

Date Submitted: 10-16
 Date Filed: 11-9

Application Number: AD-20-72
 Public Hearing:

Zoning Application for an Administrative Deviation
 City of Jacksonville, Florida
 Planning and Development Department

COMP WRF-20-2

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.

2 LOTS

For Official Use Only		
Current Zoning District: RLD-90	Current Land Use Category: LDR	
Deviation Sought: LOT WIDTH - 90' to 62.5' LOT AREA 9,900 to 9,375	Applicable Section of Ordinance Code: 656.305 ALL d(1)(iv) & d(2)(iv)	
Council District: 14	Planning District: 4	
Previous Zoning Applications Filed (provide application numbers): NONE		
Notice of Violation(s): NA		
Number of Signs to Post: 1	Amount of Fee:	Zoning Asst. Initials:
Neighborhood Associations: DRTEGA PRESERVATION SOCIETY		
Overlay: NA		

PROPERTY INFORMATION	
1. Complete Property Address: 2841 Doric Avenue	2. Real Estate Number: 101492-0000
3. Land Area (Acres): 0.43	4. Date Lot was Recorded: 1909 (plat)
5. Property Located Between Streets: McGirts Blvd and Baltic Street	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. In whose name will the Deviation be granted: Cheryl P. Laucks	

8. Is transferability requested? If approved, the administrative deviation is transferred with the property.

Yes
 No

^(Circle) Increase the maximum / Decrease the minimum width of the driveway access from _____ ^(Circle) 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 ^(Circle) north / east / south / west property boundary from 24 feet required to _____ feet.

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

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

Reduce the uncomplimentary land use buffer visual screen along the ^(Circle) 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: Cheryl P. Laucks	11. E-mail: cplaucks@gmail.com
12. Address (including city, state, zip): 2841 Doric Avenue Jacksonville, FL 32210	13. Preferred Telephone: (904) 610-9183

APPLICANT'S INFORMATION (if different from owner)

14. Name: Brenna M. Durden	15. E-mail: bdurden@llw-law.com
16. Address (including city, state, zip): 245 Riverside Ave, Suite 510 Jacksonville, FL 32202	17. Preferred Telephone: (904) 353-6410

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:

- 1. 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; See attached Exh. G*
- 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. See attached Exh. G*
- 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; See attached Exh. G*
- 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; See attached Exh. G*
- 5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and See attached Exh. G*
- 6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code. See attached Exh. G*

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; N/A - no violation*
- (ii) The length of time the violation has existed without receiving a citation; and N/A - no violation*
- (iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner. N/A - no violation*

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.

See Exhibit G

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, 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.

Base Fee

Residential Districts: \$966.00

Non-residential Districts: \$952.00

Public Notices

\$7.00 per Addressee

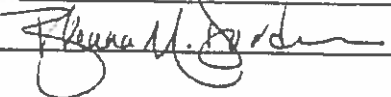
AUTHORIZATION

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. 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 this 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: Cheryl P. Laucks
Signature: _____

Applicant or Agent (if different than owner)
Print name: Brenna M. Durden
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

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Exhibit "G" – Reduction of Minimum Lot Size Criteria Section 656.109(h)(1-6)

Exhibit "H" - Subject Property Warranty Deed

Exhibit "I" – Current Photographs of Site

EXHIBIT A

Property Ownership Affidavit - Individual

Date: October 23 2020

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: 2841 Doric Avenue RE#(s): 101492-0000

To Whom it May Concern:

I Cheryl P. Laucks hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Administrative Deviation & Waiver of Required Road Frontage submitted to the Jacksonville Planning and Development Department.

By *Cheryl P. Laucks*
Print Name: Cheryl P. Laucks

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 23rd day of October, 2020 2020, by Cheryl P. Laucks, who is personally known to me ~~or who has produced~~ by means of physical presence or on line notarization as identification and who took an oath.

Sandra D. Reichard
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

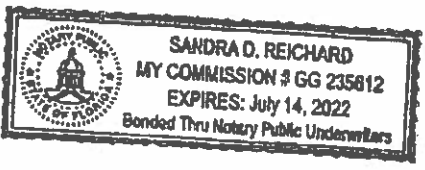


EXHIBIT B

Agent Authorization - Individual

Date: October 23, 2020

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: 2841 Doric Avenue RE#(s): 101492-0000

To Whom it May Concern:

You are hereby advised that Cheryl P. Laucks as Property Owner of 2841 Doric Avenue, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Brenna M. Durden & Lewis, Longman & Walker, P.A. to act as agent to file application(s) for Administrative Deviation & Waiver of Required Road Frontage 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 Cheryl P. Laucks
Print Name: Cheryl P. Laucks

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me, this 23rd day of October, 2020 2020 by Cheryl P. Laucks, who is personally known to me ~~or who has produced~~ by means of physical presence ~~at~~ - online notarization as ~~identification and who took an oath.~~

Sandra D. Reichard
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large
My Commission Expires

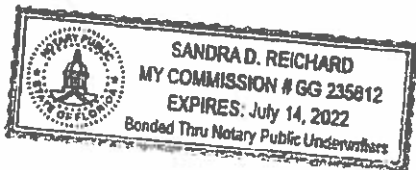


EXHIBIT 1

Legal Description

Lot 7, and the Northwest 25 feet of Lot 5, Block 21, Ortega, a subdivision according to the plat thereof recorded at Plat Book 3, Page 40, in the Public Records of Duval County, Florida.

