

Date Submitted:	11/17/23
Date Filed:	12/12/23

Application Number:	WRF-23-29
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: <i>RR</i>	Current Land Use Category: <i>RR</i>	
Council District: <i>2</i>	Planning District: <i>6</i>	
Previous Zoning Applications Filed (provide application numbers): <i>none found</i>		
Applicable Section of Ordinance Code: <i>656.304 and 656.407</i>		
Notice of Violation(s): <i>none found</i>		
Neighborhood Associations: <i>M & M Dairy Inc, The Eden Group Inc.</i>		
Overlay: <i>none</i>		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: <i>2</i>	Amount of Fee: <i>\$1259.</i>	Zoning Asst. Initials: <i>CJR</i>

PROPERTY INFORMATION	
1. Complete Property Address: 13936 Grover Road	2. Real Estate Number: 106377-0020
3. Land Area (Acres): 10.96	4. Date Lot was Recorded: 01/07/2022
5. Property Located Between Streets: Starratt Road and Cedar Point Road	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 442.15 feet to 0 feet.	
8. In whose name will the Waiver be granted? Benjamin Croxton, Mary Croxton, Rebecca DuFault	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Benjamin Croxton	10. E-mail: benjamincroxton@gmail.com
11. Address (including city, state, zip): 13936 Grover Road, Jacksonville, FL. 32226	12. Preferred Telephone: 904-325-6121

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>

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Mary Croxton	10. E-mail: mecroxton@gmail.com
11. Address (including city, state, zip): 13936 Grover Road, Jacksonville, FL. 32226	12. Preferred Telephone: 904-370-3708

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(f), 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> <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> <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> <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> <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>

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Rebecca DuFault	10. E-mail: bdufault56@gmail.com
11. Address (including city, state, zip): 13936 Grover Road, Jacksonville, FL. 32226	12. Preferred Telephone: 813-493-1670

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> <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> <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> <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> <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>

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 currently have an approved Waiver of Road Frontage, and according to code it should apply to our land as a whole, and not to a person/residence/dwelling. That waiver reduces our minimum required lot frontage to zero feet. However, we have been unable to get an address assigned for a second home that is already on the property, and has been for months. We were informed that applying for another Waiver of Road Frontage is our only recourse to this addressing assignment issue. We were originally informed by the addressing department that based on our current waiver, we could place up to 4 homes on our land. We have the email from the addressing department confirming this. Given that information, we moved forward with adding a second home for our parents only to be met with a road block when requesting the address assignment for their home. While we do not agree with submitting a second waiver, we must get our elderly parents into their home. They sold their previous home to move onto our property and have been forced to live as nomads ever since. Their new home has been sitting vacant on our property and they have experienced nothing but hardship during this delay; living in a camper, renting hotel rooms, living with other family members across the state, and traveling hundreds of miles to come to their doctors' appointments in Jacksonville.

We are just a family trying to setup a multi-generational property, and our plan has always been to have our elderly parents live here with us for obvious reasons. We have everything else in place, permits approved and completed, a home on the lot, etc. We simply need an address assigned to our parent's house in order to get an account setup with JEA, and power turned on. In addition we are building our own home on the property in the near future and our children will build beyond that. We need a Waiver to apply to the entire property to allow us to build according to existing code for our zoning, as we cannot afford the delays of this process again.

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: Benjamin Croxton & Mary Croxton

Signature: 

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

Owner(s)

Print name: Rebecca Dufault

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: March 11, 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: 13936 Grover Road, Jacksonville, FL 32226
RE#(s): 106377-0020

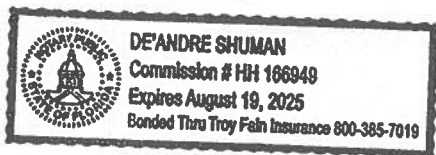
To Whom it May Concern:

I hereby certify that Rebecca Dufault is 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 Rebecca Dufault
Print Name: Rebecca Dufault

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 11 day of March 2022, by Rebecca Dufault, as _____, of _____, a _____ corporation, who is personally known to me or who has produced Driver License as identification and who took an oath.



DeAndre Shuman
(Signature of NOTARY PUBLIC)
DeAndre Shuman
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 8.19.25

Property Ownership Affidavit - Individual

Date: 3-10-2022

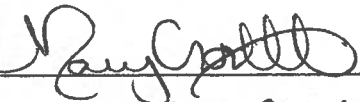
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 13936 Grover Road, Jacksonville, FL 32226
RE#(s): 106377-0020

To Whom it May Concern:

I hereby certify that Mary Croxton is 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 

Print Name: Mary Croxton

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 10th day of March 2022, by Mary Croxton, as co-owner of property, a _____ corporation, who is personally known to me or who has produced FL Drivers License as identification and who took an oath.


