

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE**

**SEPTEMBER 7, 2022**

***Location:*** 0 Ft. George Road between Heckscher Drive and Palmetto Avenue

***Real Estate Number(s):*** 168206-0020

***Waiver Sought:*** Reduce Required Minimum Road Frontage from 80 feet to 55 feet.

***Present Zoning:*** Residential Rural-Acre (RR-Acre)  
Residential Low Density-100A (RLD-100A)  
Conservation (CSV)

***Current Land Use Category:*** Rural Residential (RR)  
Conservation (CSV)

***Planning District:*** North, District 6

***Agent:*** Vitina Pellot / Elaina Chmura  
14701 Philips Highway  
Jacksonville Florida 32256

***Owner:*** Donald Holmes  
5458 Skylark Court  
Jacksonville Florida 32257

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-313 (WRF-22-16)** seeks to reduce the required minimum road frontage from 80 feet to 0 feet for construction of a single family dwelling on 1.02 acres. The request for waiver of road frontage was originally approved in 1997 as V-97-158. However the variance was never commenced.

**DEFINITION**

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section

656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are granted by the City Council pursuant to the criteria set forth in Section 656.133 of the Zoning Code.

**STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application **meets all** of the following criteria:

- (i) *Are there practical or economic difficulties in carrying out the strict letter of the regulation?*

Yes. The subject property has no direct access to Ft. George Road. The City of Jacksonville Real Estate Division indicates that the City maintains Ft. George Road from Heckscher Drive northerly to the intersection with Beatty Road. However there is no public right of way, the City maintains two feet on either side of the pavement. The subject property does not front on the portion of Ft. George Road that is maintained by the City. There appears to a parcel that is owned by another that lies between the subject property and Ft. George Road.

- (ii) *Is the request 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)?*

No. This request is not based exclusively upon the desire to reduce the coast of developing the site or Chapter 654.

- (iii) *Will the proposed waiver substantially diminish property values in, or alter the essential character of, the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?*

No. The subject property is currently undeveloped and the waiver would permit a new single family dwelling to be constructed. It is not anticipated that the construction of a new dwelling will reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. The proposed single-family dwelling will not be of character with the surrounding neighborhood.

- (iv) *Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?*

Yes. The applicant has a 25 foot wide easement across the parcel (RE# 168207-0000) that fronts on Ft. George Road, which is publically maintained by the City of Jacksonville.

- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law?*

No. There will be little to no effect on public health safety and welfare as the requested waiver will allow for one additional home in an area where lots already lack direct road frontage.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 8, 2022 by the Planning and Development Department the required Notice of Public Hearing sign **was** posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-313 (WRF-22-16)** be **APPROVED**.



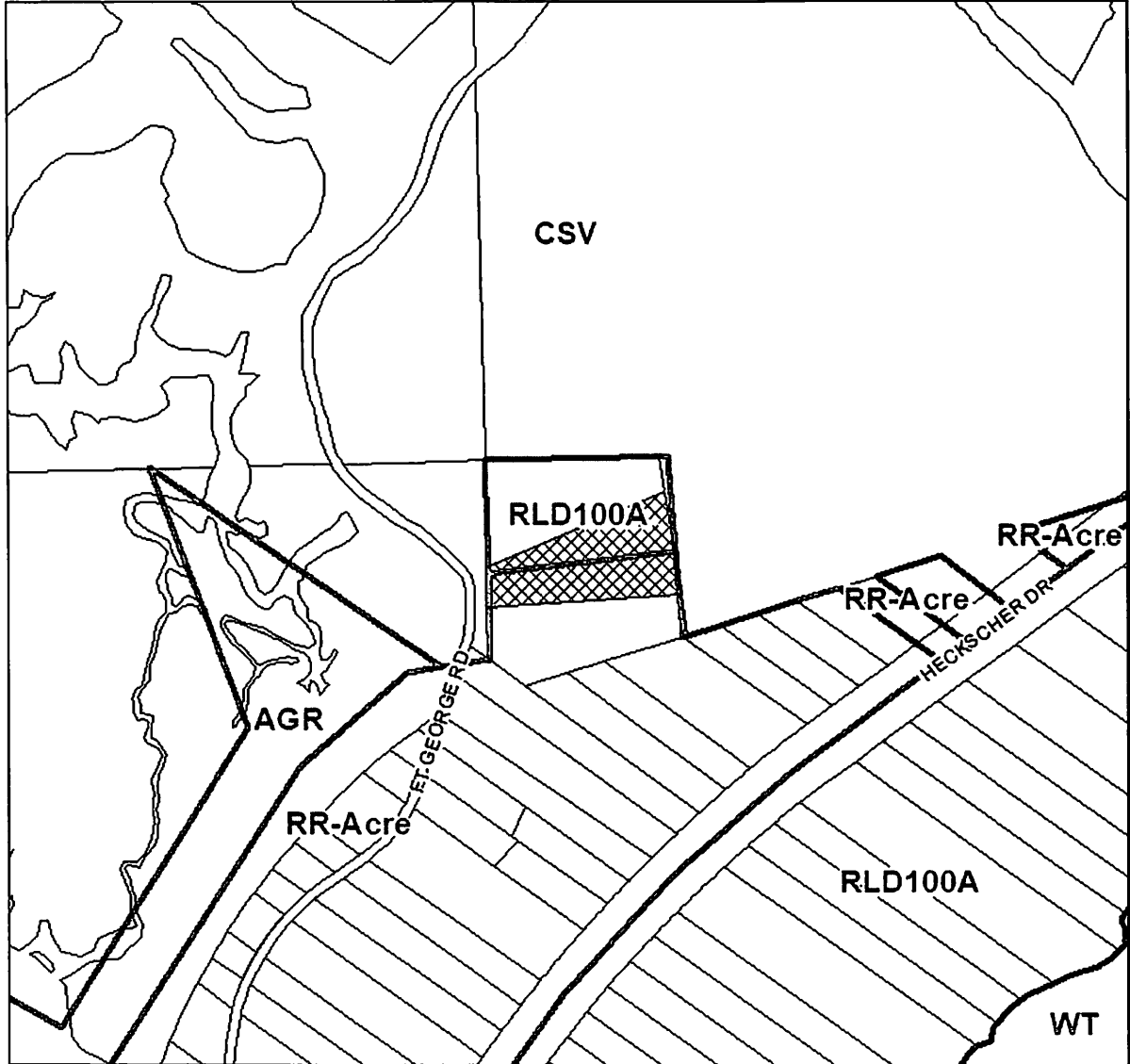
View along Ft. George Road

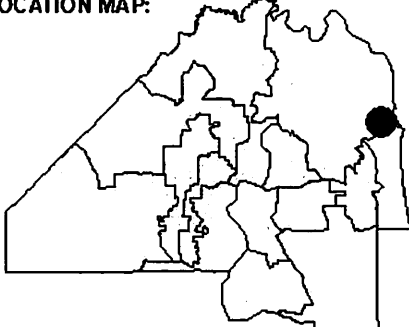

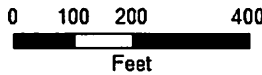


View of proposed lot



Aerial view of subject property



<p><b>REQUEST SOUGHT:</b> REDUCTION IN ROAD FRONTAGE FROM 80 FEET TO 0 FEET</p>	<p><b>LOCATION MAP:</b></p> 	  <p><b>COUNCIL DISTRICT:</b> 2</p>
<p><b>ORDINANCE NUMBER</b> ORD-2022-0313</p>	<p><b>TRACKING NUMBER</b> WRF-22-16</p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

