

Date Submitted: 12-16
 Date Filed: 12/21/21

Application Number: WRF 21-28
 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: RR-ACRE	Current Land Use Category: RR	
Council District: 2	Planning District: 6	
Previous Zoning Applications Filed (provide application numbers):		
Applicable Section of Ordinance Code: 6560.407		
Notice of Violation(s):		
Neighborhood Associations: M&M Dairy, The Eden Group.		
Overlay: NONE		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 3	Amount of Fee: 1,259-	Zoning Asst. Initials: JB

PROPERTY INFORMATION	
1. Complete Property Address: 13930 Grover Rd Jacksonville, FL 32226	2. Real Estate Number: 106377-0010
3. Land Area (Acres): 15+/-	4. Date Lot was Recorded: 12-15-1998
5. Property Located Between Streets: Starratt & Cedar Point	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 700' ^{80'} feet to <u>0'</u> feet.	
8. In whose name will the Waiver be granted? Avies & Tamara Robbins Meghan Castle & Tyler Pope	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Tyler O Pope	10. E-mail: mynameisPope96@gmail.com
11. Address (including city, state, zip): 13930 Grover Rd, Jacksonville, FL 32226	12. Preferred Telephone: 904-536-2764

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Same as above	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. 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.

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Meghan M. Pope NICA Meghan M. Castle	10. E-mail: MeghanP85@gmail.com
11. Address (including city, state, zip): 45635 Musste White Rd. Callahan, FL 32011	12. Preferred Telephone: 904-472-5729

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

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 acquired the property from our grandparents after their passing. Our grandparents had a mortgage on the property when they passed. We are responsible for paying the mortgage, however, the property taxes went from \$1,400/yr. to nearly \$9K +/- per year thanks to a developer's purchase of neighboring property. The mortgage went from \$1400⁰⁰ to \$2900⁰⁰/month which is not feasible. Therefore the sale of part of the property would pay off the mortgage allowing us relief from foreclosure on the whole parcel.

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. *N/A*

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>Owner(s) Print name: <u>Tyler O. Pope</u> Signature: <u>[Signature]</u></p>	<p>Applicant or Agent (if different than owner) Print name: <u>Heather N. Hagan</u> Signature: <u>Heather M. Hagan</u></p>
<p>Owner(s) Print name: <u>Meghan M Pope NKA Meghan M Castle</u> Signature: <u>Meghan M Pope NKA Meghan M Castle</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, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

Property Ownership Affidavit - Individual

Date: 10/22/21

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: RE#(s):

To Whom it May Concern:

I, Tyler O. Pope hereby certify that Tyler O. Pope & Meghan M. Pope NKA
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Meghan M. Cas
Waiver of Minimum Required Road Frontage submitted to the
Jacksonville Planning and Development Department.

By [Signature]

Print Name: Tyler O. Pope

STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ Nassau

Sworn to and subscribed and acknowledged before me by means of physical presence or
 online notarization, this 22nd day of October 2021, by
Tyler Pope, as co owner, of
Individual property N/A corporation, who is
personally known to me or who has produced Florida Drivers License as identification
and who took an oath.



SHELLY L. FRAZIER
Notary Public, State of Florida
My Comm. Expires October 30, 2022
Commission # GG 272779

[Signature]
(Signature of NOTARY PUBLIC)

Shelly L. Frazier
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 10/30/2022

Property Ownership Affidavit - Individual

Date: 10/22/2021

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: RE#(s):

To Whom it May Concern:

I, Meghan M. Pope NKA Meghan M. Castle hereby certify that Tyler O. Pope + Meghan M. Pope NKA is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Meghan M. Co
Waiver of Minimum Required Road Frontage submitted to the Jacksonville Planning and Development Department.

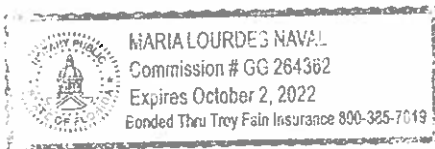
By Meghan M. Pope NKA Meghan M. Castle
Print Name: Meghan M. Pope NKA Meghan M. Castle

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 22 day of October 2021, by Meghan M. Pope / Castle, as _____ of _____, a _____ corporation, who is personally known to me or who has produced FD # C234553986870 as identification and who took an oath.

Maria Lourdes Naval
(Signature of NOTARY PUBLIC)

Maria Lourdes Naval
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 10/2/2022

Agent Authorization – Individual

Date: 10/22/21

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: 13930 Grover Rd., Jax, FL 32226

RE#(s): 106377-0010

To Whom it May Concern:

You are hereby advised that Tyler O. Pope as owner of 13930 Grover Rd., Jax, FL 32226

hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Heather M. Hagan to act as agent to file application(s) for Waiver of Minimum Road Frontage Required 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: Tyler O. Pope

STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ Nassau

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 22nd day of October 2021, by Tyler Pope, who is personally known to me or who has produced Florida Drivers License identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)



