

Date Submitted: 10/28/22  
 Date Filed: 10/28/22  
11/15/22

Application Number: WRF-22-31  
 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: <span style="background-color: #cccccc; padding: 2px;"> </span> <b>RR-Acre</b>	Current Land Use Category: <u>LDR</u>	
Council District: <u>8</u>	Planning District: <u>5</u>	
Previous Zoning Applications Filed (provide application numbers): <u>none found</u>		
Applicable Section of Ordinance Code: <u>656.304</u>		
Notice of Violation(s): <u>none found</u>		
Neighborhood Associations: <u>Cisco Garden Civic Association</u>		
Overlay: <u>none</u>		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: <u>1</u>	Amount of Fee: <u>\$1217.</u>	Zoning Asst. Initials: <u>DIR</u>

PROPERTY INFORMATION	
1. Complete Property Address: <u>2342 Jones Road 32220</u>	2. Real Estate Number: <u>0046001130R</u>
3. Land Area (Acres): <u>5.05 acres</u>	4. Date Lot was Recorded: <u>12/14/1995</u>
5. Property Located Between Streets: <b>Jerry Acres Lane and Vinegard Lane</b>	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 <u>160</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted? <u>Joel and Holly Reinhardt</u>	

hollyrhart@gmail.com

<b>OWNER'S INFORMATION (please attach separate sheet)</b>	
9. Name: Joel and Holly Reinhardt	10. E-mail: Joelrhart@Att.net
11. Address (including city, state, zip): 2342 Jones Rd Jax, FL 32220	12. Preferred Telephone: 904-781-9969

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name:	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.

To Whom it May Concern:

Germantown Annex property lots 5, 12, 13, 14, & 15 were purchased by my parents in the 50's. Unfortunately, only a small road frontage was given to my parents to access the property. They have now deceased, so the property was given to their children, of which I am their daughter.

We have all raised our families on this land and appreciate our family influences in this wonderful environment. Now, my husband and I would like to share part of our land with our children.

The purpose for this waiver is to enable my daughter/son-in-law, (Chelsey and David Shirey), to build a house on this property in the future. We have not divided the property for them yet, since we learned they cannot build a house unless we have a waiver for frontage approval.

Thank you for considering our request.

Holly and Joel Reinhardt  
2342 Jones Road  
Jacksonville, Fl. 32220

**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.coi.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coi.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: Holly B. Reinhardt  
Signature: Holly B Reinhardt

**Applicant or Agent (if different than owner)**

Print name: \_\_\_\_\_  
Signature: \_\_\_\_\_

*\*An agent authorization letter is required if the application is made by any person other than the property owner.*

**Owner(s)**

Print name: Joel E Reinhardt  
Signature: Joel E Reinhardt

**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

**EXHIBIT A**

**Property Ownership Affidavit - Individual**

Date: 10/28/22

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: 2342 Jones Rd RE#(s): 004600-1130

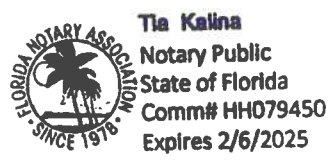
To Whom it May Concern:

I Holly and Joel Reinhardt hereby certify that I am 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 Holly Reinhardt Joel Reinhardt  
Print Name: Holly Reinhardt Joel Reinhardt

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 5th day of March 2022 by Holly + Joel Reinhardt, who is personally known to me or who has produced FL DL as identification and who took an oath.



Tia Kalina  
(Signature of NOTARY PUBLIC)

Tia Kalina  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 2.6.2025



Bk: 8239  
Pg: 474  
Doc# 95247942  
Filed & Recorded  
12/14/95  
10:32:07 A.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 6.00  
DEED \$

QUIT CLAIM DEED

THIS INDENTURE, Made this 1st day of December, 1995, between **HOWELL ROBERT BESSENT, JR. and RUTH W. BESSENT, his wife**, Grantors, and **HOLLY B. REINHARDT and JOEL E. REINHARDT, her husband**, whose post office address is: 2342 Jones Road, Jacksonville, Florida 32220, Grantees, GRANTEES' SSN:

WITNESSETH, that said Grantors, for and in consideration of the sum of (LOVE AND AFFECTION), and other good and valuable consideration to said Grantors, in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and do quit claim to the said Grantee, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

LOT 12, GERMANTOWN ANNEX, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 71, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL IDENTIFICATION NO.: 4597-0000 (INCLUDES CAPTION AND OTHER LANDS).