Date Submitted: 1/26/22  
 Date Filed: 3/14/22

Application Number: WRF-22-16  
 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: RR-Acre, RLD-100A, CSV	Current Land Use Category: RR, CSV	
Council District: 2	Planning District: 6	
Previous Zoning Applications Filed (provide application numbers): App# 1534, App #294		
Applicable Section of Ordinance Code: 656.403II f (i) (ii) (iii)		
Notice of Violation(s): N/A		
Neighborhood Associations: M&M Dairy, Inc., NPS Timucuan Ecol. & Historic Preserve		
Overlay: N/A		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: 1287.00	Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 0 Ft George Rd Jacksonville FL 32226	2. Real Estate Number: 168206-0020
3. Land Area (Acres): 1.00	4. Date Lot was Recorded: 2/13/2009
5. Property Located Between Streets: Ft George Road and Heckscher Drive	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>80</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted? Donald C. Holmes	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>Donald Holmes</b>	10. E-mail: <b>holmes5458@bellsouth.net</b>
11. Address (including city, state, zip): <b>5458 Skylark Court. Jacksonville, FL 32257</b>	12. Preferred Telephone: <b>(904) 234-7851</b>

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name: <b>Vitina Pellot / Elaina Chmura</b>	14. E-mail: <b>vitina.pellot@dreamfindershomes.com</b>
15. Address (including city, state, zip): <b>14701 Philips Highway Jacksonville FL 32256</b>	16. Preferred Telephone: <b>904-441-0850</b>

**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.

This request was originally granted as a variance in 1997. The approved variance number is V-97-158 - approval attached. We are requesting that this be reinstated and issued as a waiver of road frontage to allow access to the property so permitting and construction of a home on this property can commence. All documentation regarding the original request is attached.

**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 Non-residential Districts: \$1,173.00	\$7.00 per Addressee	Billed directly to owner/agent

**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: DONALD C. HOLMES  
Signature: [Handwritten Signature]

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

Print name: VITINA C PELLOTT  
Signature: [Handwritten Signature]

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

**Owner(s)**

Print name: Karen C. Holmes  
Signature: [Handwritten 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, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

**Legal Description**  
**Exhibit 1**  
**January 23, 2022**

EXHIBIT "A"

A portion of Government Lot 9, Section 19, Township: South, Range 29 East, Duval County, Florida, being more particularly described as follows: Commence at the most Easterly corner of said Government Lot 9; thence South 89°25'40" West along the Northerly Line of said Government Lot 9, 756.06 feet; thence South 09°04'20" East 43.04 feet to the point of Beginning; thence continue South 09°04'20" the Westerly line of said Government Lot 9; thence North 71°43'30" East 353.32 feet to the point of Beginning. Containing 32273 square feet more or less of 0.741 acres, more or less.

Subject to Fort George Road (a 60 foot maintained right of way).

Return original or certified recorded document to:

Donald & Karen Holmes  
5458 Skylark Court  
Jacksonville, FL 32257

THIS EASEMENT is given this 9<sup>th</sup> day of August, 2022, by SCOTT W. SCHULTZ ("Grantor), whose mailing address is 4505 ORTEGA FARMS CIRCLE, JACKSONVILLE, FLORIDA 32210, to DONALD C. & KAREN C. HOLMES, ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall include any successors, assignees or heirs of Grantee.

**WITNESSETH**

**WHEREAS**, Grantor is the fee simple owner of certain lands situated in Duval County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein (the "Property");

**WHEREAS**, Grantee is the fee simple owner of real property described in that certain Warranty Deed dated February 13, 2009 and recorded on March 5, 2009 at Official Records Book 14800, Page 337 of the Public Records of Duval County, Florida ("Grantee's Property"); and

**WHEREAS**, Grantor has agreed to grant and convey to Grantee, a permanent non-exclusive access easement over, on, upon, and across the Property for the specific and limited purposes set forth herein.

**NOW, THEREFORE**, in consideration of the mutual covenants, promises, terms and conditions set forth herein, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual easement for and in favor of Grantee and Grantee's invitees and guests upon Grantor's Property described on Exhibit "A" which shall run with the land and be binding upon the Grantor.

The scope, nature, and character of this Easement shall be as follows:

1. Recitals. The recitals herein are true and correct and are hereby incorporated into and made a part of this Easement.
2. Purpose. It is the purpose of this Easement to grant a permanent non-exclusive access easement over, on, upon, and across Grantor's Property to Grantee and to Grantee's invitees and guests, for the purpose of vehicular and pedestrian ingress and egress to and from Fort George Road and Grantee's Property.
3. No Dedication. No right of access by the general public to any portion of Grantor's Property is conveyed by this Easement.
4. Duration. This Easement shall remain in full force and effect in perpetuity and shall pass

with the title to Grantee's Property.

5. Modification. This Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Duval County, Florida.

IN WITNESS WHEREOF, Scott W. Schultz, Grantor, has hereunto set its authorized hand this 9<sup>th</sup> day of August, 2022.

By: [Signature]  
(Signature)

Name: Scott W. Schultz  
(Print)

Signed, sealed and delivered in our presence as witness:

By: [Signature]  
(Signature)

Name: Kayla Lambert  
(Print)

By: [Signature]  
(Signature)

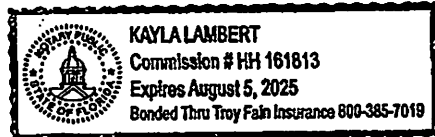
Name: Grace Carson  
(Print)

