

Date Submitted: 12/12/24
 Date Filed:

Application Number: WRF-25-03
 Public Hearing: AD-25-22

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: <u>1L</u>		Current Land Use Category: <u>L1</u>	
Council District: <u>12</u>		Planning District: <u>4</u>	
Previous Zoning Applications Filed (provide application numbers): <u>none found</u>			
Applicable Section of Ordinance Code: <u>? 656.407</u>			
Notice of Violation(s): <u>none found</u>			
Neighborhood Associations: <u>none</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>\$2153</u>	Zoning Asst. Initials: <u>Dir</u>	

PROPERTY INFORMATION	
1. Complete Property Address: <u>13074 Normandy Blvd Jax FL</u>	2. Real Estate Number: <u>002207-0100</u>
3. Land Area (Acres): <u>2.22</u>	4. Date Lot was Recorded: <u>11-16-2021</u>
5. Property Located Between Streets: <u>Pow-MIA Memorial PKWY</u> <u>First Coast Exp 4</u>	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>35</u> feet to <u>20</u> feet.	
8. In whose name will the Waiver be granted? <u>Morris C Shedd JR</u>	

Page 1 of 5

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: <i>Morris Shedd Jr</i>	10. E-mail: <i>Morrissheddjr@yahoo</i>
11. Address (including city, state, zip): <i>13074 Normandy Blvd Jax FL 32065</i>	12. Preferred Telephone: <i>904 333-8897</i>

APPLICANT'S INFORMATION (if different from owner)	
13. Name: <i>Vernon Youna</i>	14. E-mail: <i>ldyng@hotmail.com</i>
15. Address (including city, state, zip): <i>4761 Pine Ave Fleming Island FL 32003</i>	16. Preferred Telephone: <i>904 449 4655</i>

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>

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.

The lot is zoned Commercial. We want to use the drive way to the lot.

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: Morris Sheld JR

Signature: [Signature]

Applicant or Agent (if different than owner)

Print name: Vernon Younger

Signature: [Signature]

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

Owner(s)

Print name: _____

Signature: _____

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



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Individual

Morris C. Shedd Jr
Owner (Affiant) Name

13074 Normandy Blvd Jax FL 32065
Address(es) for Subject Property

002207-0100
Real Estate Parcel Number(s) for Subject Property

Vernon Young
Appointed or Authorized Agent(s)

Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Morris Shedd Jr.
who being by me first duly sworn, under oath, deposes and states as follows:

1. I am the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above noted request(s)/application(s) being made to the City of Jacksonville.
2. I have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on my behalf in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as my agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property as identified above and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent me, I attest that the application(s) is/are made in good faith.
3. I acknowledge that any change in ownership of the Subject Property and/or the designated agent(s) that occurs prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

M. S. Shedd Jr
Signature of Affiant

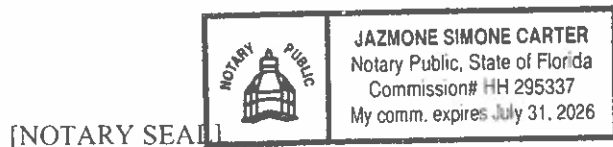
Morris C. Shedd Jr
Printed/Typed Name of Affiant

- * Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11 day of September, 2024, by Morris S. Shedd Jr, as Owner for 3G Cases and Computers Inc who is ☐ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced FL Drivers License



Jasmine Simone Carter
Notary Public Signature
Jasmine Simone Carter
Printed/Typed Name - Notary Public

My commission expires: July 31, 2026

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

SHEDD MORRIS CARLTON JR
3632 OAKWORTH CT
ORANGE PARK, FL 32065

Primary Site Address
13074 NORMANDY BLVD
Jacksonville FL 32221-

Official Record Book/Page
20016-01279

Title #
4511

13074 NORMANDY BLVD

Property Detail

RE #	002207-0100
Tax District	GS
Property Use	4000 Vacant Industrial
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00019 JAX HEIGHTS SEC
Total Area	98450

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$130,549.00	\$130,549.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$130,549.00	\$130,549.00
Assessed Value	\$63,824.00	\$70,206.00
Cap Diff/Portability Amt	\$66,725.00 / \$0.00	\$60,343.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$63,824.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20016-01279	11/15/2021	\$60,000.00	WD - Warranty Deed	Qualified	Vacant
17028-01675	1/7/2015	\$100.00	QC - Quit Claim	Unqualified	Vacant
17017-02195	12/23/2014	\$100.00	CT - Certificate of Title	Unqualified	Vacant
09603-00017	4/14/2000	\$20,000.00	WD - Warranty Deed	Qualified	Vacant
09181-04649	1/7/1999	\$100.00	QC - Quit Claim	Unqualified	Vacant
05534-00086	6/4/1982	\$5,300.00	QC - Quit Claim	Unqualified	Vacant
04924-00539	7/19/1979	\$5,000.00	QC - Quit Claim	Unqualified	Improved
04198-00382	7/15/1976	\$9,300.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	4000	LIGHT INDUSTRIAL	IL	0.00	0.00	Common	96,703.20	Square Footage	\$130,549.00