EXHIBIT C

LAUCKS CHERYL P
4314 MARQUETTE AVE
JACKSONVILLE, FL 32210

Primary Site Address
2841 DORIC AVE
Jacksonville FL 32210

Official Record Book/Page
18294-01000

Title #
6504

2841 DORIC AVE

Property Detail

RE #	101492-0000
Tax District	USD1
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01758 ORTEGA
Total Area	18522
Characteristics	Historic Designation

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$3,415.00	\$3,415.00
Land Value (Market)	\$244,625.00	\$244,625.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$248,040.00	\$248,040.00
Assessed Value	\$212,437.00	\$233,680.00
Cap Diff/Portability Amt	\$35,603.00 / \$0.00	\$14,360.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$212,437.00	See below

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.](#)

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
18294-01000	2/23/2018	\$290,000.00	WD - Warranty Deed	Qualified	Improved
17358-01449	10/20/2015	\$192,000.00	SW - Special Warranty	Unqualified	Improved
17058-02413	2/5/2015	\$100.00	CT - Certificate of Title	Unqualified	Improved
08675-00847	7/9/1997	\$86,000.00	WD - Warranty Deed	Unqualified	Improved
05487-01414	3/21/1988	\$84,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GMRP2	Garage/Util Bdg Met	0	18	34	612.00	\$3,415.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-90	125.00	151.00	Common	125.00	Front Footage	\$244,625.00

Legal

LN	Legal Description
1	3-40 42-35-26E
2	ORTEGA
3	NW 25FT LOT 5, LOT 7 BLK 21

Buildings

No data found for this section

2020 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	\$212,437.00	\$0.00	\$212,437.00	\$2,559.85	\$2,430.68	\$2,328.71
Urban Service Dist1	\$212,437.00	\$0.00	\$212,437.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$212,437.00	\$0.00	\$248,040.00	\$872.98	\$907.08	\$933.25
By Local Board	\$212,437.00	\$0.00	\$248,040.00	\$502.94	\$557.59	\$537.65
FL Inland Navigation Dist.	\$212,437.00	\$0.00	\$212,437.00	\$7.16	\$6.80	\$6.50
Water Mgmt Dist. SJRWMD	\$212,437.00	\$0.00	\$212,437.00	\$54.01	\$48.58	\$48.58
Gen Gov Voted	\$212,437.00	\$0.00	\$212,437.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$212,437.00	\$0.00	\$248,040.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$212,437.00	\$0.00	\$212,437.00	\$0.00	\$0.00	\$0.00
Totals				\$3,996.94	\$3,950.73	\$3,854.69

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$223,726.00	\$223,726.00	\$0.00	\$223,726.00
Current Year	\$248,040.00	\$212,437.00	\$0.00	\$212,437.00

2020 TRIM Property Record Card (PRC)

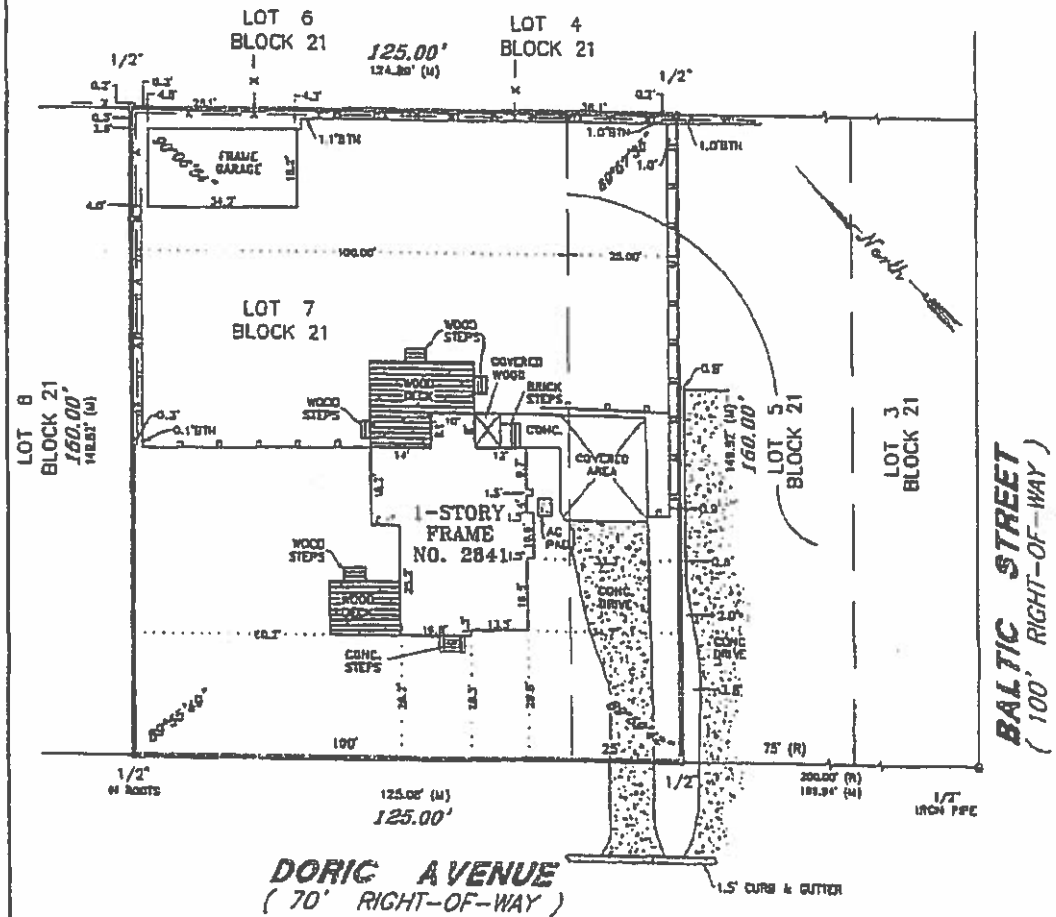
This PRC reflects property details and values as of the time of the 2020 TRIM Notice. It is subject to change as more information is received. The 2020 TRIM Notice is available at [www.sjrwmd.com](#).

