

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2023-0012 (WRF-22-32)

FEBRUARY 22, 2023

Location: 8145 Plummer Road
Between Holton Lane and Saddle Crest Way

Real Estate Number(s): 002616-0210

Waiver Sought: Reduce Minimum Required Road Frontage from 160
Feet to 100 Feet

Present Zoning: Residential Rural-Acre (RR-Acre)

Current Land Use Category: Rural Residential (RR)

Planning District: North, District 6

Applicant/Agent: Lindsey Holder
12724 Gran Bay Parkway W. Suite 410
Jacksonville, FL 32258

Owner: Claudia Armijo
8145 Plummer Road
Jacksonville, FL 32219

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2023-0012 (WRF-22-32)** seeks to reduce the required minimum road frontage from 160 feet to 100 feet in order to allow for the development of two single-family dwellings in the Residential Rural-Acre (RR-Acre) Zoning District. The subject property is approximately 2.6± acres in size and has 100 feet of frontage along Plummer Road. The property is currently developed with one single-family dwelling constructed in 1986 and is seeking to add an additional single family dwelling behind the current dwelling. Due to the property being zoned RR-Acre the property is required to provide a minimum of 80 feet of road frontage per dwelling unit resulting in the need for 160 feet of frontage for two dwellings.

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 site contains approximately 2.6± acres and is accessible from 100 feet of frontage along Plummer Road and extends 932 feet in depth. Given the current configuration of the site and its restricted access to a public street, this creates practical and economic challenges in meeting the regulation of required road frontage.

- (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. The applicant is proposing to construct a second single family dwelling on the site placing the structure behind the existing dwelling. Approval of this request would not change the cost burden on the applicant for this construction of the single-family dwelling. It is not anticipated that the applicant will need relief from any of the requirements of Chapter 654 of the Municipal Code.

- (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 waiver would permit a new single family dwelling to be constructed. It is not anticipated that the construction of the new dwelling will reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners.

- (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. As previously mentioned the subject property fronts Plummer Road, which is considered an approved public right of way, but due to the property not having the required 160 feet and only 100 feet of road frontage results in the need for the waiver of road frontage.

- (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. Plummer Road will provide adequate access to the subject property. There is no detriment to the public health, safety, or welfare, and the development will comply with all other requirements of the Zoning Code.

SUPPLEMENTARY INFORMATION

The applicant did not provide proof of posting to the Planning and Development Department that the 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 2023-0012 (WRF-22-32) be **APPROVED**.

