

**AD-22-24**

**LOCATION:** 7945 Pipit Avenue

**REAL ESTATE NUMBER:** 021235-0000

**DEVIATION SOUGHT:**

1. Reduce lot width from 60 feet to 42.5 feet for two lots.

**PRESENT ZONING:** RLD-60

**CURRENT LAND USE:** LDR

**PLANNING DISTRICT:** 5

**COUNCIL DISTRICT:** 10

**SIGNS POSTED:** 1

**OWNER:**

Steven Walker  
9711 Kings Crossing Drive  
Jacksonville, FL 32219

**AGENT:**

N/A

**STANDARDS, CRITERIA AND FINDINGS**

<p><b>1. Is this situation unique or similar to other properties in the neighborhood?</b></p>	<p><b><u>Recommendation:</u></b> Unique. The subject property and surrounding lots on the same platted block have had the same lot boundaries since 1913. The proposed reduction is being sought in order to develop the single lot into two substandard width lots with single family homes. The GIS maps do show lots that have been split in the past, however no approved applications for lot width reductions were found after research in the city files.</p> <p>There is a companion Waiver of Road Frontage Application <b>Ordinance 2022-0314 (WRF-22-17)</b> which is requesting a reduction of the required minimum road frontage from 96 feet to 85 feet for two lots. Staff is recommending that the waiver be denied.</p>
<p><b>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</b></p>	<p><b><u>Recommendation:</u></b> No. It is practical to strictly impose the RLD-60 lot width requirement for this property since no other lot on the platted block has been approved for the same type of lot width reduction during the past 50 years.</p>

<p><b>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</b></p>	<p><b><u>Recommendation:</u></b> While there is no evidence that granting the waiver would reduce the cost of developing the site, the proposed lot width reduction would result in the creation of two single-family lots which are not consistent with the block.</p>
<p><b>4. 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, in that...</b></p>	<p><b><u>Recommendation:</u></b> The proposed deviation will allow the creation of two residential lots which would not be similar to the existing and long established pattern of development on the block. The allowance of this deviation could set a precedent which would alter the established character of the 1913 platted block.</p>
<p><b>5. 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, in that...</b></p>	<p><b><u>Recommendation:</u></b> The only laws the proposed lots would not meet are the lot width and road frontage. The proposed changes would be unlikely to have a negative result on the public health and safety as they would be two single family homes, however the proposed lot would be inconsistent with the established patter of the platted block.</p>
<p><b>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</b></p>	<p><b><u>Recommendation:</u></b> Yes. The intent of the Zoning Code is to promote the health and safety of the public while allowing deviations that result in development harmonious with the existing pattern of development. As explained in the foregoing analysis, granting this deviation does no meets this criteria since it goes against the established pattern of development on the platted block.</p>
<p><b>7. The City landscape architect (has/has not) recommended the proposed deviation.</b></p>	<p>N/A</p>
<p><b>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</b></p>	<p>N/A</p>