EXHIBIT D

MAP SHOWING BOUNDARY SURVEY OF LOT 7 & THE NORTHWEST 25 FEET OF LOT 5 BLOCK 21 ACCORDING TO THE PLAT OF **ORTEGA**

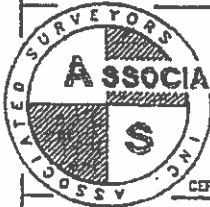
AS RECORDED IN PLAT BOOK 3 PAGE(S) 40 OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: ZACHARY H. HANNA AND MAE R. BARKER, SHORE TO SHORE TITLE, LLC
AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.



X-REF: 15866

FLOOD ZONE "A" - AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "B" (SHADED) - AREAS OF 100-YEAR ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM THE ANNUAL CHANCE FLOOD.



ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS

3848 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-8468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Charles B. Hatcher*
CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO 55541 DATE 10/19/2015
SCALE 1" = 40' DRAFTER HILL ECA

GENERAL NOTES:

1. ANGLES ARE SHOWN ON THIS SURVEY.
2. STRUCTURE NO. 2841 SHOWN HEREON LIES WITHIN FLOOD ZONE "A" AS BEST DETERMINED FROM F.S. 11A FLOOD MAPS PAVED AND UNPAVED (AS OF 2011).
3. THIS IS A SURFACE SURVEY ONLY. THE EXIST OF UNDERGROUND UTILITIES, PIPES AND UTILITIES, IF ANY, NOT LOCATED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
5. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, EASE, COVENANTS, GRANT'S RESTRICTIONS, EASEMENTS, EASES OR ENCUMBRANCES, ETC.
6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

LEGEND/ABBREVIATIONS

AC	• ALL CONDITIONS	POI	• PROFESSIONAL DRIVER & HAZARD
BL	• BUILDING RESTRICTION LINE	R	• RAILROAD
BT	• BUILDING TIE	RD	• RECORDS
BY	• BYE-LINE	RLS	• REGISTERED LAND SURVEYOR
CDR	• COVENANTS & RESTRICTIONS	R/W	• RIGHT OF WAY
CH	• CHAIN		
CHN	• CHAIN NOT READ		
CM	• CONCRETE		
CONC	• CONCRETE		
COV	• COVERED		
EL	• ELECTRIC WIRE		
ET	• ELECTRIC TRANSFORMER & PAD		
EV	• EVAPORATIVE ELECTRIC AUTHORITY		
FL	• FIRE LANE		
GL	• GROUND LEVEL		
GR	• GRASS		
IR	• IRON		
LD	• LICENSED DISTRICT		
LS	• LICENSED SURVEYOR		
MS	• METAL		
OFF	• OFFICIAL RECORDS LIST		
OR	• OFFICIAL RECORDS YELLOW		
OS	• POINT OF BEGINNING		
PC	• POINT OF COMMENCEMENT		
PI	• POINT OF INTERSECTION		
PL	• POINT OF REVERSE CURVE		
PR	• PERMANENT REFERENCE MARK		
PT	• POINT OF TANGENCY		
PLS	• PROFESSIONAL LAND SURVEYOR		

EXHIBIT E

Map Showing Boundary Survey Of
Lot 7 & The Northwest 25 Feet Of Lot 5 Bloc. 21
According To The Plat Of ORTEGA As Recorded in Plat
Book 3, Page 40 Of The Current Public Records
Of Duval County, Florida
(Addendum to Original)
Scale 1"=20'