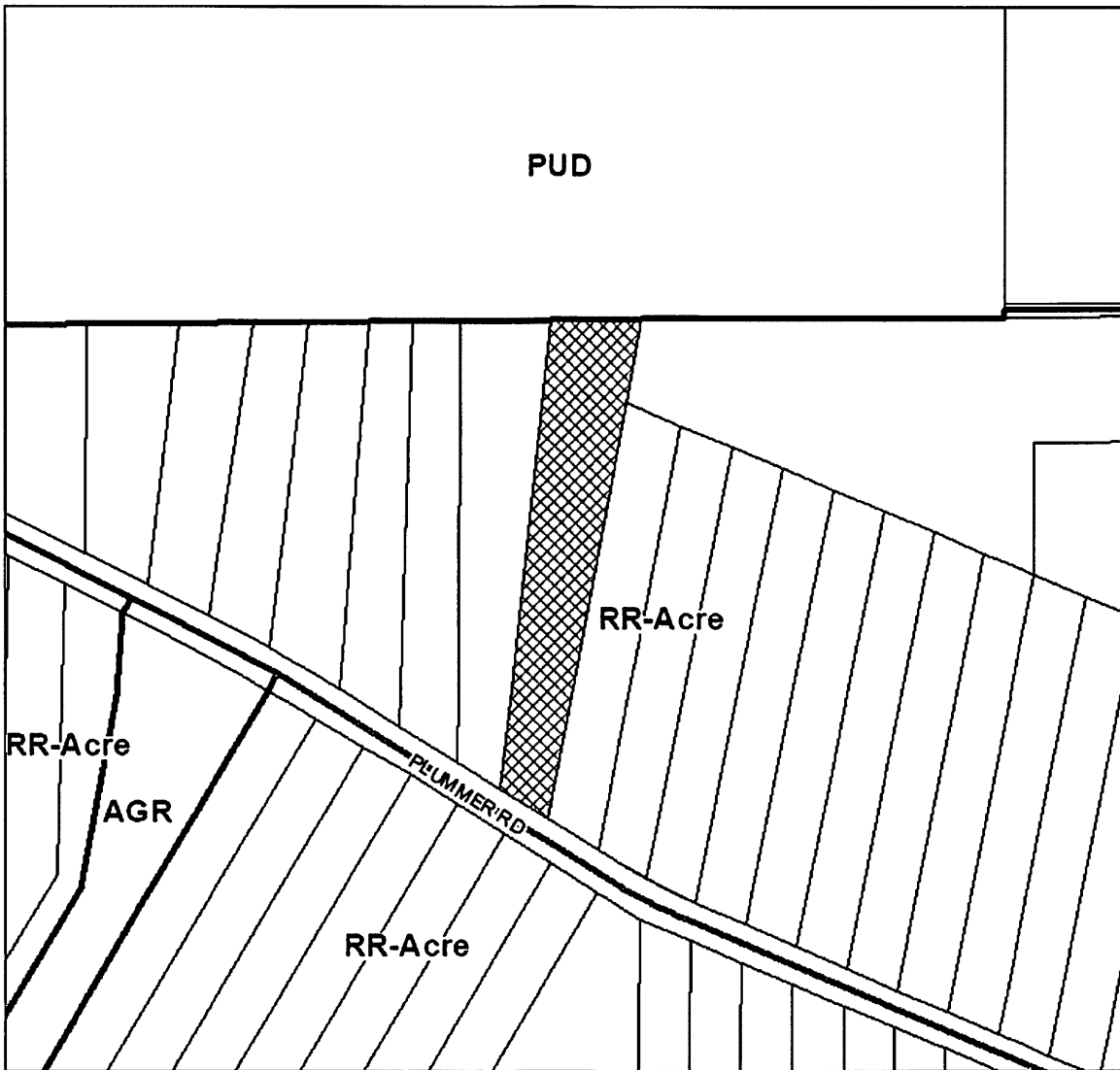


Aerial View
Source: JaxGIS



Subject Property

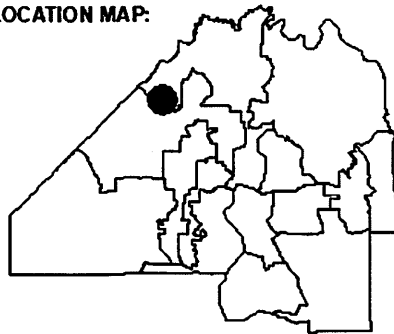
Source: GoogleMaps



REQUEST SOUGHT:

**REDUCE REQUIRED
FRONTAGE FROM 160
FEET TO 100 FEET**

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

WRF-22-32

**EXHIBIT 2
PAGE 1 OF 1**

Date Submitted:	10/31/22
Date Filed:	11/21/22

Application Number:	WRF-22-32
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	Current Land Use Category: RR
Council District:	7	Planning District: 6
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.133(d)		
Notice of Violation(s):		
Neighborhood Associations:		
Overlay: none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: 1320	Zoning Asst. Initials: AJ

PROPERTY INFORMATION	
1. Complete Property Address: 8145 Plummer Rd. Jacksonville 32219	2. Real Estate Number: 002616-0210
3. Land Area (Acres): 2.6	4. Date Lot was Recorded: 1986
5. Property Located Between Streets: Holton Ln. & Saddle Crest Way	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 100 160 feet to 50 100 feet. FOR TWO LOTS	
8. In whose name will the Waiver be granted? Claudia Irias & Celeste Irias	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Claudia Armijo	10. E-mail:
11. Address (including city, state, zip): 8145 Plummer Rd. Jacksonville, FL 32219	12. Preferred Telephone: 386-264-3860

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Lindsey Holder	14. E-mail: holdertransportandsetup@gmail.com
15. Address (including city, state, zip): 12724 Gran Bay Pkwy W Suite #410 Jacksonville, FL 32218	16. Preferred Telephone: 479-935-7600

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.

Claudia Armijo is requesting the County to waive minimum required road frontage to 50' instead of 100' per property. The reason being is, Claudia has a home at 8145 Plummer rd, but is wanting to add an additional mobile home to the backside of her current home. They plan to utilize the same driveway, but pave a way to reach the home in the back. The new home will require a new well & septic & address, but will remain the same parcel.