Legal

LN	Legal Description
1	5-93 11-3S-24E 2.22
2	JACKSONVILLE HEIGHTS
3	PT TRACT 6 RECD O/R 20016-1279(EX)

Buildings

No data found for this section

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$63,824.00	\$0.00	\$63,824.00	\$656.63	\$722.29	\$699.51
Public Schools: By State Law	\$130,549.00	\$0.00	\$130,549.00	\$184.68	\$403.66	\$411.10
By Local Board	\$130,549.00	\$0.00	\$130,549.00	\$130.43	\$293.47	\$288.96

On File

Prepared by and return to:
Douglas Johnson
Realty Title, Inc.
35 Knight Boxx Road, #2
Orange Park, Florida 32065

File Number: 12127

General Warranty Deed

Made November 15, 2021 A.D. By John Barbone, conveying vacant non-homestead lands, whose address is 6355 Memory Ln, Jacksonville, Florida 32234, hereinafter called the grantor, to Morris Carlton Shedd, Jr, whose post office address is: 3632 Oakworth Ct, Orange Park, Florida 32065, 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 Ten Dollars, (\$10.00) 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:

See Attached Schedule "A"

Parcel ID Number: 002207-0100

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.

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:

Witness Signature

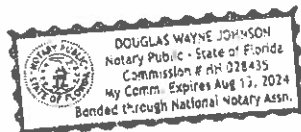
Witness Printed Name

Witness Signature

Witness Printed Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of November, 2021, by John Barbone, who is/are personally known to me or who has produced as identification.



John Barbone

Address: 6355 Memory Ln, Jacksonville, Florida 32234

Address:

Notary Public
Print Name:

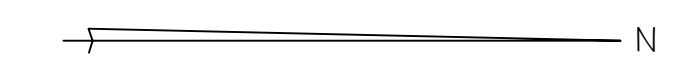
My Commission
Expires:

Prepared by and return to:
Douglas Johnson
Realty Title, Inc.
35 Knight Boxx Road, #2
Orange Park, Florida 32065

File Number: 12127

"Schedule A"

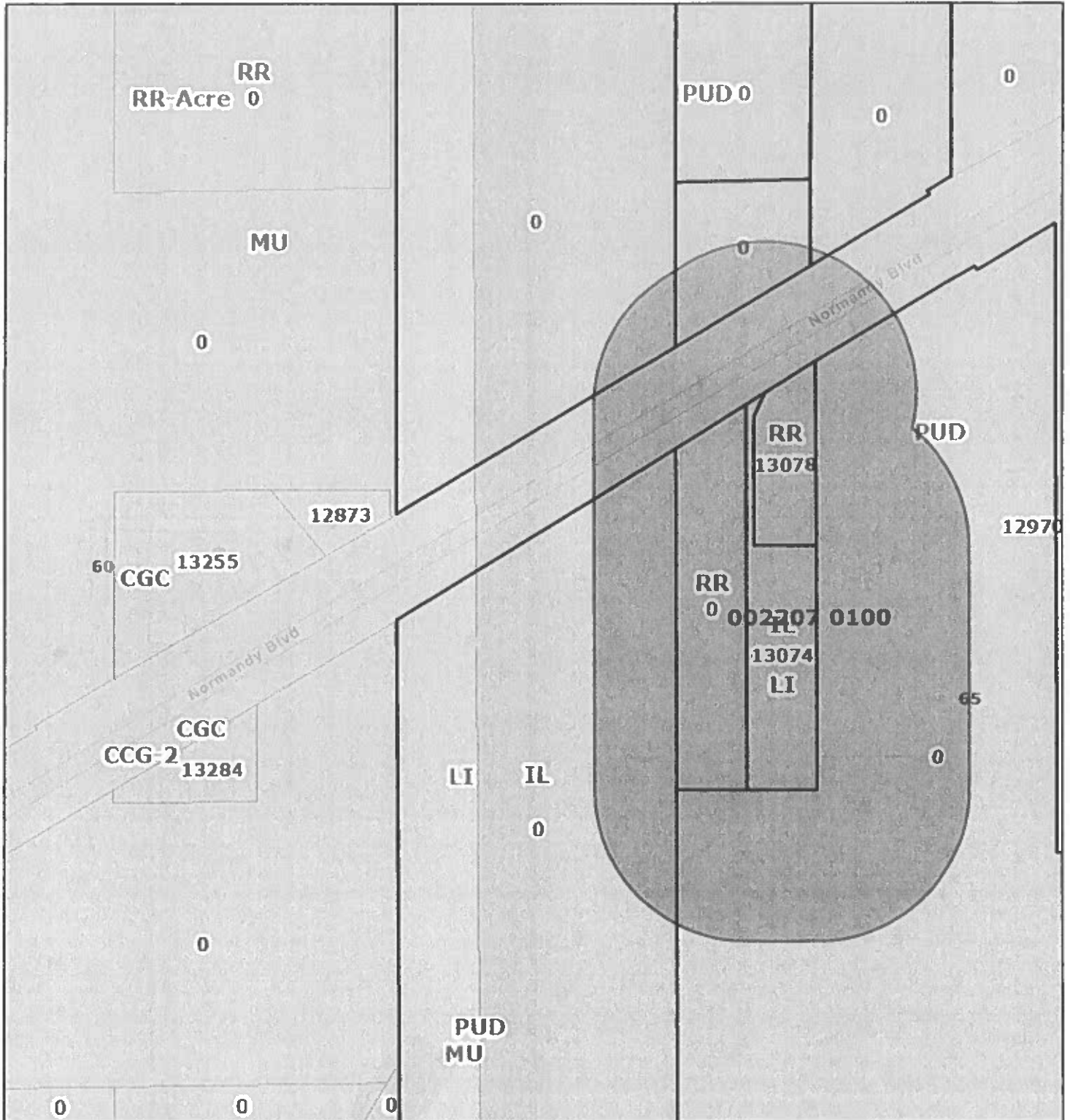
Part of the Easterly 1/2 of Tract 6, Southerly of Normandy Boulevard (200 foot right of way), Block 3, Section 11, Township 3 South, Range 24 East, Jacksonville Heights, according to the plat thereof recorded in Plat Book 5, Page 93, of the Current Public Records of Duval County, Florida, more particularly described as follows: Commence at the intersection of the Southeasterly line of Normandy Boulevard and the Easterly line of said Tract 6, thence Southerly along the Easterly line of said Tract 6, 349.99 feet to the Point of Beginning, thence continue Southerly 531.76 feet along the Easterly line of said Tract 6, thence Westerly along the Southerly line of said Tract 6, 161.75 feet, thence Northerly along West line of the East 1/2 of said Tract 6, 785.1 feet, thence Northeasterly along the Southeasterly line of said Normandy Boulevard, 16.3 feet, thence Southerly parallel to the Easterly line of said Tract 6, 261.07 feet, thence Easterly 147.75 feet parallel to the Southerly line of said Tract 6 to the Point of Beginning. LESS AND EXCEPT any portion as described in Official Records Book 12784, Page 400, of the Public Records of Duval County, Florida.