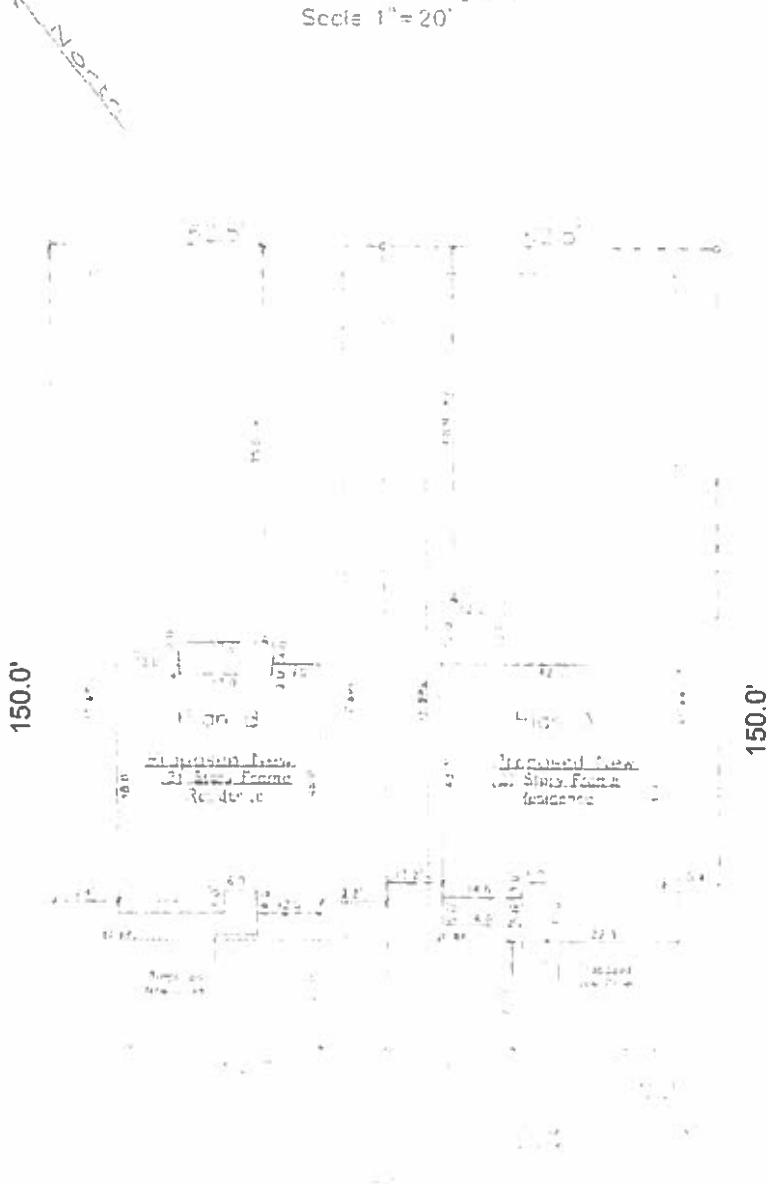
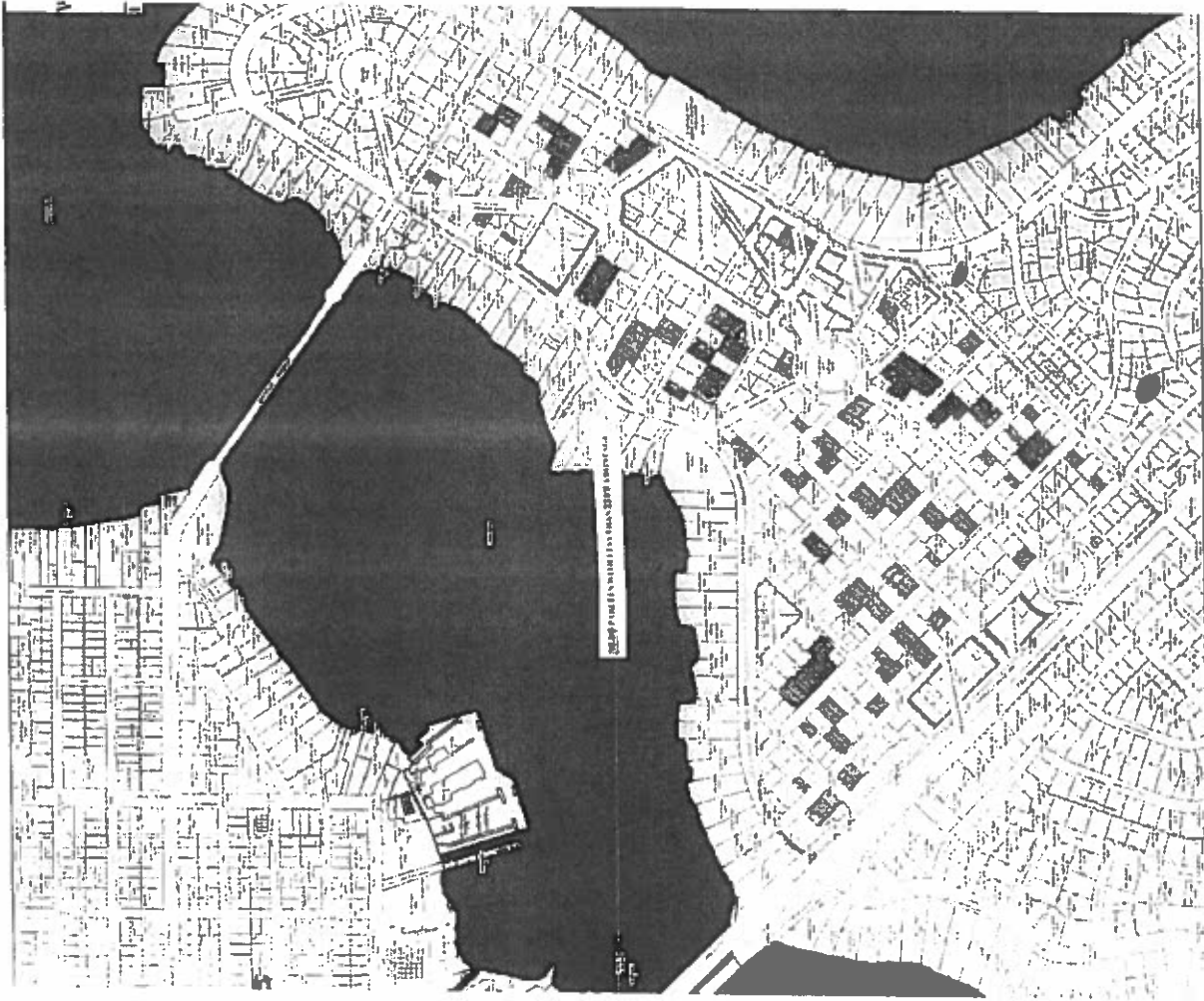