STATE OF FLORIDA  
COUNTY OF ~~DUVAL~~ CLAY

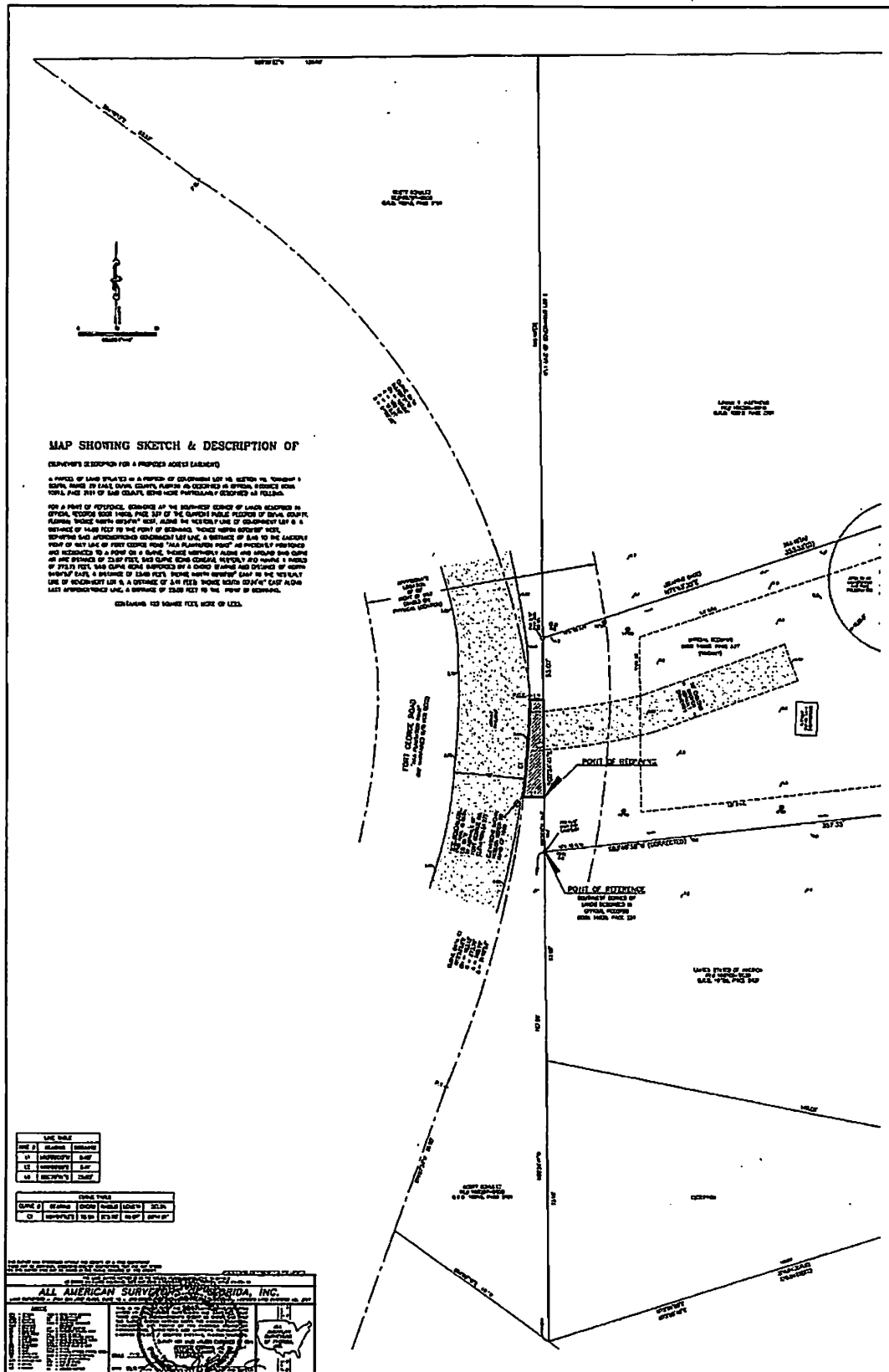
The foregoing instrument was acknowledged, sworn to and subscribed before me by means of  physical presence or  online notarization, this 9<sup>th</sup> day of August, 2022 by Scott W. Schultz, who is personally known to me or who has produced FLDLV as identification.

NOTARY PUBLIC, STATE OF FLORIDA

[Signature]  
(Signature)  
Kayla Lambert  
(Name)



My Commission Expires: August 5th, 2025



## MAP SHOWING SKETCH & DESCRIPTION OF

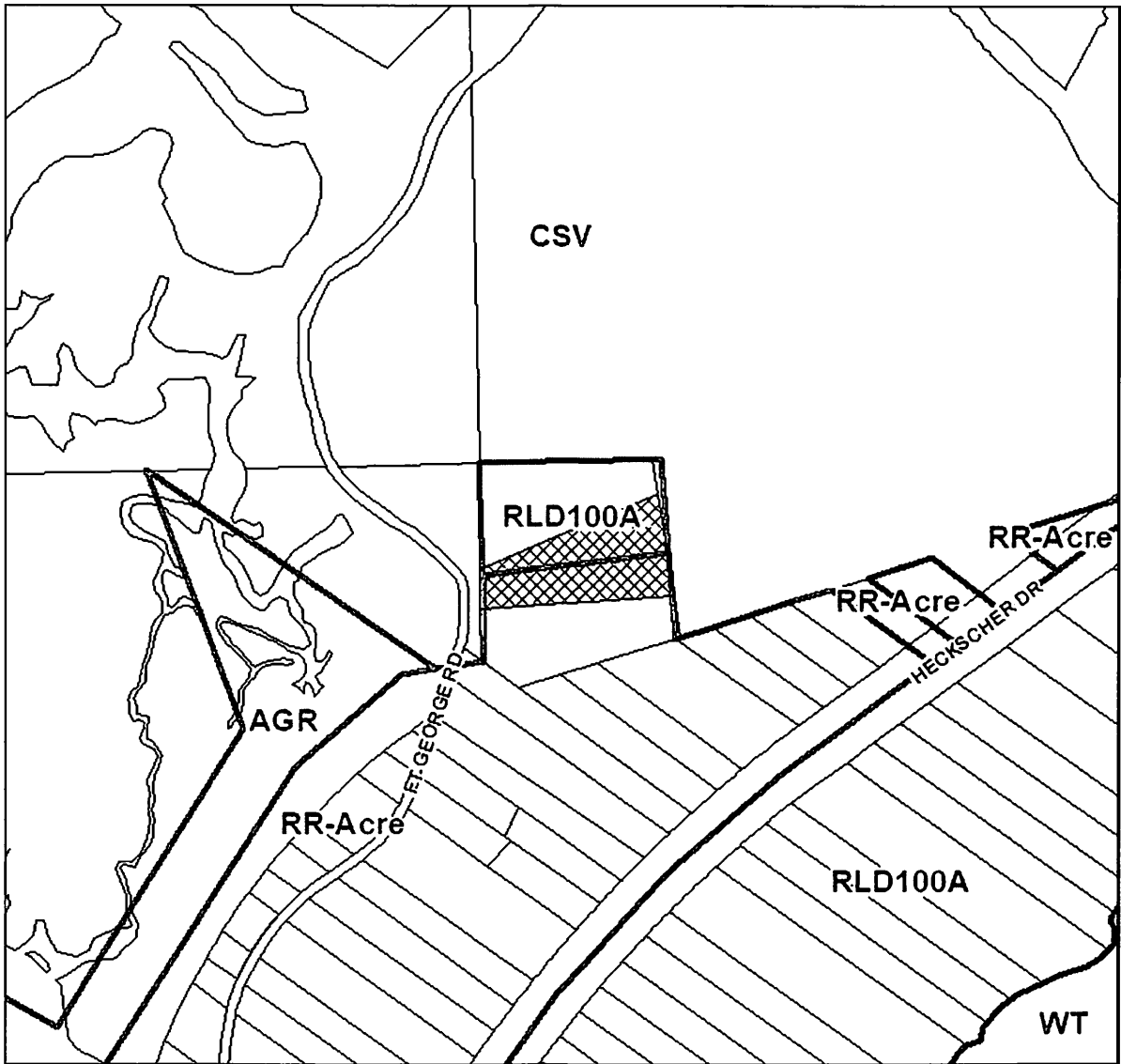
(SURVEYOR'S DESCRIPTION FOR A PROPOSED ACCESS EASEMENT)