**PLANNING DEPARTMENT RECOMMENDATION:** Deny

**DATE OF REPORT:** June 7, 2022





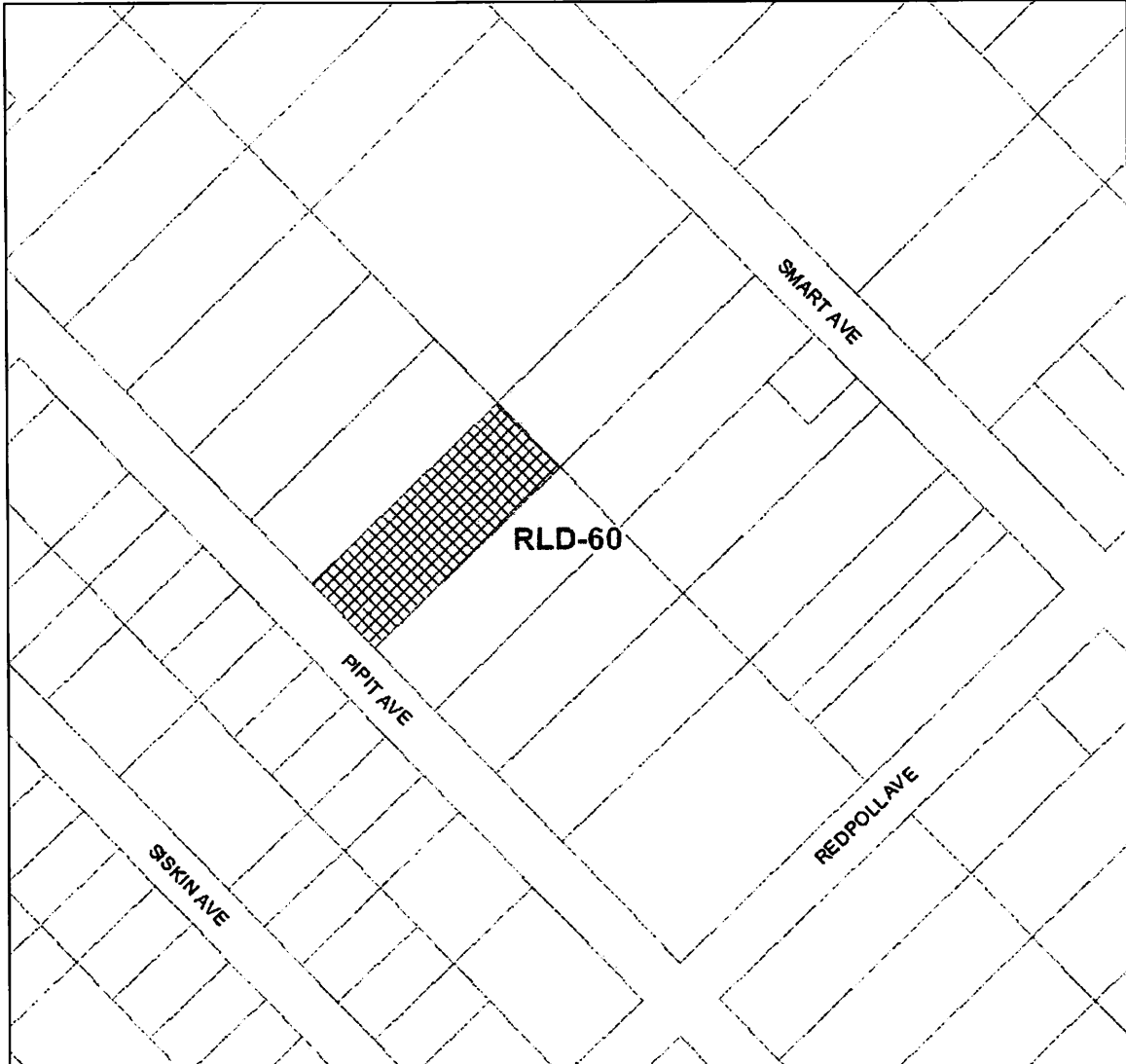
View of the subject site



View of the neighboring property to the northwest of the subject site



View of the neighboring properties across Pipit Avenue



<p><b>REQUEST SOUGHT:</b></p> <p><b>REDUCE REQUIRED MINIMUM LOT AREA FROM 21760 TO 10880 SQUARE FEET</b></p>	<p><b>LOCATION MAP:</b></p>	<p><b>COUNCIL DISTRICT:</b> <b>10</b></p>
<p><b>ORDINANCE NUMBER</b> <b>ORD-2022-0315</b></p>	<p><b>TRACKING NUMBER</b> <b>AD-22-24</b></p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

Legal Map

# Application For Administrative Deviation

## Planning and Development Department Info

**Application #** AD-22-24 **Staff Sign-Off/Date** CMC / 03/18/2022  
**Filing Date** 03/18/2022 **Number of Signs to Post** 1  
**Current Land Use Category** LDR  
**Deviation Sought** REDUCE THE MINIMUM LOT AREA FROM 60 TO 42.5 FOR TWO LOTS  
**Applicable Section of Ordinance Code** 656.305(II)(D)(I)(VII)  
**Notice of Violation(s)** N/A  
**Hearing Date** 06/07/2022  
**Neighborhood Association** N/A  
**Overlay** N/A

## Application Info

**Tracking #** 4079 **Application Status** FILED COMPLETE  
**Date Started** 02/11/2022 **Date Submitted** 02/11/2022

## General Information On Applicant

**Last Name** WALKER **First Name** STEVEN **Middle Name**  
**Company Name**  
**Mailing Address**  
9771 KINGS CROSSING DRIVE  
**City** JAX **State** FL **Zip Code** 32219  
**Phone** 9043497604 **Fax** 904 **Email** SBRICKNBLOCK@YAHOO.COM

## General Information On Owner(s)

**Last Name** WALKER **First Name** STEVEN **Middle Name**  
**Company/Trust Name**  
**Mailing Address**  
9771 KINGS CROSSING DRIVE  
**City** JAX **State** FL **Zip Code** 32219  
**Phone** 9043497604 **Fax** 904 **Email** SBRICKNBLOCK@YAHOO.COM

## Property Information

**Previous Zoning Application Filed?**  
**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 021235 0000	10	5	RLD-60

Ensure that RE# is a 10 digit number with a space (##### #)

**Total Land Area (Nearest 1/100th of an Acre)** 0.48

**In Whose Name Will The Deviation Be Granted**  
STEVEN WALKER

**Is transferability requested?** Yes No  
If approved, the administrative deviation is transferred with the property.

**Location Of Property**

**General Location**

NORTHSIDE LINCOLN VILLAS

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
7945	PIPIT AVE	32219

**Between Streets**

REDPOLL AVENUE and MCLEOD AVENUE

**Utility Services Provider**

City Water/City Sewer    Well/Septic    City Water/Septic    City Sewer/Well

**Deviation sought**

**Click on a check box to provide details pertaining to the deviation sought.**

Reduce required minimum lot area from                      to                      square feet.

Increase maximum lot coverage from                      % to                      %.

Increase maximum height of structure from                      to                      feet.

Reduce required yard(s)

REDUCE MINIMUM LOT WIDTH FROM 60 FEET TO 42.5 FEET FOR 2 LOTS.

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 feet.

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 feet.

Decrease minimum number of loading spaces from                      required to                      loading spaces.

Reduce the dumpster setback from the required **5** feet along:

North to                      feet;

East to                      feet;

South to                      feet;

West 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                      square feet to square feet.

Increase the distance from the vehicle use area to the nearest tree from **55** feet maximum to feet.

Reduce the number of terminal island trees from                      terminal islands required to terminal islands.

Reduce the landscape buffer between vehicle use area along Enter Street Name                      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 Enter Street Name                      from required to                      shrubs.

Reduce the number of trees along Enter Street Name                      from required to                      trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from



**5** feet minimum width required along:

North boundary to            feet;

East boundary to            feet;

South boundary to           feet;

West boundary to            feet.

Reduce the number of trees along:

North property boundary from            required to            trees;

East property boundary from            required to            trees;

South property boundary from            required to            trees;

West property boundary from            required to            trees.

Increase the maximum width of the driveway access from Enter Street Name  
from 24 36 48 feet required to            feet.

Decrease the minimum width of the driveway access from Enter Street Name  
from 24 36 48 feet required to            feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required  
along:

North to            feet;

East to            feet;

South to            feet;

West to            feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required  
along:

North to            feet;

East to            feet;

South to            feet;

West to            feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

North property boundary to            feet wide;

East property boundary to            feet wide;

South property boundary to            feet wide;

West property boundary to            feet wide.

Reduce the uncomplimentary land use buffer trees along:

North property boundary from            required to            trees;

East property boundary from            required to            trees;

South property boundary from            required to            trees;

West property boundary from            required to            trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque  
required along:

North property boundary to            feet tall and            %;

East property boundary to            feet tall and            %;

South property boundary to            feet tall and            %;

West property boundary to            feet tall and            %.

## Required Attachments

The following items must be attached to the application.

Survey

Site Plan

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, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

### Supplemental Information

Letter From DCFS, Department of Children and Family Services - 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, must be drawn to scale - height increase requests only

### 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:

**I. 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;

NA

(ii) The length of time the violation has existed without receiving a citation; and

NA

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

NA

### Public Hearings

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 Planning Commission. 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.

### Application Certification

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.

Agreed to and submitted

### Filing Fee Information

<b>1) Residential District Base Fee</b>	\$966.00
<b>2) Plus Notification Costs Per Addressee</b>	
<b>52 Notifications @ \$7.00/each:</b>	\$364.00
<b>3) Total Application Cost:</b>	\$1,330.00

\* Applications filed to correct existing zoning violations are subject to a double fee.  
\*\* The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.

**EXHIBIT 1**

**Legal Description**

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**PARCEL ID NUMBER: 021235-0000**

**LOT 30, BLOCK 1, LINCOLN VILLAS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGE 96, IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

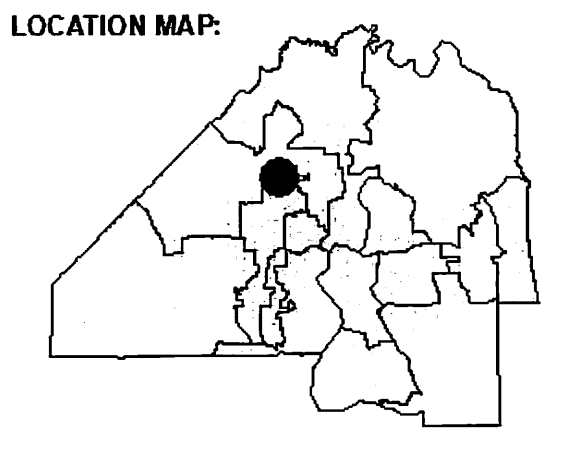
**March 3, 2022**

**Exhibit 1  
Page 1 of 1**



**REQUEST SOUGHT:**

**REDUCE REQUIRED MINIMUM  
LOT AREA FROM 21760 TO  
10880 SQUARE FEET**



0 50 100 200  
Feet

**COUNCIL DISTRICT:**  
**10**

**TRACKING NUMBER**  
**AD-22-24**

**EXHIBIT 2**  
**PAGE 1 OF 1**

**Property Ownership Affidavit - Individual**

Date: 2-8-22

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: RE#(s):

To Whom it May Concern:

I, Bryan Richardson hereby certify that Steven Walker  
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for  
7945 Pipit Avenue submitted to the  
Jacksonville Planning and Development Department.

By Steven Walker

Print Name: STEVEN WALKER

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of  physical presence or  
 online notarization, this 8 day of FEBRUARY 2022, by  
STEVEN WALKER, as \_\_\_\_\_, of  
FL DL BCR, a \_\_\_\_\_ corporation, who is  
personally known to me or who has produced FL DL as identification  
and who took an oath.



**Bryan C. Richardson**  
State of Florida  
My Commission Expires 10/31/2024  
Commission No. HH 50200

Bryan C. Richardson  
(Signature of NOTARY PUBLIC)

BRYAN C. RICHARDSON  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 10-31-2024

Prepared by:  
Daralyn Guthrie  
Watson Title Services of North FL, Inc.  
3951 Baymeadows Road  
Jacksonville, Florida 32217

File Number: 2100008

21005583

### General Warranty Deed

Made this January 29, 2021 A.D. By **Deloris Robinson Robertson aka Deloris Robinson**, a single woman, whose post office address is: 3904 Lennox Circle E, Jacksonville, Florida 32209, hereinafter called the grantor, to **Steven Walker**, a married man, whose post office address is: 9971 Kings Crossing Drive, Jacksonville, Florida 32209, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$10,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Lots 30, Block 1, Lincoln Villas, a subdivision according to the plat thereof recorded at Plat Book 5, Page 98, in the Current Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 021235-0000

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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; that the grantor hereby fully 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 taxes accruing subsequent to December 31, 2020.

Prepared by:  
Daralyn Guthrie  
Watson Title Services of North FL, Inc.  
3951 Baymeadows Road  
Jacksonville, Florida 32217

File Number: 2100008

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

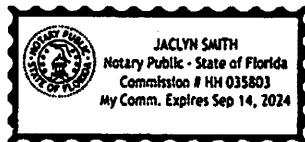
[Signature]  
Witness Printed Name Jaclyn Smith

[Signature]  
Witness Printed Name Daralyn Guthrie

State of FL  
County of Duval

Deloris Robinson Robertson (Seal)  
Deloris Robinson Robertson aka Deloris Robinson  
Address: 3904 Lennox Circle E, Jacksonville, Florida 32209  
AKA Deloris Robinson

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization this 29 day of January, 2020, by Deloris Robinson Robertson aka Deloris Robinson a single woman, who is/are personally known to me or who has produced drivers license as identification.



[Signature]  
Notary Public  
Print Name: Jaclyn Guthrie  
My Commission Expires: 9/14/24

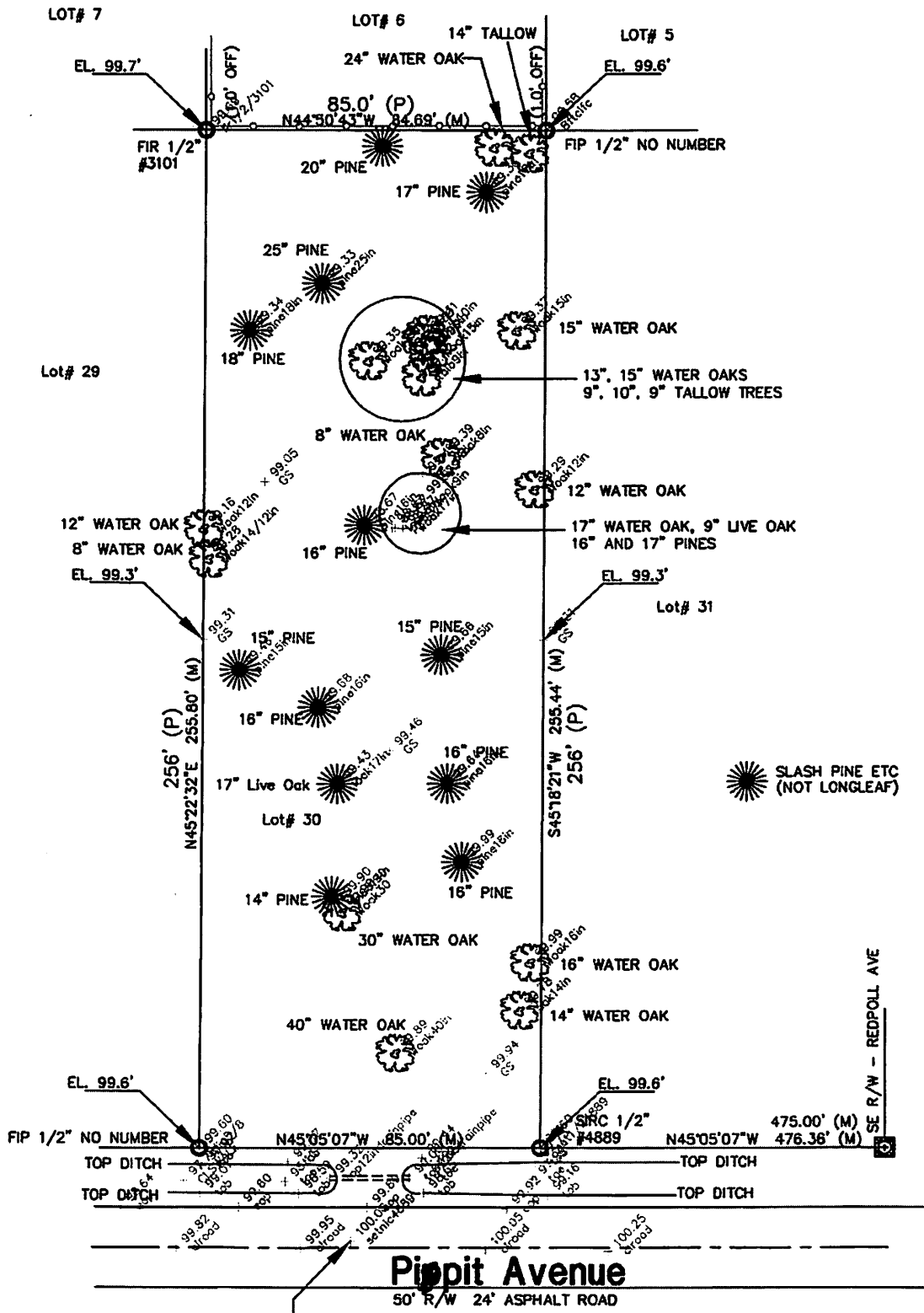




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8' CHAIN LINK FENCE

ELEVATIONS HEREON BASED ON ASSUMED DATUM

PLEASE SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, CERTIFICATIONS, FHA/VA WELL AND SEPTIC TANK DIMENSIONS ( if applicable ) LEGEND