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.col.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: _____

Signature: _____

Applicant or Agent (if different than owner)

Print name: Lindsey Holder

Signature: Lindsey Holder

**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

Exhibit A

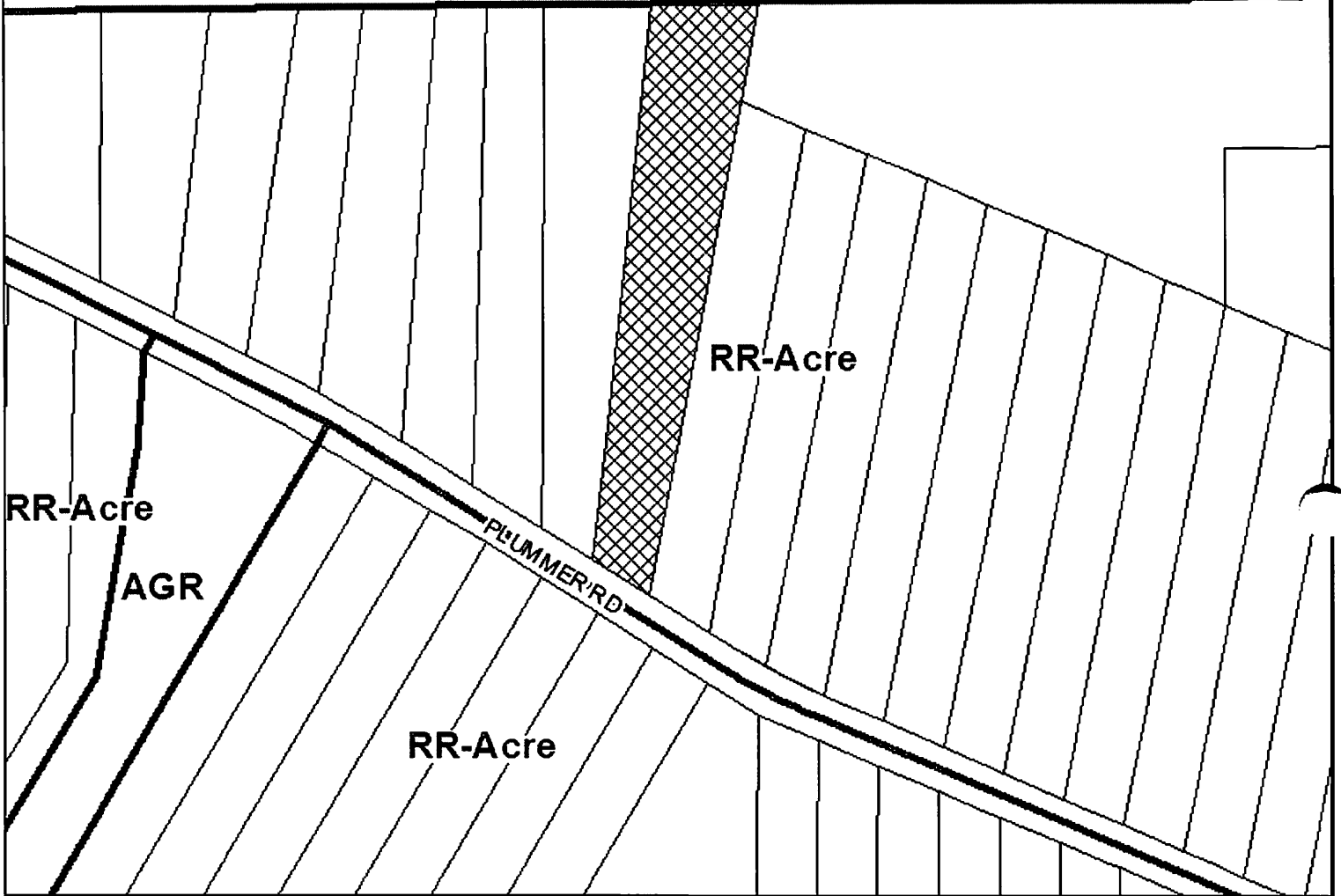
Part of Lots 1 & 8, Block 3, as shown on map of Densmore Farms as recorded in Plat Book 3, Page 96, of the Current Public Records of Duval County, Florida, and being more particularly described as follows: Begin at the Northeast corner of said Lot 1, thence South 89 Degree 20 Minute 11 Second West on the North line of said Lot 1 a distance of 165.0 feet; thence South 6 Degree 06 Minute 45 Second West a distance of 866.98 feet to a point on the Northerly right-of-way line of Plummer Road (a 66 foot right-of-way as now established); thence South 58 Degree 26 Minute 10 Seconds East on said Northerly right-of-way line a distance of 100.0 feet; thence North 10 Degree 38 Minutes 15 Second East a distance of 932.34 feet to the Point of Beginning.