A PARCEL OF LAND SITUATED IN A PORTION OF GOVERNMENT LOT 10, SECTION 19, TOWNSHIP 1 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA AS DESCRIBED IN OFFICIAL RECORDS BOOK 10613, PAGE 2161 OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE; COMMENCE AT THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14800, PAGE 337 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°34'41" WEST, ALONG THE WESTERLY LINE OF GOVERNMENT LOT 9, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST, DEPARTING SAID AFOREMENTIONED GOVERNMENT LOT LINE, A DISTANCE OF 5.45 TO THE EASTERLY RIGHT OF WAY LINE OF FORT GEORGE ROAD "AKA PLANTATION ROAD" AS PRESENTLY POSITIONED AND RECOGNIZED TO A POINT ON A CURVE, THENCE NORTHERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 25.07 FEET, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 273.75 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°04'53" EAST, A DISTANCE OF 25.06 FEET; THENCE NORTH 90°00'00" EAST TO THE WESTERLY LINE OF GOVERNMENT LOT 9, A DISTANCE OF 3.41 FEET; THENCE SOUTH 00°34'41" EAST ALONG LAST AFOREMENTIONED LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 105 SQUARE FEET, MORE OR LESS.

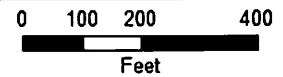
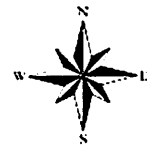
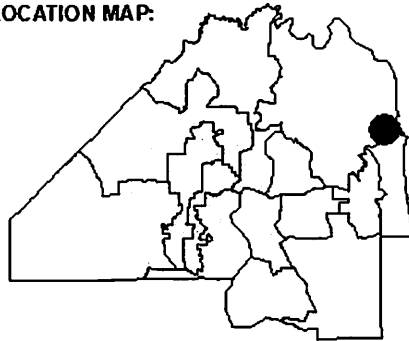




**REQUEST SOUGHT:**

**REDUCE REQUIRED  
MINIMUM ROAD  
FRONTAGE FROM 80 TO 0  
FEET**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**2**

**TRACKING NUMBER**

**WRF-22-16**

**EXHIBIT 2  
PAGE 1 OF 1**

**Property Ownership Affidavit - Individual**

Date: 4/19/2022

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 Ft. George Road**  
RE#(s): **168206-0020**

To Whom it May Concern:

I hereby certify that Donald C. Holmes is the Owner of the property described in Exhibit 1 in connection with filing application(s) for

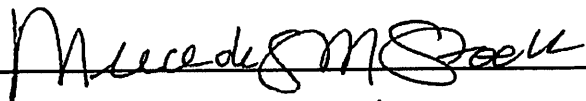
Waiver of Road Frontage submitted to the Jacksonville Planning and Development Department.

By 

Print Name: Donald C. Holmes

**STATE OF FLORIDA  
COUNTY OF DUVAL**

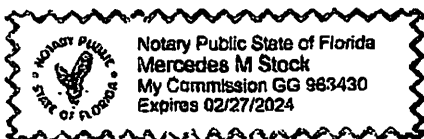
Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of April 2022, by Donald C. Holmes who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



(Signature of NOTARY PUBLIC)

Mercedes M. Stock

(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 2/27/2024

**Agent Authorization – Individual**

Date: 4/19/2022

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: 0 Ft. George Road

RE#(s): 168206-0020

To Whom it May Concern:

You are hereby advised that Donald C. Holmes as  
\_\_\_\_\_ of \_\_\_\_\_

hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Vitina Pellet & Elaina Chmura to act as agent to file application(s) for Waiver of 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: [Signature]

Print Name: Donald C Holmes

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of April 2022 by Donald C. Holmes, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



[Signature]  
(Signature of NOTARY PUBLIC)

Mercedes M Stock  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 2/27/2024

**FINAL ORDER OF THE PLANNING COMMISSION  
OF THE CITY OF JACKSONVILLE, FLORIDA  
GRANTING ZONING VARIANCE**

No. V-97-158

**WHEREAS**, Hugh Clay, the owner of the real property described in this order, applied for a zoning variance applicable to that property in RLD-B District to reduce the required road frontage from 80 feet to 55 feet; and

**WHEREAS**, the Planning and Development Department has reviewed the application and has made a recommendation, which has been duly considered by the Planning Commission; and

**WHEREAS**, upon review of the testimony presented, and examination of the documentary and other evidence presented to the Planning Commission at the public hearing on January 29, 1998 regarding said application, this Commission makes the following findings and conclusions:

1. The pie shaped configuration of the property constitutes unique and peculiar circumstances which create an undue and unnecessary hardship.
2. The variance is the minimum necessary to alleviate the hardship given the size and configuration of the property.
3. The need for the variance is not the result of the property owner, as the lot was created in 1983 and the applicant purchased it in 1995.
4. The Planning Commission adopts by reference herein the findings in Item IV and V of the Report of the Planning and Development for Application for Zoning Variance V-97-158, a copy of which is attached hereto as Exhibit "A" and incorporated by reference herein.
5. The effect of the variance will be in harmony with the intent of the relevant area of the Zoning Coded.

**NOW THEREFORE**, based upon the foregoing findings of fact and conclusions derived therefrom, it is **ORDERED** by the Planning Commission:

1. The owner of the real property described herein is hereby granted a zoning variance from the requirements of Chapter 656 of the Ordinance Code of the City of Jacksonville permitting a reduction in the required road frontage from 80 feet to 55 feet in the RLD-B District.
2. The land as to which this zoning variance is granted by this order is owned by Hugh Clay, and described as follows:

See Exhibit "B" attached hereto and made a part hereof.