Zoning - IL
Minimum Lot Width - None
Maximum Lot Coverage by All Buildings - None
Minimum Yard Requirements - None
Maximum Building - None

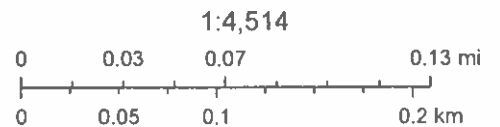
Site Plan 1" = 30'

Land Development Review



April 16, 2025

- Parcels
- Address Points
- Height Restriction Zones
- HORIZONTAL SURFACE ELEV 50'
- HORIZONTAL SURFACE ELEV 150'
- Noise Contours
- 65
- Notice Zones
- CIVILIAN
- Land Use
- Panel Index
- Zoning



A	B	C	D	E	F	G	H
E	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MA	MAIL_ZIP
02209 0010	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202
02208 0010	CIBULA FAMILY REVOCABLE LIVING TRUST		7365 SW 166TH ST		PALMETTO BAY	FL	33157
02206 0000	ASHOURIAN HAMID		50 3RD AVE S #401		JACKSONVILLE BE, FL	FL	32250
02207 0000	WILKERSON GREGORY		13078 NORMANDY BLVD		JACKSONVILLE	FL	32244
	SOUTHWEST	CHRISTINA PURDY	6008 LAKE COVE AV		JACKSONVILLE	FL	32222

$$\begin{array}{r}
 7 \\
 \times 4 \\
 \hline
 28 \text{ Notice} \\
 + 1173 \text{ WRF Fee} \\
 + 952 \text{ AD Fee} \\
 \hline
 \$2153. \text{ Total Companion}
 \end{array}$$

Jim Overton
Duval County

val County, City Of Jacksonville

Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Date: 12/12/2024

Email: CRule@coj.net

Date Time: 01/17/2025 01:12PM
Drawer: P04
Terk: ME
Transaction: 7343000

From: R Processing
R757435 \$2,153.00

MORRIS SHED JR & V
VERNON YOUNG

13074 NORMANDY BV
JACKSONVILLE, FL
32221

MORRIS SHED JR / VERNON YOUNG

13074 NORMANDY BV JACKSONVILLE, FL 32221

Subject: COMPANION APPLICATION FOR ADMINISTRATIVE DEVIATION AND
REVIEW OF ROAD FRONTAGE

Total: \$2,153.00

Receipt: 000-26-00320100

Total Entered: \$2,153.00
Cash: \$2,153.00
Balance: \$0.00

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	0000000	2153.00	0.00
00000000	00000	0000000	0.00	2153.00

PAID BY: MORRIS SHED JR / VERNON
YOUNG

Total Due: \$2,153.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR757435
REZONING/VARIANCE/EXCEPTION

Date: 12/12/2024

Name: MORRIS SHED JR / VERNON YOUNG
Address: 13074 NORMANDY BV JACKSONVILLE, FL 32221
Description: COMPANION APPLICATION FOR ADMINISTRATIVE DEVIATION AND WAIVER OF ROAD
FRONTAGE

Total Due: \$2,153.00