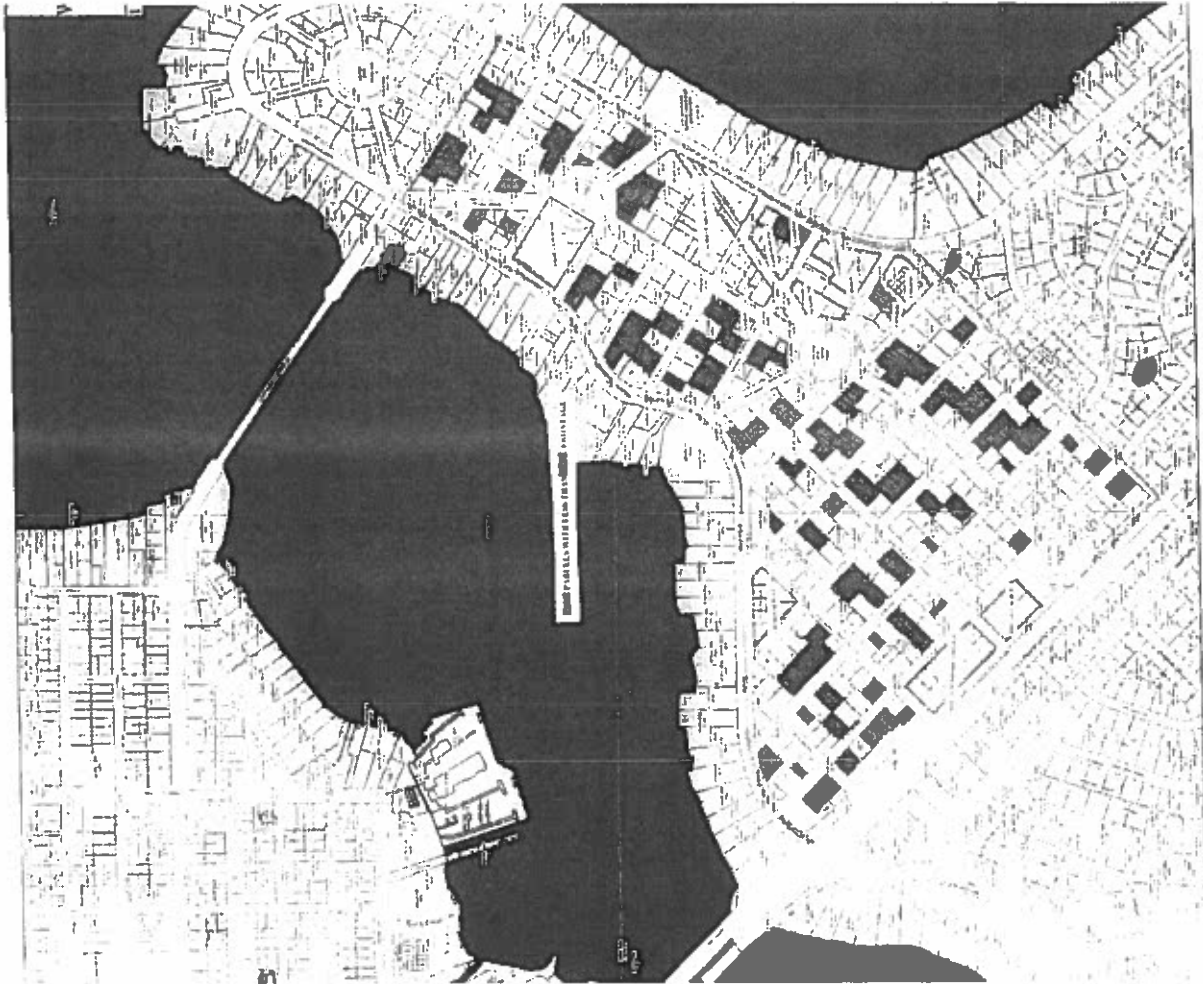