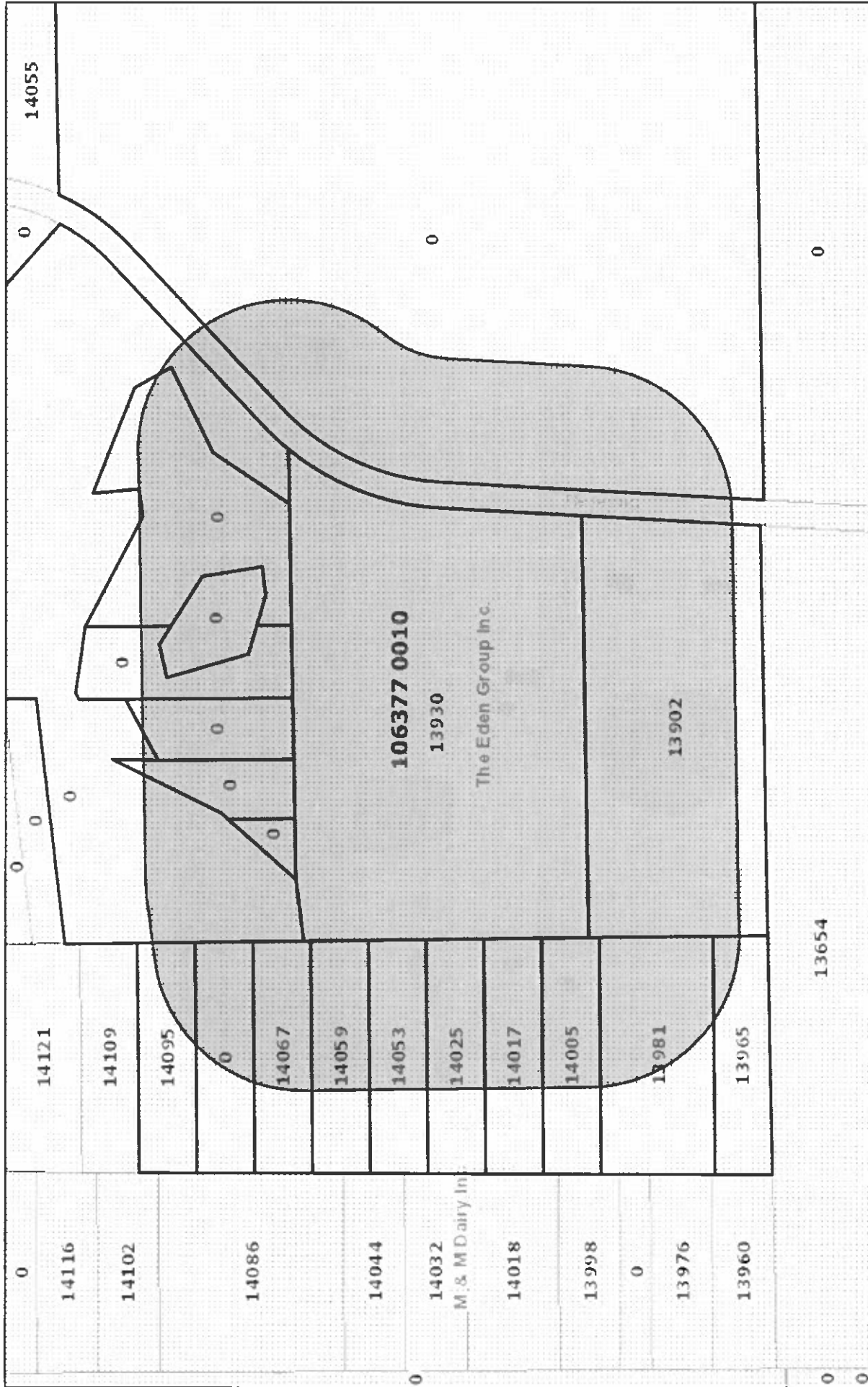
SHELLY L. FRAZIER
Notary Public, State of Florida
My Comm. Expires October 30, 2022
Commission # GG 272779

Shelly L. Frazier
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 10/30/2022

Land Development Review



On File
December 17, 2021

Parcels

Neighborhood Associations

1:4,514



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_CITY	MAIL_MAIL_ZIP
106377 2230	DAVIES LLOYD SEAN		14067 DENTON RD	JACKSONVILLE FL	32226-4826
106377 2450	ST JOHNS RIVER WATER MANAGEMENT DISTRICT		PO BOX 1429	PALATKA FL	32178-1429
106377 2242	KELLY DANIEL RICHARD		14059 DENTON RD	JACKSONVILLE FL	32226
106377 0010	POPE MEGHAN ET AL		13930 GROVER RD	JACKSONVILLE FL	32226
106377 0200	COLLIER LARRY D		14095 DENTON RD	JACKSONVILLE FL	32226-4822
106377 1160	WALLACE STEPHEN W		13965 DENTON RD	JACKSONVILLE FL	32226-4816
106377 2250	WALLACE DON A		14025 DENTON RD	JACKSONVILLE FL	32226
106377 2500	MARIETTA POINTE LLC		2301 MAITLAND CENTER PY STE 250	MAITLAND FL	32751
106377 2280	KERR RICKY LEE		14005 DENTON RD	JACKSONVILLE FL	32226
106377 2220	PHILLIPS STEVEN P		12544 YELLOW BLUFF RD	JACKSONVILLE FL	32226-1850
106377 2400	DAVID CHARLES		4522 OLD SPANISH TRL	JACKSONVILLE FL	32257-5066
106377 2260	DAVIS MARGIE D		14025 DENTON RD	JACKSONVILLE FL	32226-4826
106377 0400	SPRAGUE BEVERLY L		13902 GROVER RD	JACKSONVILLE FL	32226
106377 2290	PENNINGTON JEANNIE PITTMAN		13981 DENTON RD	JACKSONVILLE FL	32226
	M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR	JACKSONVILLE FL	32226
	THE EDEN GROUP INC.	DICK BERRY			
	NORTH	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S	JACKSONVILLE FL	32226