(Signature of NOTARY PUBLIC)

Angela Wright
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 8-19-2025

Property Ownership Affidavit - Individual

Date: 3-11-22

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: 13936 Grover Road, Jacksonville, FL 32226
RE#(s): 106377-0020

To Whom it May Concern:

I hereby certify that Benjamin Croxton is 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 *Benjamin Croxton*
Print Name: Benjamin J Croxton

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 11 day of March 20 22, by Benjamin Croxton, as _____, of _____, a _____ corporation, who is personally known to me or who has produced Driver License as identification and who took an oath.



De'Andre Shuman
(Signature of NOTARY PUBLIC)
De'Andre Shuman
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 8.19.25

R-106377-0020

2023

CROXTON BENJAMIN ET AL
13936 GROVER RD
JACKSONVILLE, FL 32226

PRINTED 07/27/2023
BY: pac



Map Id: 7224 610102.20 1.10 1.00 1.00 RES CENSUS TRACT 101.02

0000 Vacant Res < 20 Acres

BUILDING CHARACTERISTICS		VALUE SUMMARY	
CATEGORY	TYPE	UNITS	ADJ
PRIMARY VALUATION METHOD CANA			
BUILDING VALUE 0			
EXTRA FEATURE VALUE 0			
TOTAL MARKET LAND VALUE 226,920			
MARKET VALUE OF AG LAND 0			
TOTAL LAND VALUE AG + COMMON 0			
MARKET VALUE 226,920			
ASSESSED VALUE 226,920			
CAP BASE YEAR 226,920			
TAXABLE VALUE None			
EXEMPTIONS None			
TOTAL EXEMPTIONS VALUE 0			
SENIOR EXEMPTION VALUE 0			
GR/HISTORIC TAXABLE VALUE W/A			
PERMIT NO.	TP	ST.	ISSUE DATE
22250378	MSBM P	NEW MSBM (13936	200,000 09/19/2022

BUILDING DIMENSIONS

BUILDING NOTES	
GRANTEE CROXTON BENJAMIN	
GRANTOR 0 POPE MEGHAN ET AL	
MAC AMOUNT 0	
NOTE AMOUNT 245000	
ADJ UNIT PRICE 0	
ORIG COND 0	
ACTUAL YEAR 0	
EFF YEAR 0	
YEAR ON ROLL 0	
% COND 0	
OBX/MKT VALUE 0	
APPRAISAL DATE 05/27/2023	
APPRAISED BY 008	