3. The variance herein granted shall be transferable and shall run with the title to the property.

**HOLMES DONALD C**  
5458 SKYLARK CT  
JACKSONVILLE, FL 32257  
**HOLMES KAREN C**

**Primary Site Address**  
0 FT GEORGE RD  
Jacksonville FL 32226

**Official Record Book/Page**  
14800-00337

**Title #**  
9319

**FT GEORGE RD**

**Property Detail**

<b>RE #</b>	168206-0020
<b>Tax District</b>	GS
<b>Property Use</b>	0000 Vacant Res < 20 Acres
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00000 SECTION LAND
<b>Total Area</b>	44595

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	2021 Certified	2022 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$75,000.00	\$75,000.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$75,000.00	\$75,000.00
<b>Assessed Value</b>	\$57,475.00	\$63,222.00
<b>Cap Diff/Portability Amt</b>	\$17,525.00 / \$0.00	\$11,778.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$57,475.00	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
14800-00337	2/13/2009	\$90,000.00	WD - Warranty Deed	Qualified	Vacant
14326-01881	12/21/2007	\$77,500.00	WD - Warranty Deed	Unqualified	Vacant
14286-01810	11/25/2002	\$1,000.00	WD - Warranty Deed	Unqualified	Vacant
08960-00863	4/30/1998	\$4,000.00	WD - Warranty Deed	Unqualified	Vacant
08232-02002	12/6/1995	\$1,400.00	TD - Tax Deed	Unqualified	Vacant
05752-00247	12/5/1983	\$4,700.00	WD - Warranty Deed	Unqualified	Vacant

**Extra Features**

No data found for this section

**Land & Legal**

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0100	RES LD 3-7 UNITS PER AC	RLD-100A	130.00	385.00	Common	1.00	Lot	\$75,000.00	1	19-1S-29E .741
										2	PT GOVT LOT 9 RECD
										3	O/R 14800-337

**Buildings**

No data found for this section

**2021 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	\$57,475.00	\$0.00	\$57,475.00	\$597.84	\$657.62	\$629.13
Public Schools: By State Law	\$75,000.00	\$0.00	\$75,000.00	\$251.42	\$267.00	\$262.41
By Local Board	\$75,000.00	\$0.00	\$75,000.00	\$154.55	\$168.60	\$161.31
FL Inland Navigation Dist.	\$57,475.00	\$0.00	\$57,475.00	\$1.67	\$1.84	\$1.76
Water Mgmt Dist. SJRWMD	\$57,475.00	\$0.00	\$57,475.00	\$11.95	\$13.14	\$12.58
<b>Totals</b>				\$1,017.43	\$1,108.20	\$1,067.19

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$68,750.00	\$52,250.00	\$0.00	\$52,250.00
<b>Current Year</b>	\$75,000.00	\$57,475.00	\$0.00	\$57,475.00

**2021 TRIM Property Record Card (PRC)**

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

**Property Record Card (PRC)**

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

[2021](#)

[2020](#)

[2019](#)

[2018](#)

[2017](#)

[2016](#)

[2015](#)

[2014](#)

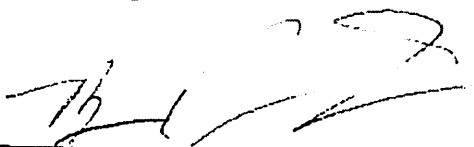
- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

**More Information**

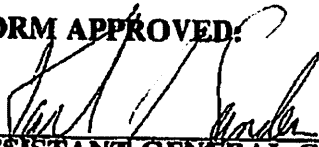
[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

4. This order shall become effective as of the 29<sup>th</sup> day of January, 1998. Failure to exercise the variance herein granted by commencement of the use or action herein approved within one year of the effective date of this order shall render this variance invalid, and all rights arising therefrom shall terminate.

Executed this 12<sup>th</sup> day of February, 1998.

  
\_\_\_\_\_  
Chairman of the Planning Commission,  
City of Jacksonville, Florida

  
\_\_\_\_\_  
Secretary of the Planning Commission

**FORM APPROVED:**  
  
\_\_\_\_\_  
**ASSISTANT GENERAL COUNSEL**


Copies to:  
Hugh Clay  
4622 Ramona Boulevard  
Jacksonville, Florida 32205

EXHIBIT "A"

A portion of Government Lot 9, Section 1<sup>9</sup>, Township : South, Range 29 East, Duval County, Florida, being more particularly described ~~as follows~~: Commence at the most Easterly corner of said Government Lot 9; thence South 89°25'40" West along the Northerly line of said Government Lot 9, 756.06 feet; thence South 09°04'20" East 43.04 feet to the Point of Beginning; thence continue South 09°04'20" East 128.98 feet; thence South 89°49'42" West 357.35 feet to the Westerly line of said Government Lot 9; thence North 00°34'41" West along last said line 55.00 feet; thence North 71°43'30" East 353.32 feet to the Point of Beginning. Containing 32273 square feet more or less or 0.741 acres, more or less.

Subject to Fort George Road (a 60 foot maintained right of way).

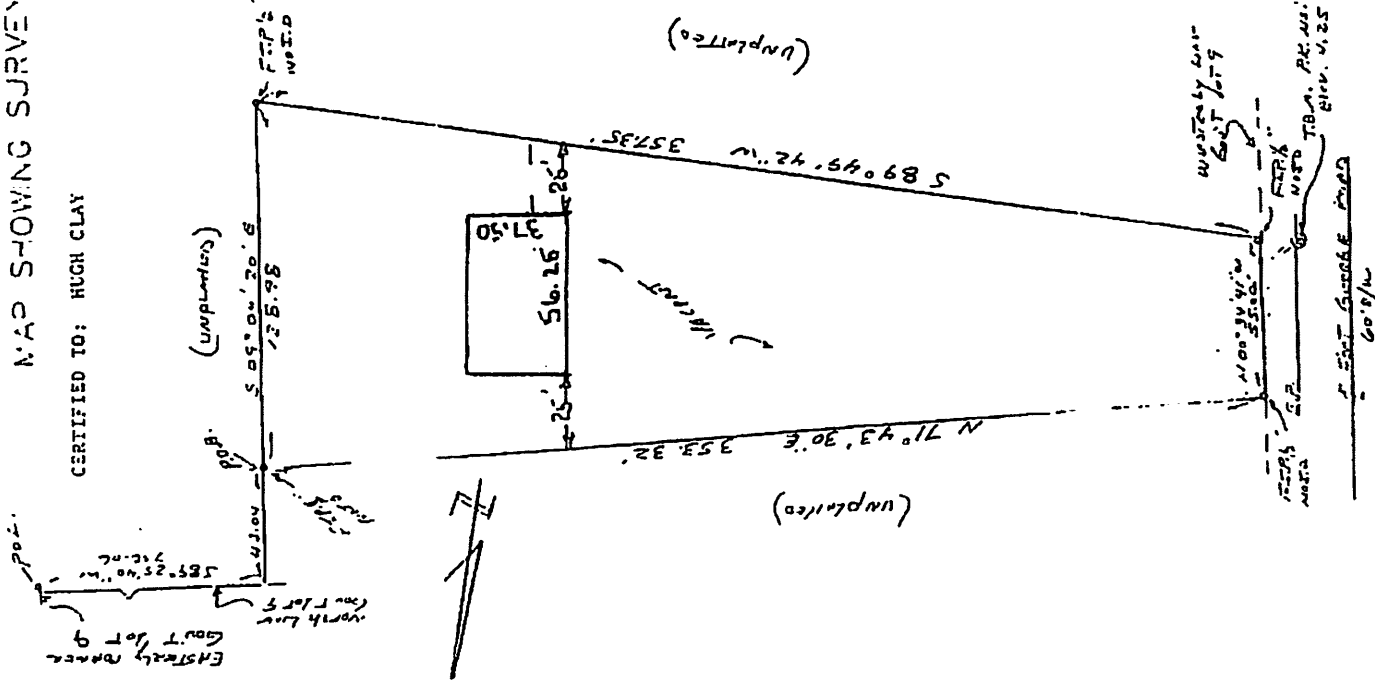
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# MAP SHOWING SURVEY OF