EXHIBIT F



Parcels with less than 72' frontage



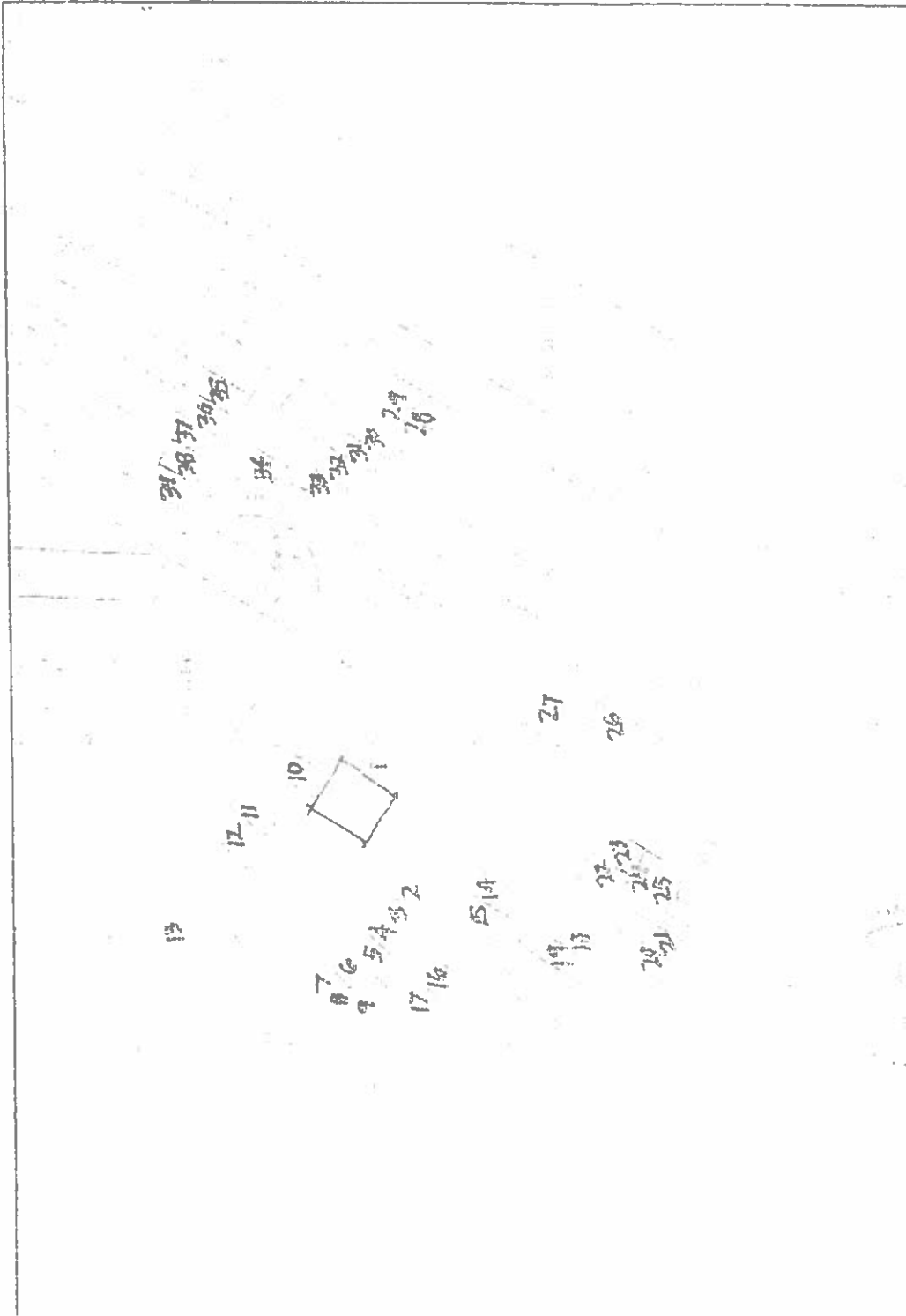
Parcels with less than 90' frontage

LOT SIZE COMPARISON CHART

No.*	ADDRESS	RES SF	TOTAL LAND AREA SF	FRONT LOT WIDTH	REAR LOT WIDTH	BOTH LOT WIDTHS
1.	2847 Doric Ave.	3,387	11,077			75
2.	2832 Doric Ave.	2,119	9,014	54	93	
3.	2826 Doric Ave.	1,501	6,941	50.7	52.6	
4.	2820 Doric Ave.	2,984	8,792	52.4	63	
5.	2816 Doric Ave.	1,349	8,466	52.4	66.5	
6.	2810 Doric Ave.	1,670	5,58			60
7.	2802 Doric Ave.	1,191	2,444	60	95.6	
8.	4117 McGirts Blvd.	933	4,030	52.9	49.5	
9.	4121 McGirts Blvd.	1,630	6,910	51	51.7	
10.	2820 Harvard Ave.	1,331	9,188			60
11.	2810 Harvard Ave.	712	4,601	54.0	35.3	
12.	4049 McGirts Blvd.	2,396	8,035	68	90	
13.	2718 Harvard Ave.	1,765	5,050			50
14.	2849 Ionic Ave.	1,866	9,224			60
15.	2841 Ionic Ave.	2,277	9,9952			65
16.	2823 Ionic Ave.	1,412	9,963	66.5	63	
17.	2817 Ionic Ave.	2,130	10,278	73	66.5	
18.	2848 Ionic Ave.	2,031	7,783	50	90	
19.	2842 Ionic Ave.	1,463	7,510			50
20.	2845 Corinthian Ave.	1,654	8,186			50
21.	2849 Corinthian Ave.	1,654	8,186			50
22.	2862 Ionic Ave.	1,377	6,288			62.5
23.	2866 Ionic Ave.	1,953	7,007			62.5
24.	4158 Baltic St.	1,431	6,563			50
25.	4162 Baltic St.	1,540	6,679			50
26.	2911 Ionic Ave.	1,031	5,886			60
27.	4121 Baltic St.	1,985	6,568			50
28.	4030 Ortega Blvd.	2,091	7,198	70	48	
29.	4022 Ortega Blvd.	2,537	7,472	70	47.8	
30.	2941 Harvard Ave.	2,770	6,899			49.3
31.	2935 Harvard Ave.	2,024	6,564	49.3	52.1	
32.	2929 Harvard Ave.	1,331	7,713	65	91.9	
33.	4015 Desota Circle	1,263	6,486	62.1	62.5	
34.	2918 Princeton Ave.	2,194	5,285	44.1	89	
35.	2929 Princeton Ave.	1,761	9,353	60	71	
36.	2823 Princeton Ave.	2,386	8,882			60
37.	2917 Princeton Ave.	1,799	9,005			60
38.	2911 Princeton Ave.	1,442	5,922	62.6	125	
39.	2903 Princeton Ave.	3,251	5,697			62.2

*See Map

Duval Map



1:4,514
0 0.0375 0.075 0.15 mi
0 0.05 0.1 0.2 km
Source: Esri, HERE, DeLorme, Intermap, P Corp., GEBCO, USGS, FOD, NPS, NRCAN, Esri, IGN, Natural NL, Ordnance Survey, Esri

1:4,514, 2018

Exhibit "G" – Part 1
2841 Doric Avenue
Jacksonville, Florida 32210
Proposed Reduction of Lot Size Criteria
Section 656.109(h)(1-6), Zoning Code
To Reduce Lot Size from 9,900 Square Feet to 9,375 Square Feet

(h)(1) "There are practical or economic difficulties in carrying out the strict letter of the regulation."

There are both practical difficulties and economic difficulties in carrying out the strict letter of the regulation. First, it is impractical to limit development of this parcel, which is nearly one-half acre in size, to only one single family residential dwelling when more than half of the lots facing Doric in the same block have lot areas of LESS than 9,000 square feet and within several blocks of the subject parcel, there are 36 parcels that do not meet the 9,900 square feet requirement. In fact, 35 of the 36 lots have a lot area less than 9,375 square feet, the lot area proposed in this application. See Lot Size Comparison Chart included with Exhibit "F" to this application. In addition, as shown on the maps included as part of Exhibit "F" in this application package, lots with less than 9,900 square feet of lot size exist throughout Old Ortega. These lots have been split and divided over the years from what was originally platted in 1909. The variety in lot size and road frontage are now a part of the historic character and pattern of development that make up part of the charm of Old Ortega.

In addition, it would cause extreme economic difficulty were the strict letter of the regulation required. First, market demand for single family homes on half acre lots is low. There is a generally recognized trend to smaller homes and smaller lots. Many people are looking to downsize. As a result, economic difficulties would arise if the administrative deviation is not approved. Secondly, the owner/applicant, Cheryl Laucks, desires to live in a new home to be built on one of the proposed lots and to build and lease or sell a home on the second lot. It would be extremely difficult economically for Ms. Laucks if she was limited to building only one home on the property and thus be required to construct and maintain such a large piece of land for just one single family residence.

Finally, it is clear that the best use of the subject property will be reached if it is divided once so that two parcels are created. The proposed new parcels will accommodate desirable, infill single family home sites with substantial value consistent with the neighboring parcels. Moreover, the resultant property taxes for the new single family homes will be accelerated, generating more tax value for the City than the property currently returns.

(h)(2) "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);"

The proposed Administrative Deviation to reduce the lot size from 9,900 square feet to 9,375 square feet does not circumvent the City's subdivision rules in that Ms. Laucks is respectfully requesting that the subject property be divided into only two parcels. A request to subdivide the subject property into three (3) or more parcels would be subject to the Chapter 654, Ordinance Code Subdivision Regulations and are not applicable to this application.

Moreover, the cost of development is not likely to be reduced at all if the deviation is approved. In fact, the initial costs to divide, prepare and construct two new single family detached homes on the property is generally thought to be higher than the costs to construct one home.

(h)(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;"

- Property values will not be diminished. Property values in the area are on the rise and have been for decades, while many of the lots have been divided and are less than the required width. In addition, two new homes will likely increase surrounding property values when compared to the current vacant lot. New homes on 50 foot wide lots on Algonquin and Manitou are in the \$600,000 to \$700,000 range.
- The essential character of the area surrounding the property will not be altered by the development of one additional single family home on this very large property where there are currently many lots of less than 9,900 square feet of lot area.
- No rights of other property owners in the area will be injured or interfered with by the construction of one additional home on the block. In fact, more than likely it will enhance the general character of the surrounding area and substantially support and improve the property values of the neighboring properties. For example, the proposed side yard structural setbacks for proposed new housing Plan A (10.4 feet) and for proposed new housing Plan B (12.4 feet), all along their 150 feet side yard boundaries with their immediate neighbors, exceed the required RLD-90 side yard set back distances of only five (5) feet (please see Exhibit F).

(h)(4) "The proposed deviation will not be detrimental to the public health, safety or welfare, nor result in additional expense, the creation of nuisances or conflict with any other applicable law;"

Correct. The proposed deviation will result in two single family homes developed on lots that are consistent and compatible with the surrounding neighborhood development. The minimal reduction in lot area is just 525 square feet, an area just slightly larger than two standard parking spaces. One additional home will generate ten or less new average daily vehicular trips per day - virtually unnoticeable. The proposed additional lot and home site will not result in additional expense, creation of any nuisance or

conflict with any other applicable laws. Rather, the approval of the deviation is in the public interest: promotes more efficient and better use of public services; increases the tax base; allows the best use of the land; and is consistent with the character of the area.

(h)(5) "The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping;"

Not applicable.

(h)(6) "The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code."

Note: There are no existing violations.

The intent of the Zoning Code regulations is to promote the health, safety and welfare of the citizens of Jacksonville. Deviations are appropriate when the proposal is harmonious with the character of the neighborhood and the existing pattern of development. As described in the foregoing analysis, the facts clearly show the proposed deviation meets the criteria for approving deviations.

Exhibit "G" – Part 2
2841 Doric Avenue
Jacksonville, Florida 32210
Proposed Waiver of Minimum Required Road Frontage Criteria
Section 656.133(d)(1-5), Zoning Code
To Reduce Road Frontage from 72 feet to 62.5 feet

(d)(1) "There are practical or economic difficulties in carrying out the strict letter of the regulation."