BUILDING NOTES	
BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	

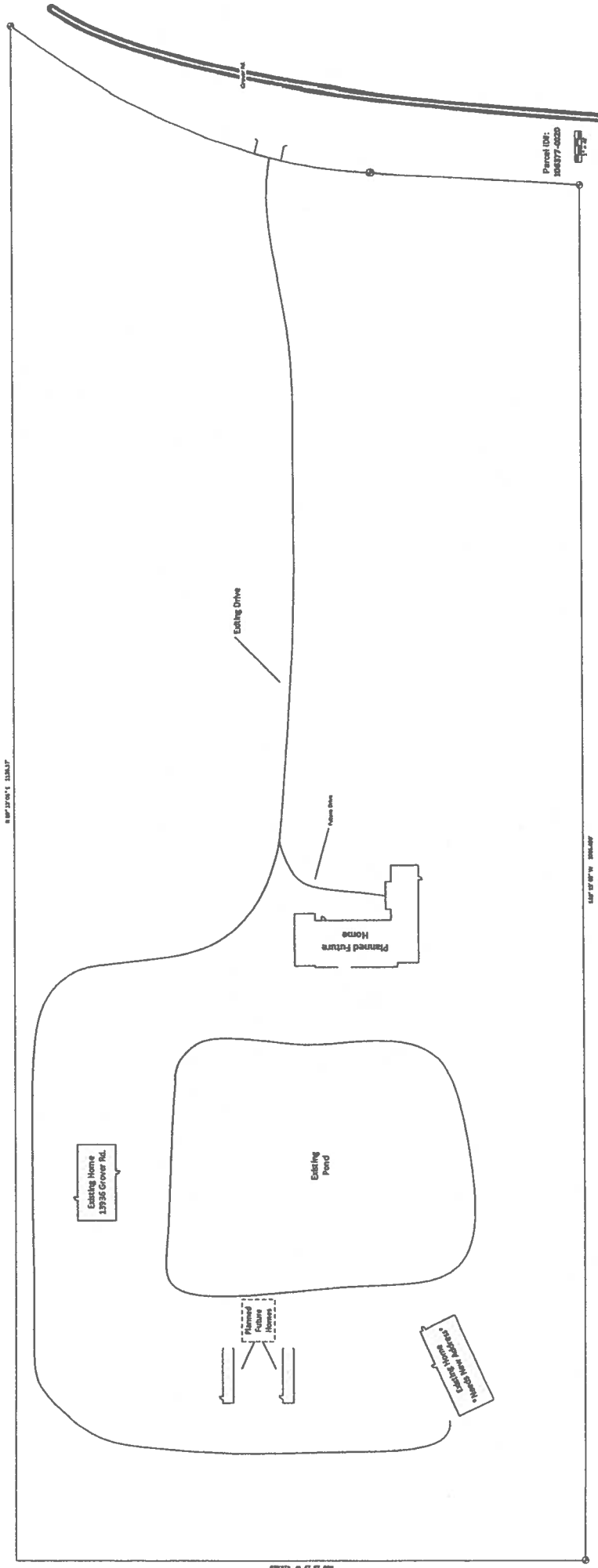
VALUE SUBJECT TO CHANGE

0000 Vacant Res < 20 Acres

BUILDING CHARACTERISTICS		VALUE SUMMARY	
CATEGORY	TYPE	UNITS	ADJ
BASE RATE ADJ			
TOTAL ADJUSTED POINTS			
DEPRECIATION ADJ			

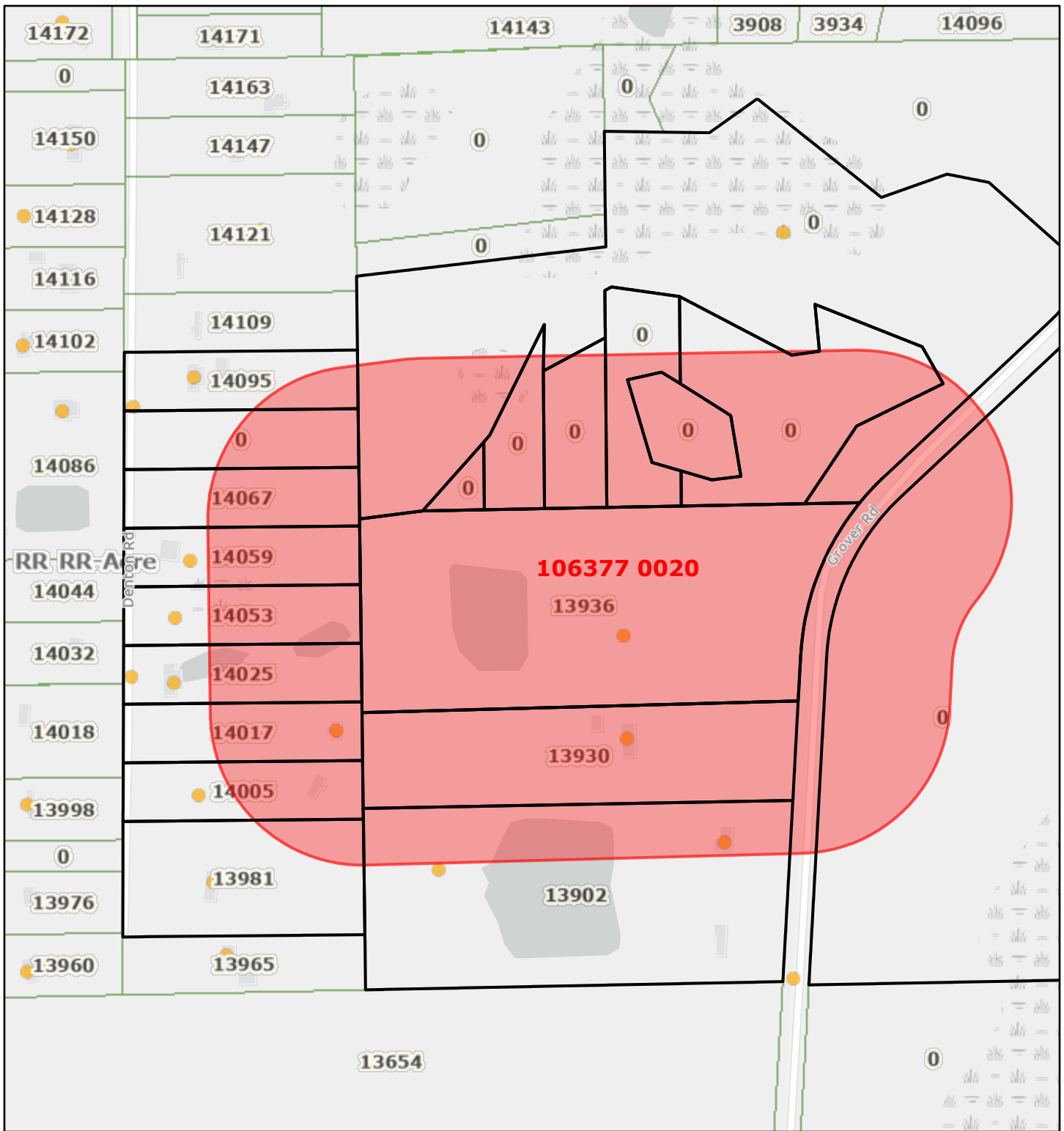
TYPE	STYLE	CLS	QUA	MX %	LOC	% COMP	
L	0	00	0	0	0	0	
REPL	COST	NEW	AVS	EYB	DT	NORM	% GOOD
0	0	0	0	0	0	0	0
SAR	AREA	B	H	P	OF B.	EFF. AREA	DPR VALUE
0	0	0	0	0	0	0	0