CERTIFIED TO: HUGH CLAY



**LEGEND:**

- F.I.P. - FOUND IRON PIPE/PIVOT
- I.P. - IRON PIPE
- S.I.P. - SET IRON PIPE (U.S. 4870) 5/0"
- F.C.M. - FOUND CONCRETE MONUMENT
- S.C.M. - SET CONCRETE MONUMENT
- C.M.C. - CONCRETE
- S.I.P. - SURVEYOR'S IDENTIFICATION MARK
- 1/4" - RIGHT OF WAY
- 1/2" - CENTERLINE
- 1" - CORNER DISTANCE

- - ARC LENGTH
- - CHORD BEARING
- - TEMPORARY BENCH MARK
- - BENCH MARK
- - POINT OF COMMENCEMENT
- - POINT OF BEGINNING
- - POINT OF CURVE
- - POINT OF TANGENCY
- - POINT OF CONVERSE CURVATURE
- - POINT OF REVERSE CURVATURE
- - POINT OF INTERSECTION

- - ELEVATION
- - NATIONAL ELECTRIC VERTICAL DATUM
- - NATIONAL GRID
- - NATIONAL GRID
- - NATIONAL GRID
- - NOT TO SCALE
- - BELO MEASUREMENT
- - F.I.P. MEASUREMENT
- - BLOCK
- - PERMANENT REFERENCE MONUMENT
- - PERMANENT CONTROL POINT
- - TYPICAL

**NOTES**

1. According to the Florida (university) monumentation rules, this was surveyed by the surveyor in 1974. The monument was located at the corner of the property.

2. The monument was located at the corner of the property.

3. The monument was located at the corner of the property.

4. The monument was located at the corner of the property.

5. The monument was located at the corner of the property.

REV. NO.	DATE	DESCRIPTION
1	8-21-96	Boundary

SCALE 1" = 50'

**DEVINO**

ENGINEERS & SURVEYORS

3505 U.S. 1 SOUTH, SUITE #3  
ST. AUGUSTINE, FLORIDA 32086  
804-787-1887 FAX 804-787-2048

MICHAEL M. FRANKLIN  
Professional Land Surveyor L.S. #46370  
L.C. #20712

CERTIFICATION: I HEREBY CERTIFY that the survey shown herein meets minimum standards as set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.07, Florida Statutes.

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR ZONING VARIANCE V-97-158**

**Location:** East side of Fort George Road north of Heckscher Drive

**Zoning Variance Sought:** To reduce required road frontage from 80 feet to 55 feet; transferable

**Present Zoning:** Residential Low Density-B (RLD-B)

**Planning District:** North

**Current Land Use Category:** Rural Residential (RR)

**City Council District:** 11

**Owner:** Hugh Clay  
4622 Ramona Boulevard  
Jacksonville, FL 32205

The Planning and Development Department hereby forwards to the Planning Commission its findings and recommendation on Application for Zoning Variance V-97-158.

**GENERAL INFORMATION**

Application for Zoning Variance V-97-158 requests to reduce the required road frontage from 80 feet to 55 feet. Along with an adjacent lot, the subject property was rezoned (Ord. 95-294) from Residential Rural (RR) to RLD-B in 1995. An associated Future Land Use Map amendment was enacted by Ord. 95-256 changing the same from the Conservation (CSV) functional land use category to the current RR category.

**DEFINITION**

According to Section 656.1601 of the Zoning Code, the term *variance* means a relaxation of the terms of the Zoning Code which will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship. A variance is authorized only for reduction of minimum street frontage, minimum lot area and required yards, minimum number of required off-street parking spaces, minimum landscaping requirements, minimum distance limitations for liquor licenses, increase of maximum height of structures, maximum lot coverage by all buildings, required barrier fence opacity, maximum sign size and maximum number of signs allowed; provided that the signs for which the

variance have been granted must be used exclusively for non-commercial messages. Establishment or expansion of a use otherwise prohibited or not permitted shall not be allowed by variance nor shall a variance be granted because of the presence of nonconformities in the zoning district. A modification to lot requirements so as to increase the permitted density of multi-family dwellings shall not be considered a variance and is specifically prohibited. A variance shall not change the uses permitted or permissible by zoning exception in a zoning district.

### STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.132 (c) of the Zoning Code, the Commission shall grant a variance only if it finds from a preponderance of the evidence that the variance meets, to the extent applicable, each of the following standards and criteria:

- (i) That the property has unique and peculiar circumstances which create an unnecessary and undue hardship;

*No information was provided in the application to substantiate any unique and peculiar circumstance of the subject property. According to the application, the parcel was created in 1983 and purchased by the applicant in 1995. According to the legal description, the subject property contains approximately 0.74 acres of land with 55 feet of road frontage along Ft. George Road. The width of the rear lot more than doubles to 128.98 feet. Upon review of the application, the Planning and Development Department concluded that no unique or peculiar circumstances which create an unnecessary and undue hardship was caused by the land.*

- (ii) That the variance is the minimum necessary to alleviate the hardship;

*It is the opinion of the Planning and Development that requested variance would not be the minimum necessary to alleviate the hardship since no hardship was identified.*

- (iii) That the need for the variance is not the result of the actions of the property owner;

*The petitioner did not provide information in the application to demonstrate that a hardship exists which was not created by the actions of the property owners but rather, due to the unique circumstances of the subject property. It appears that the need for the variance is the result of the previous owner's desire to subdivide the property without the required road frontage. Therefore, in the opinion of the Planning and Development Department, the petitioner's Application for Zoning Variance is a self-imposed hardship.*

- (iv) That the grant of variance would not create a detriment to adjacent and nearby properties or the public in general;

*The granting of the variance should not create a detriment to adjacent and nearby properties or the public in general because the surrounding area is in the RR and CSV functional land use categories with limited development potential due to the surrounding wetlands and the historic presence of being located on Ft. George Island.*

- (v) That the variance would not substantially diminish property values or alter the general character of the area;

*It is the opinion of the Planning and Development Department that to grant the proposed variance to allow for a reduction of the required road frontage from 80 feet to 55 feet would not diminish surrounding property values or alter the general character because of the limited development potential of the same.*

- (vi) That the effect of the variance is in harmony with the intent of the relevant area of the Zoning Code;