NOTE: No title evidence was requested or furnished in connection with the preparation of this instrument and no opinion, expressed or implied, is intended by the above named scrivener as to the marketability or condition of the title to or the boundaries of the property described herein.

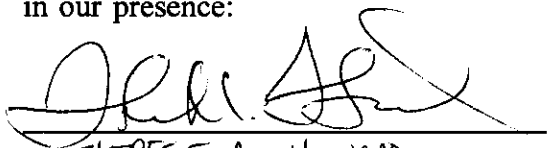
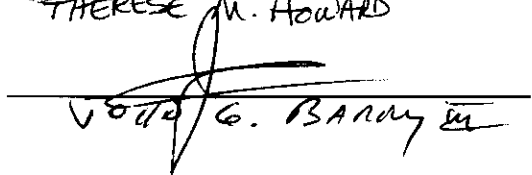
NOTE TO DEPT. OF REVENUE: Grantee, Holly B. Reinhardt is the daughter of Grantors. The referenced property is unencumbered and there is no other consideration, monetary or otherwise, other than the recited Love and Affection.


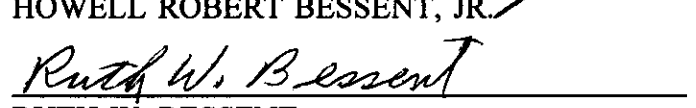
IN WITNESS WHEREOF, Grantors have hereunto set Grantor's hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

THIS INSTRUMENT WAS PREPARED BY:  
JOHN G. BARRY, Notary Public, P.A.  
1715 N. Orange Boulevard  
Jacksonville, Florida 32210

Recording 6.00  
Doc. Stamps 1.70

  
THERESE M. HOWARD  
  
JOHN G. BARRY

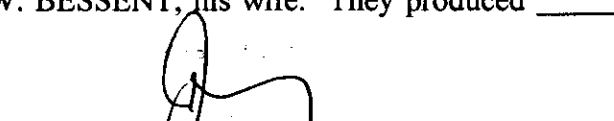
  
HOWELL ROBERT BESSENT, JR.  
  
RUTH W. BESSENT

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1st day of December, 1995, by HOWELL ROBERT BESSENT, JR. and RUTH W. BESSENT, his wife. They produced FL Drivers Lic as identification.



JOHN G. BARRY  
Notary Public, State of Florida  
My Comm. Exp. Oct. 27, 1998  
Comm. No. CC 412852

  
Notary Public, State of Florida  
My commission expires:



Bk: 8239  
Pg: 472 - 473  
Doc# 95247941  
Filed & Recorded  
12/14/95  
10:32:07 A.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 10.50

MUTUAL GRANT OF EASEMENT

Ref. No: Howell R. Besseant, Jr.  
2340 Vassar Rd.  
DFA # 32220

Recording 10.50

2

THIS mutual grant of easement is made the day and year below written by and between HOWELL ROBERT BESSENT, JR. and RUTH W. BESSENT, his wife, KYLE BRADEN BESSENT AND SHARON WILLIAMS BESSENT, his wife, HOLLY B. REINHARDT and JOEL E. REINHARDT, her husband, and BRUCE HOWELL BESSENT; and

WHEREAS, HOWELL ROBERT BESSENT, JR. and RUTH W. BESSENT, his wife, are the owners of property more particularly described in deed recorded in Volume 2543, page 320, of the Official Records of Duval County, Florida; and

WHEREAS, the parties hereto are variously the owners of real property described as:

Lots 5, 12, 13, 14 and 15, GERMANTOWN ANNEX, according to plat thereof recorded in Plat Book 6, page 71, of the current public records of Duval County, Florida.