BUILDING		SITE ADDRESS		AKA		
L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	LOC	
1	20128	00319	01/07/2022	ND Q V 01	245000	
BUILDING: 0 AKA: 0						
SITE ADDRESS: 13936 GROVER RD, JACKSONVILLE 32226						
L	N	BLD	MX %	DESCRIPTION	BLD	MX %
1	0103	RES RURAL 2 OR LESS UNITS	0.00	100.00	0.00	100.00
2	9608	POND / LAKE	0.00	100.00	0.00	100.00



	A	B	C	D	E	F	G
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_CITY	MAIL_ST	MAIL_ZIP
2	106377 0200	COLLIER LARRY D		14095 DENTON RD	JACKSONVILLE	FL	32226-4822
3	106377 2400	DAVID CHARLES		4522 OLD SPANISH TRL	JACKSONVILLE	FL	32257-5066
4	106377 2230	DAVIES LLOYD SEAN		14067 DENTON RD	JACKSONVILLE	FL	32226-4826
5	106377 2260	DAVIS MARGIE D		14025 DENTON RD	JACKSONVILLE	FL	32226-4826
6	106377 2242	KELLY DANIEL RICHARD		14059 DENTON RD	JACKSONVILLE	FL	32226
7	106377 2280	KERR RICKY LEE		14005 DENTON RD	JACKSONVILLE	FL	32226
8	106377 2500	MARIETTA POINTE LLC		2301 MAITLAND CENTER PY STE 250	MAITLAND	FL	32751
9	106377 2290	PENNINGTON JEANNIE PITTMAN		13981 DENTON RD	JACKSONVILLE	FL	32226
10	106377 2220	PHILLIPS STEVEN P		12544 YELLOW BLUFF RD	JACKSONVILLE	FL	32226-1850
11	106377 0015	POPE TYLER O		45635 MUSSLEWHITE RD	CALLAHAN	FL	32011
12	106377 0400	SPRAGUE BEVERLY L		13902 GROVER RD	JACKSONVILLE	FL	32226
13	106377 1000	ST JOHNS RIVER WATER MANAGEMENT DISTRICT		PO BOX 1429	PALATKA	FL	32178-1429
14	106377 2270	WALLACE DON		14025 DENTON RD	JACKSONVILLE	FL	32226-4826
15	106377 2250	WALLACE DON A		14025 DENTON RD	JACKSONVILLE	FL	32226
16		NORTH CPAC	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S	JACKSONVILLE	FL	32226
17		M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR	JACKSONVILLE	FL	32226

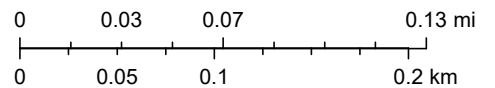
Land Development Review



November 17, 2023

1:4,514

- Parcels
- Address Points
- Land Use
- Zoning



Esri Community Maps Contributors, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA