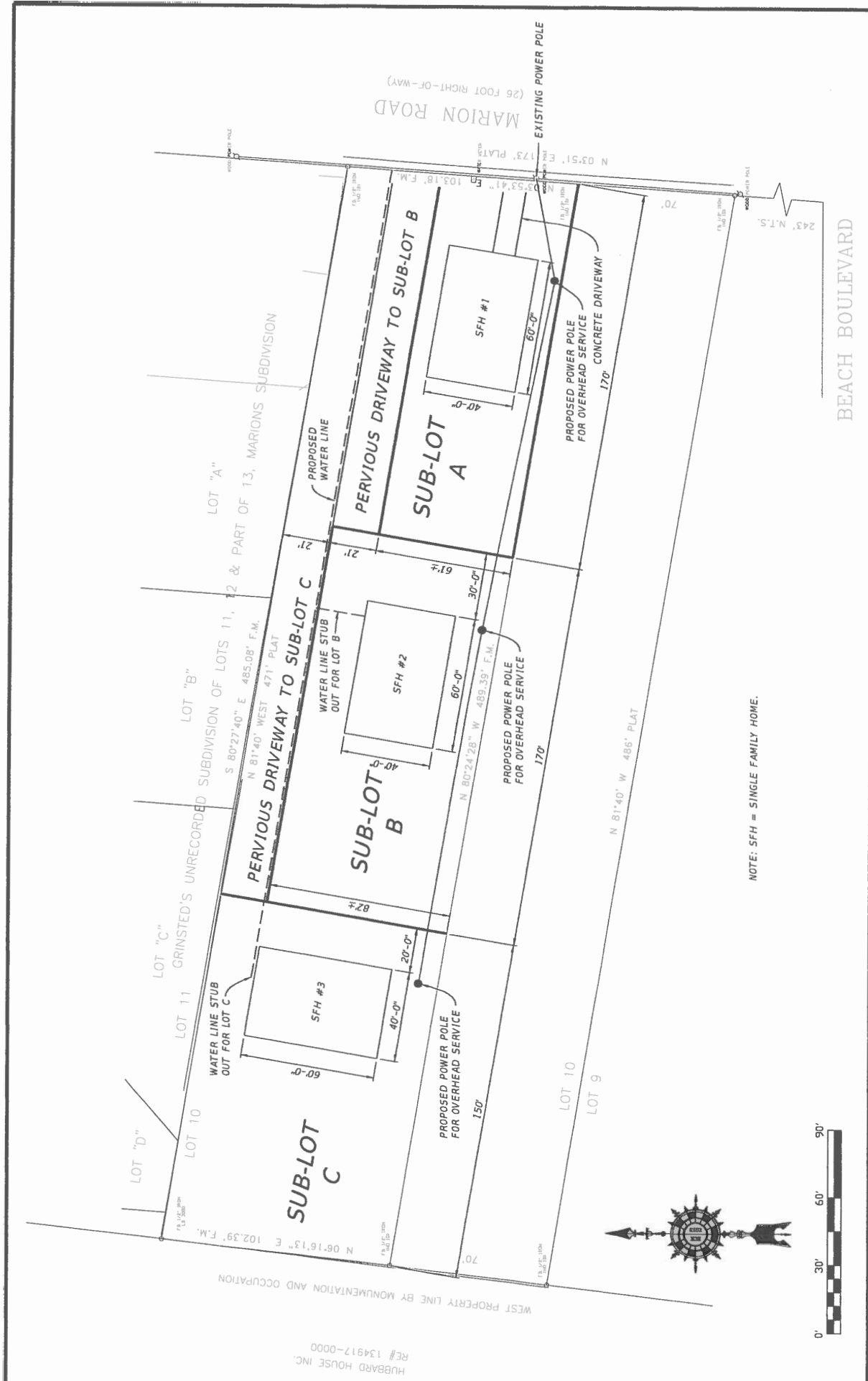
SITE SURVEY

PLAN FOR LOT DIVISION

MARION ROAD
 JACKSONVILLE, FLORIDA 32225

REVISIONS		DATE		DESCRIPTION	
NO.	DATE	BY	DATE	DESCRIPTION	DESCRIPTION

MARTIN RAPANT INVESTMENT, LLC RAPANT INVESTMENT, LLC 231 HICKORY HOLLOW DR. SOUTH JACKSONVILLE, FL 32225		SITE PLAN	
PROJECT NAME: THE NORTH 103 OF LOT 10 MARIONS SUBDIVISION RAPANT INVESTMENT JACKSONVILLE, FLORIDA		SHEET NO. 1	



DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION
			MARTIN RAPANT RAPANT INVESTMENT, LLC 231 HICKORY HOLLOW DR. SOUTH JACKSONVILLE, FL 32225			
			SHEET TITLE SITE IMPROVEMENTS			
			PROJECT NAME: THE NORTH 103 OF LOT 10, MARIONS SUBDIVISION RAPANT INVESTMENT JACKSONVILLE, FLORIDA			
			REG. DRAW. NO.			
			SHEET NO.	2		

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP
134635 0000	BADGER SOLOMON L		6461 WHITE BLOSSOM CIR		JACKSONVILLE	FL	32258
134919 0000	BCEL 8B LLC		7563 PHILIPS HWY STE 208		JACKSONVILLE	FL	32256
134619 0000	BEACH 6801 LLC		4160 BOULEVARD CENTER DR		JACKSONVILLE	FL	32207
134620 0000	BEACH BOULEVARD AUTOMOTIVE INCORPORATED		6833 BEACH BV		JACKSONVILLE	FL	32216-2896
134626 0000	BOYLE ROBERT		6760 S MARION CT		JACKSONVILLE	FL	32216
134616 0030	BRISTOL FLOYD LLESTER		6822 TAMRA LN		JACKSONVILLE	FL	32216
134618 0000	BROWN MARY K		1737 MARION RD		JACKSONVILLE	FL	32216-2852
134622 0000	BUCHANAN SIGNS AND SCREEN PROCESS INC		6755 BEACH BLVD		JACKSONVILLE	FL	32216
134913 0010	CHUMLEY CAROLYN A		1637 GLENDALE RD		JACKSONVILLE	FL	32216-2824
134914 0000	COHOON LADONNA		1655 GLENDALE RD		JACKSONVILLE	FL	32216-2824
134634 0000	COLLINS TREVOR PAUL		6757 MARION CT S		JACKSONVILLE	FL	32216-2826
134629 0000	CRAWFORD TODD D		6724 MARION CT S		JACKSONVILLE	FL	32216-2827
134955 0000	DILL JOHN M AND ETWINDA B TRUST		6491 MASAL ST		JACKSONVILLE	FL	32216-2801
134616 0080	DUANE ROBERT BENJAMIN		6867 TAMRA LN		JACKSONVILLE	FL	32216
134641 0000	EDWARDS BILLY F		6756 MARION CT N		JACKSONVILLE	FL	32216-2855
134616 0040	ELGIN W WAYNE		6860 TAMRA LN		JACKSONVILLE	FL	32216-2829
134913 0000	ELLIS DANIEL JOSEPH		1649 GLENDALE RD		JACKSONVILLE	FL	32216
134627 0000	ETTARO ANTHONY J		6734 MARION CT S		JACKSONVILLE	FL	32216-2827
134916 0000	GEORGE URBEN HODGES AND HARRIET MANCIN HODGES JOIN		364 LOLLY LN W		JACKSONVILLE	FL	32259-4334
134638 0000	GOETHE FAMILY TRUST		C/O BRENDA T BLACK	6732 MARION CT N	JACKSONVILLE	FL	32216-2855
134636 0000	HIGHT HAROLD D LIFE ESTATE		1656 MARION CT W		JACKSONVILLE	FL	32216-2828
134917 0000	HUBBARD HOUSE INC		P O BOX 4909		JACKSONVILLE	FL	32201
134630 0000	HUTCHISON BRENT D ET AL		1666 MARION CT W		JACKSONVILLE	FL	32216-2828
134623 0000	HWANG YOUNG SUK		328 LEE MILLER DR		SUWANEE	GA	30024
134623 0010	JAX PARTNERS LLC		5510 COUGAR PARK CT		JACKSONVILLE	FL	32244
134639 0000	JONES PAMELA K		6744 MARION CT N		JACKSONVILLE	FL	32216-2855
134616 0070	LEE JOHN R		6864 TAMRA LN		JACKSONVILLE	FL	32216-2829
134614 0025	MCCORMICK WILFORD		6807 TAMRA LN		JACKSONVILLE	FL	32216-2829
134633 0000	MILONAS ANDREW		6747 MARION CT S		JACKSONVILLE	FL	32216-2826
134615 0010	NGUYEN NHU		9846 STAPLE INN CT		JACKSONVILLE	FL	32221
134617 0100	PHILLIPS BONNIE L		1729 MARION RD		JACKSONVILLE	FL	32216-2852
134616 0000	RICE MARK ET AL		1661 MARION RD		JACKSONVILLE	FL	32216-2867
134614 0030	RODRIGUEZ DAVID GARCIA		6859 TAMRA LN		JACKSONVILLE	FL	32216
134616 0050	STEVENS VIRGINIA		6830 TAMRA LN		JACKSONVILLE	FL	32216-2829
134637 0000	SUN KHUN		1646 MARION CT W		JACKSONVILLE	FL	32216
134624 0000	VARGAS NANCY B		1736 MARION RD		JACKSONVILLE	FL	32216
134920 0000	WAIZ FAHIM MOHAMMAD ET AL		7916 CHASE MEADOWS DR E		JACKSONVILLE	FL	32256
134628 0000	WARNER JOHN S		6746 MARION CT S		JACKSONVILLE	FL	32216-2827
134614 0010	WROTEN AVALISA M		2851 REGAS DR E		ATLANTIC BEACH	FL	32233
	GREATER SAN SOUCI NEIGHBORHOOD	JOHN LEON	2117 SAUL DR		JACKSONVILLE	FL	32216
	SOUTHEAST	CAROL D'ONOFRIO	7938 MCLAURIN RD		JACKSONVILLE	FL	32256
	GREATER ARLINGTON/B	WILL MESSER	13823 SCHOONER POINT DR		JACKSONVILLE	FL	32225