NOW, THEREFORE, for and in consideration of One Dollar (\$1.00) in hand paid by each to the other, the parties hereto agree as follows:

1. HOWELL ROBERT BESSENT, JR. and RUTH W. BESSENT, his wife, do hereby grant to the other parties to this agreement, and reserve onto themselves an easement for ingress and egress over and across that certain property more particularly described in Volume 2543, page 320, of the Official Records of Duval County, Florida.
2. The parties hereto grant to each other, and reserve onto themselves, an easement for ingress and egress over and across the southerly 20 feet of Lots 5 and 12 and westerly 20 feet of Lots 12, 13, 14 and 15, GERMANTOWN ANNEX, according to plat thereof recorded in Plat Book 6, page 71, of the current public records of Duval County, Florida.
3. This easement for ingress and egress is exclusive to the parties hereto, their heirs, personal representatives and successors.
4. The parties hereto, their heirs, personal representatives and successors, agree that they shall be jointly obligated to maintain the easement area in passable condition at all times.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 14 day of December, 1995.

Witnesses:

[Signature]  
As to All Parties THERESE M. HOWARD

Howell Robert Besseant, Jr. (SEAL)  
HOWELL ROBERT BESSENT, JR.

[Signature]  
As to All Parties JOEL E. REINHARDT

Ruth W. Besseant (SEAL)  
RUTH W. BESSENT

Kyle Braden Besent (SEAL)  
KYLE BRADEN BESSENT

Sharon Williams Besent (SEAL)  
SHARON WILLIAMS BESSENT

Holly B. Reinhardt (SEAL)  
HOLLY B. REINHARDT

Joel E. Reinhardt (SEAL)  
JOEL E. REINHARDT

Bruce H. Besent (SEAL)  
BRUCE HOWELL BESSENT

STATE OF FLORIDA  
COUNTY OF DUVAL

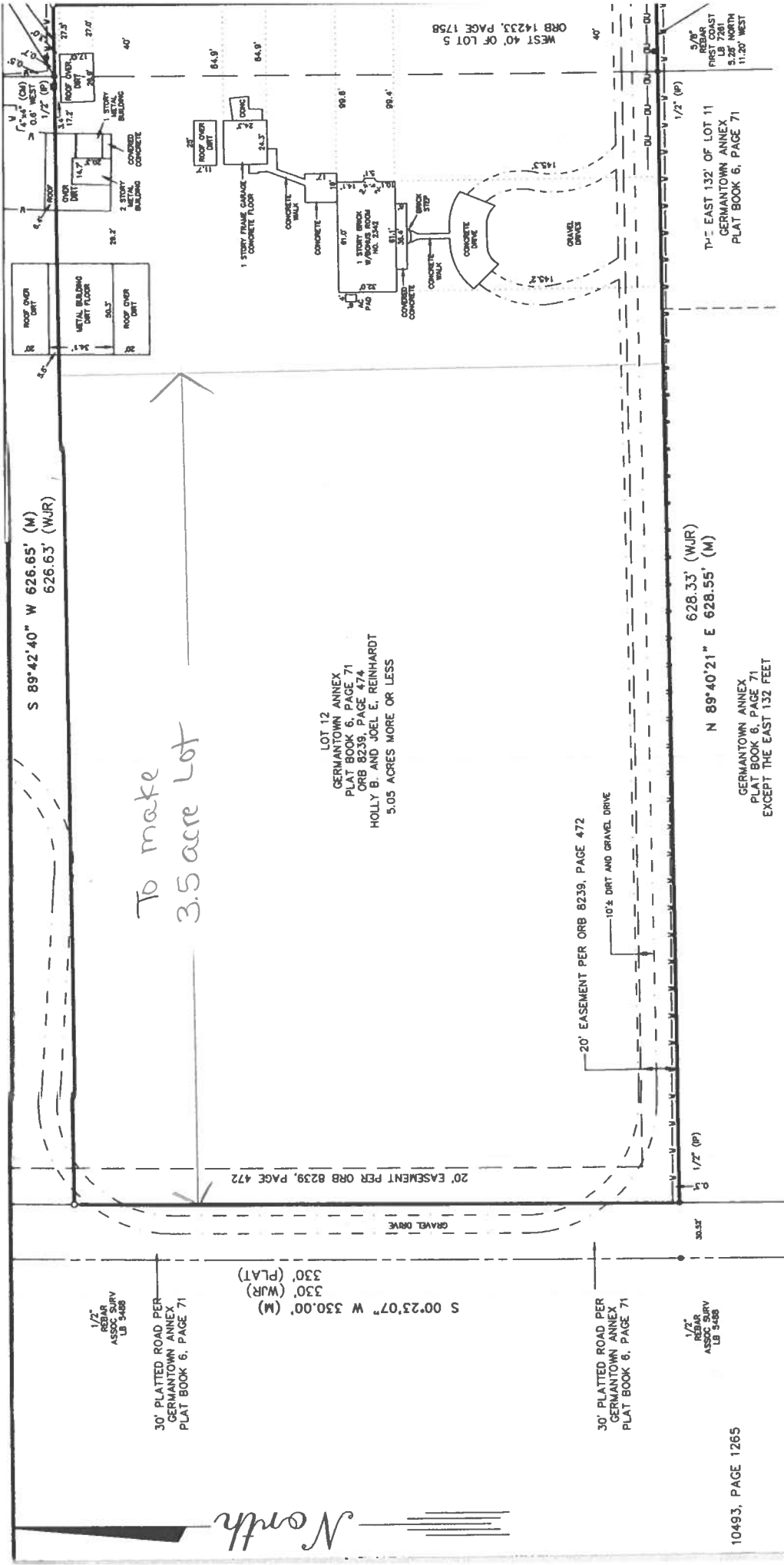
The foregoing instrument was acknowledged before me this 1st day of December, 1995, by HOWELL ROBERT BESSENT, JR., RUTH W. BESSENT, KYLE BRADEN BESSENT, SHARON WILLIAMS BESSENT, HOLLY B. REINHARDT, JOEL E. REINHARDT, and BRUCE HOWELL BESSENT who produced Florida Drivers Licenses as identification.



JOHN G. BARRY  
Notary Public, State of Florida  
My Comm. Exp. Oct. 27, 1998  
Comm. No. CC 412852

[Signature]  
NOTARY PUBLIC  
My commission expires:

BESSENT.EAS



To make  
3.5 acre Lot

LOT 12  
GERMANTOWN ANNEX  
PLAT BOOK 6, PAGE 71  
ORB 8239, PAGE 474  
HOLLY B. AND JOEL E. REINHARDT  
5.05 ACRES MORE OR LESS

T-1 = EAST 132' OF LOT 11  
GERMANTOWN ANNEX  
PLAT BOOK 6, PAGE 71

DETAIL 1" = 50'

1/2" REBAR ASSOC SURV LB 5488

30' PLATTED ROAD PER GERMANTOWN ANNEX PLAT BOOK 6, PAGE 71

S 00°23'07" W 330.00' (M)  
330' (PLAT)  
330' (WJR)

30' PLATTED ROAD PER GERMANTOWN ANNEX PLAT BOOK 6, PAGE 71

1/2" REBAR ASSOC SURV LB 5488

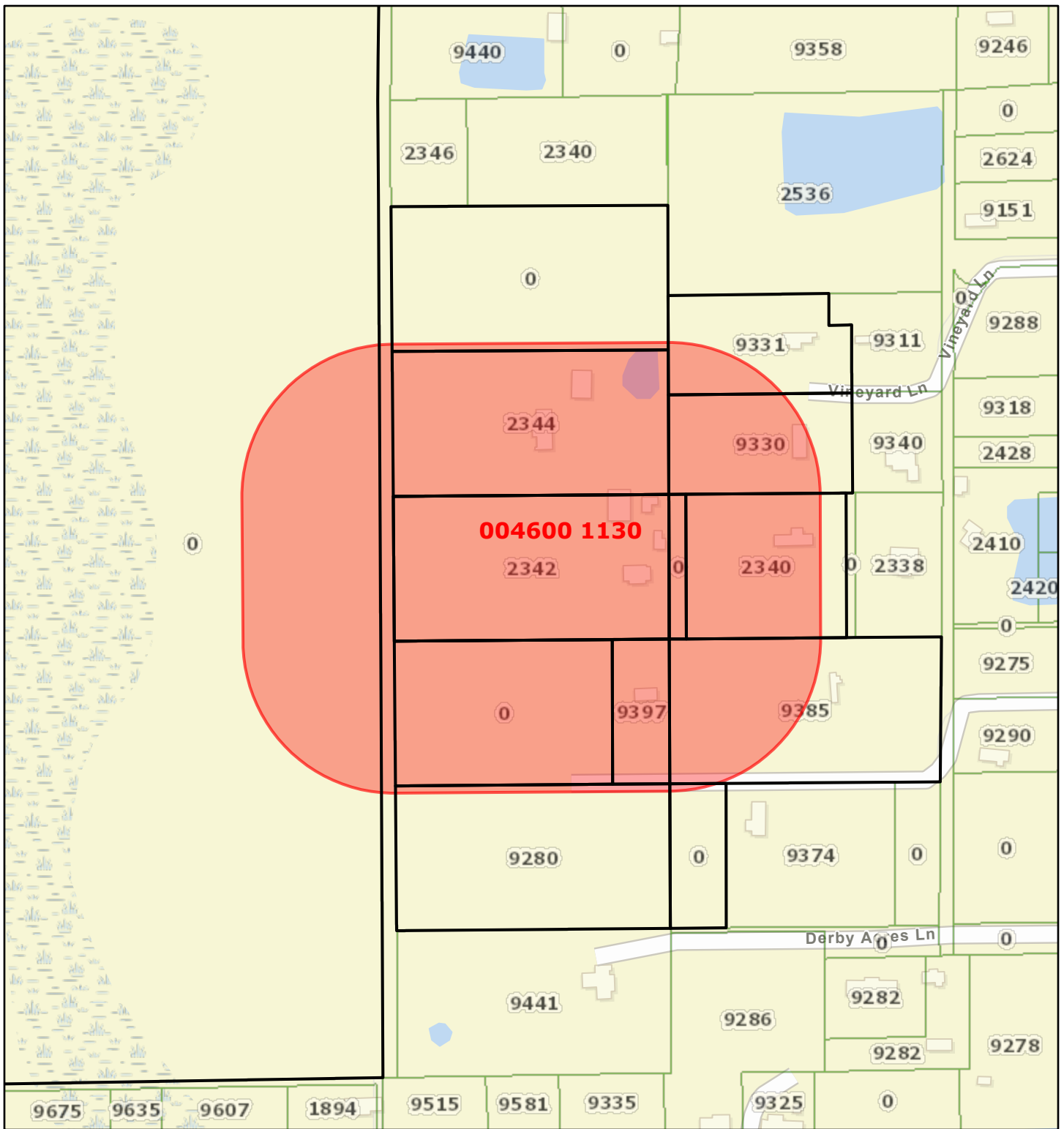
10493, PAGE 1265

30' PLATTED ROAD PER GERMANTOWN ANNEX

ORB 17614, DATE 10/24

W 626.72' (M)  
W 576.90' (PD)

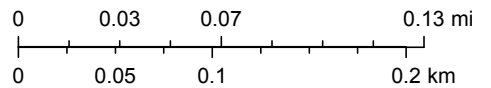
# Land Development Review



December 8, 2022

1:4,514