There are both practical difficulties and economic difficulties in carrying out the strict letter of the regulation. First, it is impractical to limit development of this parcel, which is nearly one-half acre in size, to only one single family residential dwelling when at least half of the lots facing Doric in the same block have frontage of LESS than 60 feet and within two blocks, 15 of 33 total lots have road frontage ranging from 46 feet to 69 feet. In addition, as shown on the maps included as part of Exhibit "G" in this application package, lots with less than 72 feet of road frontage exist throughout Old Ortega. These lots have been split and divided over the years from what was originally platted in 1909. The variety in lot size and road frontage are now a part of the historic character and pattern of development that make up part of the charm of Old Ortega.

In addition, it would cause extreme economic difficulty were the strict letter of the regulation required. First, market demand for single family homes on half acre lots is low. There is a generally recognized trend to smaller homes and smaller lots. Many people are looking to downsize. As a result, economic difficulties would arise if the waiver is not approved. Secondly, the owner/applicant, Cheryl Laucks, desires to live in a new home to be built on one of the proposed lots and to build and lease or sell a home on the second lot. It would be extremely difficult economically for Ms. Laucks if she was limited to building only one home on the property and thus be required to construct and maintain such a large piece of land for just one single family residence.

Finally, it is clear that the best use of the subject property will be reached if it is divided once so that two parcels are created. The proposed new parcels will accommodate desirable, infill single family home sites with substantial value consistent with the neighboring parcels. Moreover, the resultant property taxes for the new single family homes will be accelerated, generating more tax value for the City than the property currently returns.

(d)(2) "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);"

The Proposed Waiver of Minimum Road Frontage does not circumvent the City's subdivision rules in that Ms. Laucks is respectfully requesting that the subject property be divided into only two parcels. A request to subdivide the subject property into three, 3⁺ or more

parcels would be subject to the Chapter 654, Ordinance Code Subdivision Regulations and are not applicable to this application.

Moreover, the cost of development is not likely to be reduced at all if the waiver is approved. In fact, the initial costs to divide, prepare and construct two new single family detached homes on the property is generally thought to be higher than the costs to construct one home.

(d)(3) "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;"

- Property values will not be diminished. Property values in the area are on the rise and have been for decades, while many of the lots have been divided and are less than the required width. In addition, two new homes will likely increase surrounding property values when compared to the current vacant lot. New homes on 50 foot wide lots on Algonquin and Manitou are in the \$600,000 to \$700,000 range.
- The essential character of the area surrounding the property will not be altered by the development of one additional single family home on this very large property where there are currently lots of less than 60 feet wide.
- No rights of other property owners in the area will be injured or interfered with by the construction of one additional home on the block. In fact, more than likely it will enhance the general character of the surrounding area and substantially support and improve the property values of the neighboring properties. For example, the proposed side yard structural setbacks for proposed new housing Plan A (10.4 feet) and for proposed new housing Plan B (12.4 feet), all along their 150 feet side yard boundaries with their immediate neighbors, exceed the required RLD-90 side yard set back distances of only five (5) feet (please see Exhibit F).

(d)(4) "There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City of approved private street;"

Not applicable, as the subject property at 2841 Doric Avenue has frontage along Doric Avenue, as will its proposed new lots, Parcel "A" and Parcel "B."

(d)(5) "The proposed waiver will not be detrimental to the public health, safety or welfare, nor result in additional expense, the creation of nuisances or conflict with any other applicable law.

Correct. The proposed waiver will result in two single family homes developed on lots that are consistent and compatible with the surrounding neighborhood development. Substantial accessibility to the homes with 62.5 feet of frontage for each lot will be

safe. One additional home will generate ten or less new average daily vehicular trips per day – virtually unnoticeable. The proposed additional lot and home site will not result in additional expense, creation of any nuisance or conflict with any other applicable laws. Rather, the approval of the waiver is in the public interest: promotes more efficient and better use of public services; increases the tax base; allows the best use of the land; and is consistent with the character of the area.

EXHIBIT H

Prepared By:
Gibraltar Title Services, LLC
4190 Belfort Rd., Suite 475
Jacksonville, FL 32216

Return To:
Gibraltar Title Services, LLC
4190 Belfort Road, Suite 475
Jacksonville, FL 32216

Order No.: GTS-1810067

Property Appraiser's Parcel I.D. (folio) Number:
101492-0000

18007175
\$290000

WARRANTY DEED

THIS WARRANTY DEED dated February 23, 2018, by Zachary H. Hanna and Mae R. Barker, as husband and wife, whose post office address is P.O. Box 65812, Orange Park, Florida 32065 (the "Grantor"), to Cheryl P. Laucks, a single person, whose post office address is 2841 Doric Avenue, Jacksonville, Florida, 32210 (the "Grantee").

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Duval, State of Florida, viz:

Lot 7, and the Northwest 25 feet of Lot 5, Block 21, Ortega, a subdivision according to the plat thereof recorded at Plat Book 3, Page 40, in the Public Records of Duval County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 2017.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Zachary H. Hanna
Zachary H. Hanna
Mae R. Barker
Mae R. Barker

Grantor Address:
P.O. Box 65812
Orange Park, FL 32065

State of FL
County of Duval

THE FOREGOING instrument was acknowledged before me this 23rd day of February, 2018, by Zachary H. Hanna and Mae R. Barker, as husband and wife who is personally known to me or who produced driver's license as identification.

Casli D. Wietich, Jr.
Notary Public:
My Commission Expires: _____

[SEAL]



Signed, sealed and delivered in presence of:

[Signature]
Witness Signature
[Signature]
Printed Name of First Witness
[Signature]
Witness Signature
DEBORAH A. CARROLL
Printed Name of Second Witness

EXHIBIT 1



