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| Date Submitted: | 1-19 |
| Date Filed: | 1-26-22 |

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|---------------------|----------|
| Application Number: | AD-22-09 |
| Public Hearing: | |

Zoning Application for an Administrative Deviation

City of Jacksonville, Florida
 Planning and Development Department COMP WRF

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: <u>RLD-60</u> | Current Land Use Category: <u>LDR</u> | |
| Deviation Sought: <u>REDUCE LOT WIDTH FROM SIXTY FEET (60') TO FIFTY FEET (50')</u> | Applicable Section of Ordinance Code: <u>656.305 AII(d) VII</u> | |
| Council District: <u>3</u> | Planning District: <u>2</u> | |
| Previous Zoning Applications Filed (provide application numbers): <u>N/A</u> | | |
| Notice of Violation(s): <u>N/A</u> | | |
| Number of Signs to Post: <u>2</u> | Amount of Fee: <u>966 - SEE WRF</u> | Zoning Asst. Initials: <u>[Signature]</u> |
| Neighborhood Associations: <u>WEST BEACHES COMM. ASSOC. / BROUGHAM AVE GOLDEN GUIDES</u> | | |
| Overlay: <u>N/A</u> | | |

| PROPERTY INFORMATION | |
|---|--|
| 1. Complete Property Address: <u>Sheyne Rd. Jacksonville, FL 32246</u> | 2. Real Estate Number: <u>166801 - 0000</u> |
| 3. Land Area (Acres): <u>29</u> | 4. Date Lot was Recorded: |
| 5. Property Located Between Streets: <u>Gerona & Macapa Rd</u> | 6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/> |
| 7. In whose name will the Deviation be granted: <u>Ana Plaku & Neuljan Kore</u> | |
| 8. Is transferability requested? <i>If approved, the administrative deviation is transferred with the property.</i> | |
| Yes <input checked="" type="checkbox"/> | |
| No <input type="checkbox"/> | |

9. Deviation Sought:

width

- Reduce Required Minimum Lot **width** from **60** to **50** feet.
- Increase Maximum Lot Coverage from _____ % to _____ %.
- Increase Maximum Height of Structure from _____ to _____ feet.
- Reduce Required Yard(s) _____
- 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 _____.
- 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 _____.
- Decrease minimum number of loading spaces from _____ required to _____ loading spaces.
- Reduce the dumpster setback along _____ from the required 5 feet 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 _____ sq. ft. required to _____ sq. ft.
- Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to _____ provided as indicated on the Landscape Site Plan dated _____.
- Reduce the number of terminal island trees from _____ terminal islands required to _____ terminal islands as indicated on the Landscape Site Plan dated _____.
- Reduce the landscape buffer between vehicle use area along _____ 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 _____ from _____ required to _____ shrubs and relocate as indicated on the Landscape Site Plan dated _____.
- Reduce the number of trees along _____ from _____ required to _____ trees and relocate as indicated on the Landscape Site Plan dated _____.
- Reduce the perimeter landscape buffer area between vehicle use area and abutting property along the north / east / south / west property boundary from 5 feet minimum width required to _____ feet.
- Reduce the number of trees along the north / east / south / west property boundary from _____ required to _____ trees and relocate as indicated on the Landscape Site Plan dated _____.

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access from _____ from 24 / 36 / 48 feet required to _____ feet.

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access to adjoining property along the north / east / south / west property boundary from 24 feet required to _____ feet.

(Circle)

Reduce the uncomplimentary land use buffer width along the north / east / south / west property boundary from 10 feet wide required to _____ feet wide.

(Circle)

Reduce the uncomplimentary land use buffer trees along the north / east / south / west property boundary from _____ required to _____ trees.