 Parcels



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
004597 0000	BESSENT BRETT B		2340 JONES RD			JACKSONVILLE	FL	32220
004600 1200	BESSENT BRUCE H		2340 JONES RD			JACKSONVILLE	FL	32220-1212
004600 1140	BESSENT KYLE B		2344 JONES RD			JACKSONVILLE	FL	32220-1286
004596 1005	CARR RICHARD DALE		9330 VINEYARD LN			JACKSONVILLE	FL	32220
004625 6000	JACKSONVILLE ELECTRIC AUTHORITY		21 W CHURCH ST			JACKSONVILLE	FL	32202
004600 0560	MALONE BRIAN C		9290 JERRY ACRES LN			JACKSONVILLE	FL	32220-1241
004600 1000	MATTHEW ROBERT NOEL		2314 JONES RD			JACKSONVILLE	FL	32220
004600 1130	REINHARDT HOLLY B		2342 JONES RD			JACKSONVILLE	FL	32220-1212
004596 0000	STAFFORD JOANN LIFE ESTATE		9331 VINEYARD LN			JACKSONVILLE	FL	32220
	NORTHWEST	RHONDA BOYD	9381 ARBOR OAK LN			JACKSONVILLE	FL	32208
	CISCO GARDEN CIVIC ASSOCIATION	BETTY J. GRINER	11701 CISCO GARDEN RD			JACKSONVILLE	FL	32219