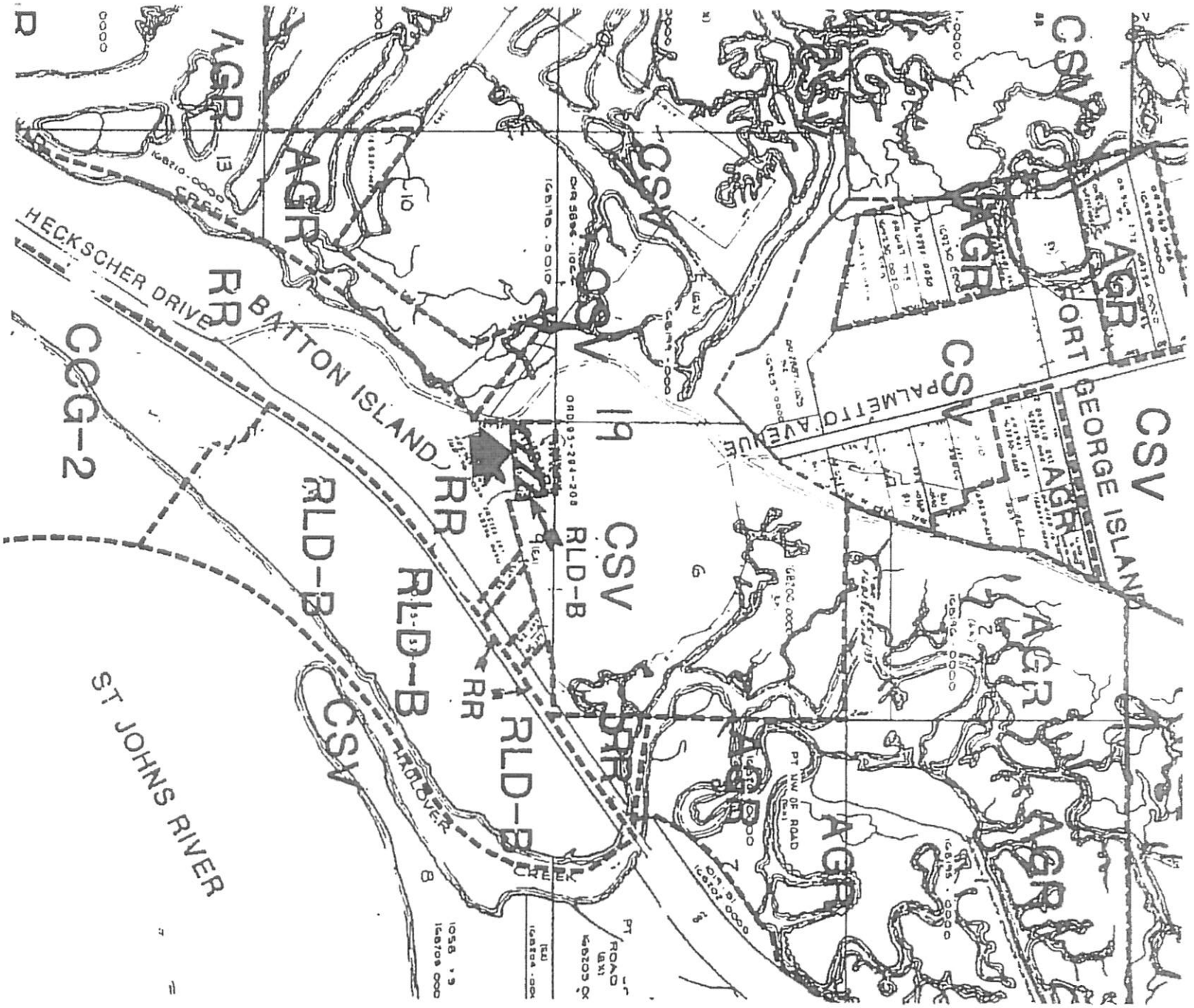
*It is the opinion of the Planning and Development Department that the sought request does not meet the standards and criteria for a variance as stated above, and that the same is a self-imposed hardship on the land.*

#### **SUPPLEMENTARY INFORMATION**

It should be noted that upon visual inspection of the subject property on January 20, 1998 by the Planning and Development Department, the required notice of public hearing sign was not posted.

#### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the Application for Zoning Variance V-97-158 be **DENIED**.



PLANNING AND DEVELOPMENT DEPARTMENT

COUNCIL DISTRICT **11**

ITEM NUMBER:

**V-97-158**

NORTH



REQUEST BY  
BOUGHT

REDUCE ROAD FRONTAGE FROM 80 FT TO 55 FT

PLANNING AND DEVELOPMENT DEPARTMENT



*Current Planning Division*

December 14, 2007

Mr. Thomas R. Hahn  
1006 24<sup>th</sup> Street North  
Jacksonville Beach, Florida 32250

**RE: Zoning information for certain real estate property located at 10751 Ft. George Road East Jacksonville, Florida Duval County, Real Estate # (168206 0020)**

To Whom It May Concern:

Thank you for inquiring with the City of Jacksonville, Zoning Section. The above referenced property is zoned Residential Low Density-B (RLD-B), regulations are pursuant to Chapter 656.305, Jacksonville Zoning Code. A copy of the code is attached for your convenience.

The variance is considered commenced if the septic tank and drainfield was installed on the parcel within the 12 months from the approval of V-97-158.

If we may be of further assistance, please let me know.

Sincerely,

Brenda Charles  
Zoning Supervisor

*Recipient of the 2001 Governor's Sterling Award*  
Florida Theatre Building, Suite 700, 128 East Forsyth Street, Jacksonville, Florida 32202-3325  
Telephone: (904) 630-1900 Fax: (904) 630-2912 E-mail: JaxPlanning@coj.net



**MITCH BRANCH & ASSOCIATES, INC.**  
6114 GOODMAN ROAD, SUITE # 2  
JACKSONVILLE, FLORIDA 32244

April 2, 2008

Dear Mr. Hahn,

We have reviewed the provided documentation and performed a site inspection on Duval County parcel # 188208-0020, 10751 Fort George Road.

The road frontage zoning variance (V-97-158) granted; February 12, 1998 is still in compliance, per zoning letter dated; December 14, 2007. A site inspection was performed on March 17, 2008; confirming physical evidence the septic system was installed at the above described property.

The septic system installed; January 20, 1999 by AA Septic Tank Services should be adequate for a 3 bedroom residence under 2251 conditioned square feet, per septic permit # 98-1499n; dated 12/25/1998.

The above described property lies in a flood zone and wind debris zone.

It is our professional opinion as a construction permitting agency; this property should have no problems obtaining construction permits for the above described property. However, any planned residence for this property must meet all the Florida building codes for flood and wind debris zoned properties.

Thank you for allowing us to serve you again. We appreciate your business. Should you any questions regarding the above property, please do not hesitate to contact us.