(Circle)

Reduce the uncomplimentary land use buffer visual screen along the north / east / south / west property boundary from 6 feet tall and 85 % opaque required to _____ feet tall and _____ %.

| OWNER'S INFORMATION (please attach separate sheet if more than one owner) | |
|---|--|
| 10. Name: James Brinkley Judy Brinkley | 11. E-mail: jwsaltwater@yahoo.com |
| 12. Address (including city, state, zip): 9283 Saltwater way Jacksonville, FL 32256 | 13. Preferred Telephone: 904.343.5959 |

| APPLICANT'S INFORMATION (if different from owner) | |
|---|--|
| 14. Name: Ana Plaku & Neuljan Kore | 15. E-mail: simplekey904@gmail.com |
| 16. Address (including city, state, zip): 8120 Summergate Ct Jacksonville, FL 32256 | 17. Preferred Telephone: 904-888-5983 |

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;*
- (ii) *The length of time the violation has existed without receiving a citation; and*
- (iii) *Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.*

18. Given the above definition of an "administrative deviation" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the deviation 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 deviation and to meet the criteria set forth above may result in a denial.

We are Requesting to Reduce the
minimum lot width of 60' to 50'

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>.

- Letter from the Department of Children and Family Services (DCFS) – **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 are required with **height increase requests** and must be drawn to scale

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

| | |
|--|--|
| <p><u>Base Fee</u></p> <p>Residential Districts: \$966.00</p> <p>Non-residential Districts: \$952.00</p> | <p><u>Public Notices</u></p> <p>\$7.00 per Addressee</p> |
|--|--|

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>James L. Bandy</u> Signature: <u>[Signature]</u></p> | <p>Applicant or Agent (if different than owner) Print name: <u>Ana Plaku</u> Signature: <u>[Signature]</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> |
| <p>Owner(s) 1 Print name: <u>Judy J Binkley</u> Signature: <u>[Signature]</u></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

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 01/07/2022

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: 0 Chey NE Rd RE#(s): 166801-0000

To Whom it May Concern:

I Judy L Brinkley
JAMES W BRINKLEY hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Administrative Deviation submitted to the Jacksonville Planning and Development Department.

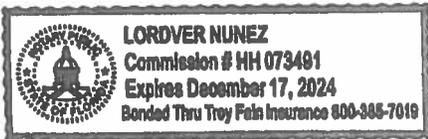
By Judy L. Brinkley
JAMES W. BRINKLEY
Print Name: Judy L. Brinkley

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 7th day of January 2021, by James and Judy Brinkley, who is personally known to me or who has produced Florida Driver's License as identification and who took an oath.

Jordver Nunez
(Signature of NOTARY PUBLIC)

Jordver Nunez
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 12-17-24

EXHIBIT B

Agent Authorization - Individual

Date: 1-7-22

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: Ocheyne Rd. RE#(s): 166801-0000

To Whom it May Concern:

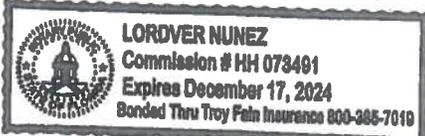
You are hereby advised that James & Judy Brinkley as owner of Ocheyne Rd., hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Ameliana Shultz Korc to act as agent to file application(s) for Administrative Deviation for the 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 Judy Brinkley
JUDY BRINKLEY
Print Name: JAMES W BRINKLEY

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 7th day of January 2021 by James and Judy Brinkley, who is personally known to me or who has produced Florida Driver's License as identification and who took an oath.

Lordver Nunez
(Signature of NOTARY PUBLIC)
Lordver Nunez
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 12-17-24

GERONA DRIVE NORTH
(60' RIGHT OF WAY, NOT
PHYSICALLY OPEN)

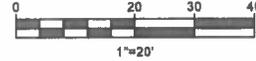
N89° 18' 20"E 50.00'

MAP SHOWING A SITE PLAN OF

THE EAST 50.00 FEET OF LOTS 3 AND 12, BLOCK 17, GOLDEN GLADES UNIT NO. 2, AS
RECORDED IN PLAT BOOK 22, PAGE 32 OF THE CURRENT PUBLIC RECORDS OF DUVAL
COUNTY, FLORIDA



GRAPHIC SCALE



50.00'

WEST 1/2 OF LOT 3
BLOCK 17
(NOT INCLUDED IN
SURVEY)

LOT 4
BLOCK 17

N0° 41' 40"W 250.00'

VACANT / WOODED

PID# 1668010000
FLOOD ZONE "X"
FIRM MAP/PANEL:
12031C-0412-H,
DATED JUNE 3, 2013

CURRENT ZONING
RLD-80

S0° 41' 40"E 250.00'

50.00'

WEST 1/2 OF LOT 12
BLOCK 17
(NOT INCLUDED IN
SURVEY)

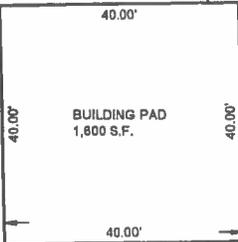
GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY
2. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED BUILDING PAD LOCATION, WITH SETBACKS ETC. AND AS SPECIFIED BY THE CLIENT.
3. THIS MAP REFERENCES A PREVIOUS SURVEY OF THIS PROPERTY AND THE BOUNDARY INFORMATION SHOWN HERE ON AS COMPLETED BY DURDEN SURVEYING AND MAPPING, INC. DATED APRIL 1, 2018, WORK ORDER NO. 16131.
4. CURRENT ZONING IS RLD-80, MINIMUM FRONTAGE IS 60-FT, MAXIMUM COVERAGE OF 50%, SETBACKS ARE FRONT: 20-FT, SIDES: 5-FT, REAR: 10-FT. MAXIMUM BUILDING HEIGHT IS 35'

LOT 11
BLOCK 17

5-FT SETBACK

170.0



HODGES BLVD
(100' RIGHT OF WAY)

50.00'

CHEYNE ROAD
(60' RIGHT OF WAY, NOT
PHYSICALLY OPEN)

S89° 18' 20"W 50.00'

588.00'

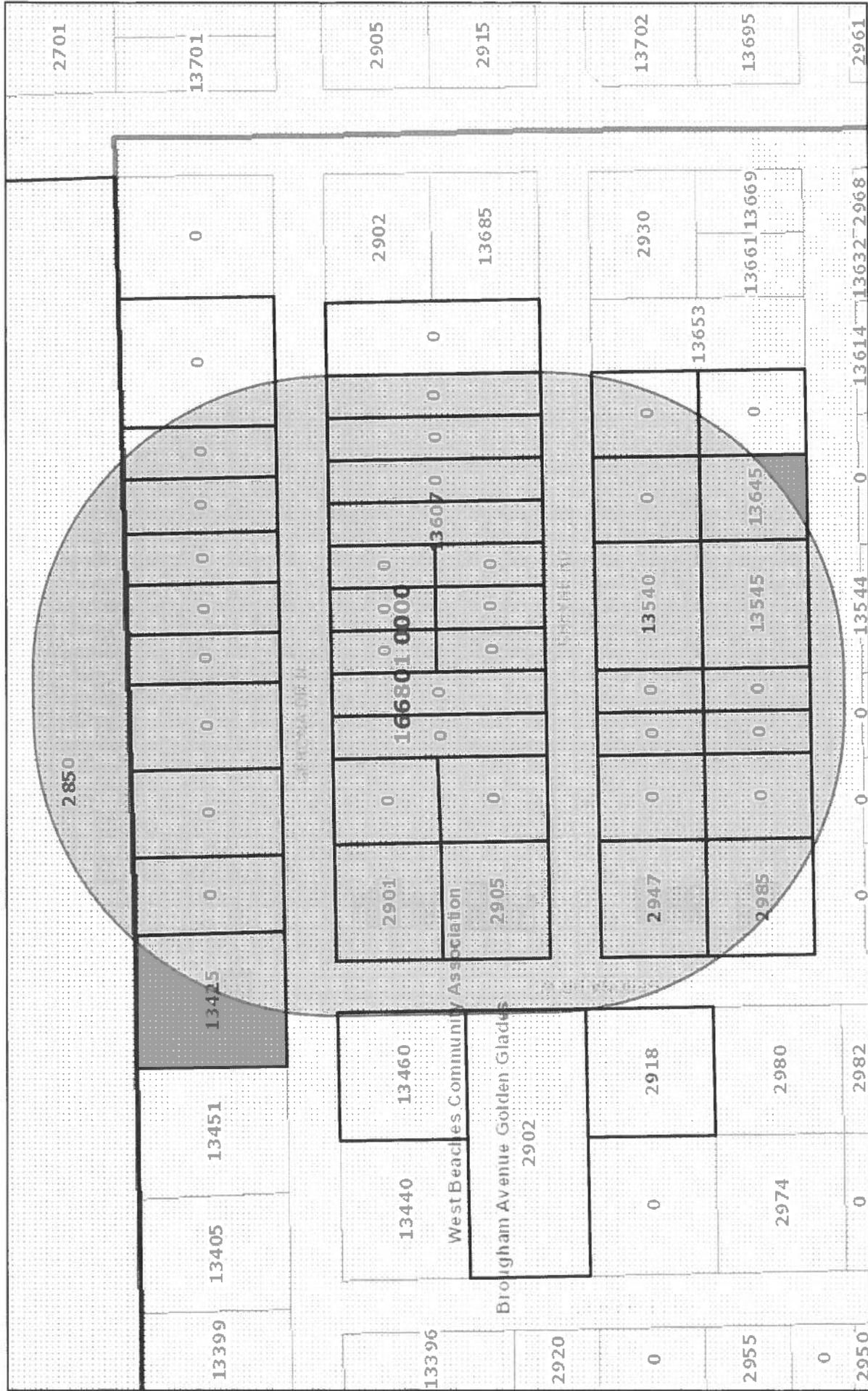
CHEYNE ROAD
(60' RIGHT OF WAY, DIRT ROAD)



FLINT
SURVEYING & MAPPING
313 BOSTWICK CIR.
ST AUGUSTINE, FL 32092
PHONE (904) 352-6948
LICENSED PROFESSIONAL
FLORIDA #7204

| |
|--------------------------|
| PROJECT NO: 22-0004 |
| MAPPING DATE: 01/17/2022 |
| CHECKED BY: RDF |
| DRAWN BY: RDF |
| FIELD WORK: N/A |
| FB: N/A PG.: N/A |
| PAGE: 1 OF 1 |

Land Development Review



On File: January 19, 2022

Parcels

Neighborhood Associations

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_ADDR2 | MAIL_ADDF | MAIL_CITY | MAIL_MAIL_ZIP |
|-------------|--------------------------------------|--------|------------------------------|------------------------|-------------------|--------------------|---------------|
| 166865 0000 | HUANG GUO XU | | 13425 GERONA DR N | | JACKSONVILLE | JACKSONVILLE | FL 32246-1230 |
| 166698 0000 | WEBB EDWARD R | | 4600 BERKLEY LAKE RD | | NORCROSS | NORCROSS | GA 30071-1641 |
| 166802 0000 | SYCAMORE LLC | | 8670 SAN SERVERA DR W | | JACKSONVILLE | JACKSONVILLE | FL 32217-4650 |
| 166697 0000 | DEAN W WATERS FAMILY PARTNERSHIP LTD | | 15715 S DIXIE HWY SUITE #414 | | PALMETTO BAY | PALMETTO BAY | FL 33157 |
| 166703 0000 | GAYTON TABETHA LYNN ET AL | | 4411 HANOVER PARK DR | | JACKSONVILLE | JACKSONVILLE | FL 32224 |
| 166798 0000 | BROWN THOMAS E | | 2901 GERONA DR W | | JACKSONVILLE | JACKSONVILLE | FL 32246-1245 |
| 166793 0100 | GEDROIT OLGA | | 13545 MACAPA RD | | JACKSONVILLE | JACKSONVILLE | FL 32246 |
| 166811 0500 | FROHLICH CHERYL J | | 2947 GERONA DR W | | JACKSONVILLE | JACKSONVILLE | FL 32246-1245 |
| 166805 0000 | MEISBERGER FAMILY TRUST | | 3085 NESTALL RD | | LAGUNA BEACH | LAGUNA BEACH | CA 92651 |
| 166704 0000 | BERNERI DRITAN | | 4640 RIDGE WALK LN | | JACKSONVILLE | JACKSONVILLE | FL 32257 |
| 166797 0000 | BROWN THOMAS E | | 2901 GERONA DR W | | JACKSONVILLE | JACKSONVILLE | FL 32246-1245 |
| 166796 0000 | DEICHMILLER VALLE K | | 2985 GERONA DR W | | JACKSONVILLE | JACKSONVILLE | FL 32246-1245 |
| 166800 0000 | MARCHETTI D | | 90 WINTHROP AVE | | PROVIDENCE | PROVIDENCE | RI 02908-3824 |
| 166793 0000 | GEDROIT GENNADIY | | 13545 MACAPA RD | | JACKSONVILLE | JACKSONVILLE | FL 32246 |
| 166702 0000 | FATHOLLAHI MINOOSH | | 2796 CARLENE CT | | JACKSONVILLE | JACKSONVILLE | FL 32223 |
| 166696 0000 | TRAN CHARLIE | | 4663 SHERMAN HILLS PKWY | | JACKSONVILLE | JACKSONVILLE | FL 32210 |
| 166809 0000 | SMITH GEORGE E ET AL | | 213 GREENCREST DR | | PONTE VEDRA BEACH | PONTE VEDRA BEACH | FL 32082-2120 |
| 166801 0000 | BRINKLEY JAMES W | | 9283 SALTWATER WAY | | JACKSONVILLE | JACKSONVILLE | FL 32256 |
| 166808 0000 | SMITH GEORGE E | | 213 GREENCREST DR | | PONTE VEDRA | PONTE VEDRA | FL 32082-2120 |
| 166812 0000 | SCHREIBER BRENDA S LIFE ESTATE | | 2905 GERONA DR W | | JACKSONVILLE | JACKSONVILLE | FL 32246 |
| 166792 0060 | BONDARENKO PETER | | 13639 OTWAY RD | | JACKSONVILLE | JACKSONVILLE | FL 32246 |
| 166784 0000 | PATTERSON VALLE K | | 2985 GERONA DR W | | JACKSONVILLE | JACKSONVILLE | FL 32246-1245 |
| 166699 0000 | ST JOHN RUGBY LLC | | 3997 AMERICA AVE | | JACKSONVILLE | JACKSONVILLE BEACH | FL 32250 |
| 166794 0010 | SEHOVIC BIDO ET AL | | 5631 BENEDICT RD | | JACKSONVILLE | JACKSONVILLE | FL 32209-2604 |
| 166795 0000 | FROHLICH CHERYL J | | 2947 GERONA DR W | | JACKSONVILLE | JACKSONVILLE | FL 32246-1245 |
| 166787 0000 | BONDARENKO DMITRIY | | 13540 CHEYNE RD | | JACKSONVILLE | JACKSONVILLE | FL 32246 |
| 166807 0000 | PARR SAMUEL W & C/O DOROTHY P WRIGHT | | 1425 SHARONWOOD LN | | JACKSONVILLE | JACKSONVILLE | FL 32221-6599 |
| 165284 0000 | CITY OF JACKSONVILLE | | C/O CITY REAL ESTATE DIV | 214 N HOGAN ST 10TH FL | JACKSONVILLE | JACKSONVILLE | FL 32202 |
| 166816 0000 | DICKINSON FRANKLIN F | | 2918 GERONA DR W | | JACKSONVILLE | JACKSONVILLE | FL 32246-1246 |
| 166815 0000 | SMITH WALTER E | | 2902 GERONA DR W | | JACKSONVILLE | JACKSONVILLE | FL 32246-1246 |
| 166814 0000 | SHAUGHNESSY JONATHAN | | 13460 GERONA DR N | | JACKSONVILLE | JACKSONVILLE | FL 32246-1223 |
| | WEST BEACHES COMMUNITY ASSOCIATION | | | | | | |
| | BROUGHAM AVENUE GOLDEN GLADES | | | | | | |
| | GREATER ARLINGTON/B | | | | | | |
| | TRACY HALL | | 2983 BROUGHAM AVE | | JACKSONVILLE | JACKSONVILLE | FL 32246 |
| | WILL MESSER | | 13823 SCHOONER POINT DR | | JACKSONVILLE | JACKSONVILLE | FL 32225 |