Sincerely,

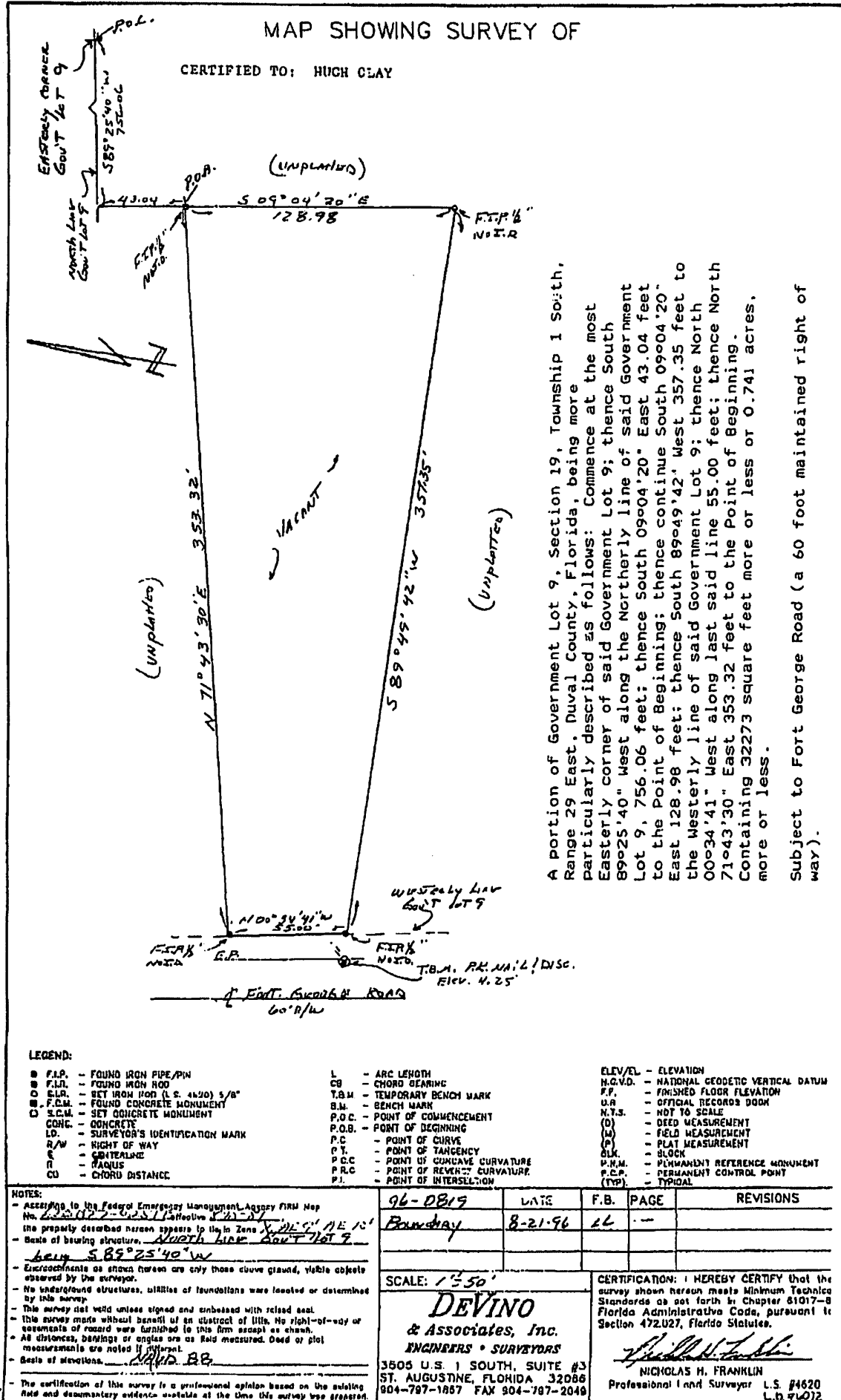


Mitch Branch



# MAP SHOWING SURVEY OF

CERTIFIED TO: HUGH CLAY



A portion of Government Lot 9, Section 19, Township 1 South, Range 29 East, Duval County, Florida, being more particularly described as follows: Commence at the most Easterly corner of said Government Lot 9; thence South 89°25'40" West along the Northerly line of said Government Lot 9, 756.06 feet; thence South 09°04'20" East 43.04 feet to the Point of Beginning; thence continue South 09°04'20" East 128.98 feet; thence South 89°49'42" West 357.35 feet to the Westerly line of said Government Lot 9; thence North 00°34'41" West along last said line 55.00 feet; thence North 71°43'30" East 353.32 feet to the Point of Beginning. Containing 32273 square feet more or less or 0.741 acres, more or less.

Subject to Fort George Road (a 60 foot maintained right of way).

### LEGEND:

- F.I.P. - FOUND IRON PIPE/PIN
- F.I.R. - FOUND IRON ROD
- S.I.R. - SET IRON ROD (U.S. 4820) 5/8"
- F.C.M. - FOUND CONCRETE MONUMENT
- S.C.M. - SET CONCRETE MONUMENT
- CONC. - CONCRETE
- LD. - SURVEYOR'S IDENTIFICATION MARK
- R/W - RIGHT OF WAY
- E - CENTERLINE
- R - RADIUS
- CD - CHORD DISTANCE
- L - ARC LENGTH
- CB - CHORD BEARING
- T.B.M. - TEMPORARY BENCH MARK
- B.M. - BENCH MARK
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.C. - POINT OF CURVE
- P.T. - POINT OF TANGENCY
- P.C.C. - POINT OF CONVEX CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE
- P.I. - POINT OF INTERSECTION
- ELEV./EL. - ELEVATION
- H.C.V.D. - NATIONAL GEODETIC VERTICAL DATUM
- F.F. - FINISHED FLOOR ELEVATION
- O.R. - OFFICIAL RECORDS BOOK
- N.T.S. - NOT TO SCALE
- (D) - DEED MEASUREMENT
- (M) - FIELD MEASUREMENT
- (P) - PLAT MEASUREMENT
- B.L. - BOOK
- P.M.M. - PERMANENT REFERENCE MONUMENT
- P.C.P. - PERMANENT CONTROL POINT
- (TYP) - TYPICAL

### NOTES:

- According to the Federal Emergency Management Agency FIRM Map No. 22202Z-0251 effective 7-21-97, the property described herein appears to lie in Zone X, 1% A.E. 1%.
- Basis of bearing structure, NORTH LINE GOVT LOT 9
- Bearing 58°25'40" W
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey was made without benefit of an official of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Dead or plot measurements are noted if different.
- Basis of elevations, N.A.S.D. 88
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time the survey was prepared.

96-DB19	DATE	F.B.	PAGE	REVISIONS
Boundary	8-21-96	LL		

SCALE: 1"=50'

**DEVINO**  
 & Associates, Inc.  
 ENGINEERS • SURVEYORS

3605 U.S. 1 SOUTH, SUITE #3  
 ST. AUGUSTINE, FLORIDA 32086  
 904-787-1857 FAX 904-787-2040

CERTIFICATION: I HEREBY CERTIFY that the survey shown hereon meets Minimum Technical Standards as set forth in Chapter 61017-8 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

*Nicholas H. Franklin*  
 NICHOLAS H. FRANKLIN  
 Professional Land Surveyor L.S. #4620  
 L.S. #1072

NOTE: This survey does not reflect or determine ownership.