Together with that certain Singlewide Mobile Home known as a West, Identification Numbers F166S143CK8244GA, Florida Title Number 42264687, situate thereon.

Parcel Identification Number: 002616-0210

November 21, 2022

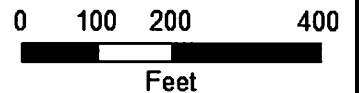
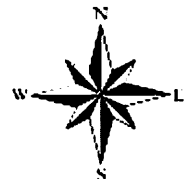
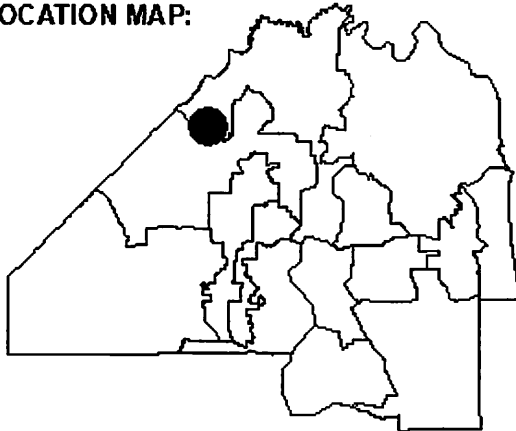
PUD



REQUEST SOUGHT:

**REDUCE REQUIRED
FRONTAGE FROM 160
FEET TO 100 FEET**

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

WRF-22-32

**EXHIBIT 2
PAGE 1 OF 1**

Property Ownership Affidavit - Individual

Date: 12/13/22

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: **8145 Plummer Road**

RE#(s): **002616-0210**

To Whom it May Concern:

I hereby certify that Celeste Maria Elvir Armijo 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 [Signature]

Print Name: Celeste Maria Elvir Armijo

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 13 day of December 2022, by Celeste Maria Elvir Armijo who is personally known to me or who has produced FL DL# E4116-113-91509-0 as identification and who took an oath.



JEAN FRANKLIN
Notary Public
State of Florida
Comm# HM168121
Expires 8/23/2025

[Signature]
(Signature of NOTARY PUBLIC)

Jean Franklin
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 8/23/25

Property Ownership Affidavit - Individual

Date: 12/13/22

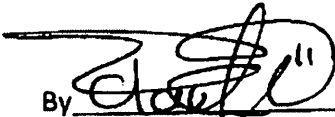
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: **8145 Plummer Road**
RE#(s): **002616-0210**

To Whom it May Concern:

I hereby certify that **Claudia Maria Armijo Irias** 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: Claudia Maria Armijo Irias.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 13 day of December 2022, by Claudia Maria Armijo Irias who is personally known to me or who has produced Passport 0801-1970-090211 (Hondurena) as identification and who took an oath.



JEAN FRANKLIN
Notary Public
State of Florida
Comm# 1168121
Expires 8/23/2025

Jean Franklin
(Signature of NOTARY PUBLIC)

Jean Franklin
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 8/23/25

Agent Authorization – Individual

Date: 9-23-22

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 8145 Plummer Rd. Jacksonville, FL 32219

RE#(s): 002616 - 0216

To Whom it May Concern:

You are hereby advised that Claudia Armijo as SELF of JACKSONVILLE, FL

hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Lindsey Holder to act as agent to file application(s) for Claudia Armijo 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: Claudia Armijo

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 23 day of September 2022 by Claudia Armijo, who is personally known to me or who has produced _____ as identification and who took an oath.



JEAN FRANKLIN
Notary Public
State of Florida
Comm# HH168121
Expires 8/23/2025

[Signature]
(Signature of NOTARY PUBLIC)

Jean Franklin
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 8-23-25

BOUNDARY SURVEY



SCALE
1" = 20'

OSBORNE & ASSOCIATES
SURVEYING & ENGINEERING
1101 WEST 12TH STREET
MUSKOGEE, OKLAHOMA 74401

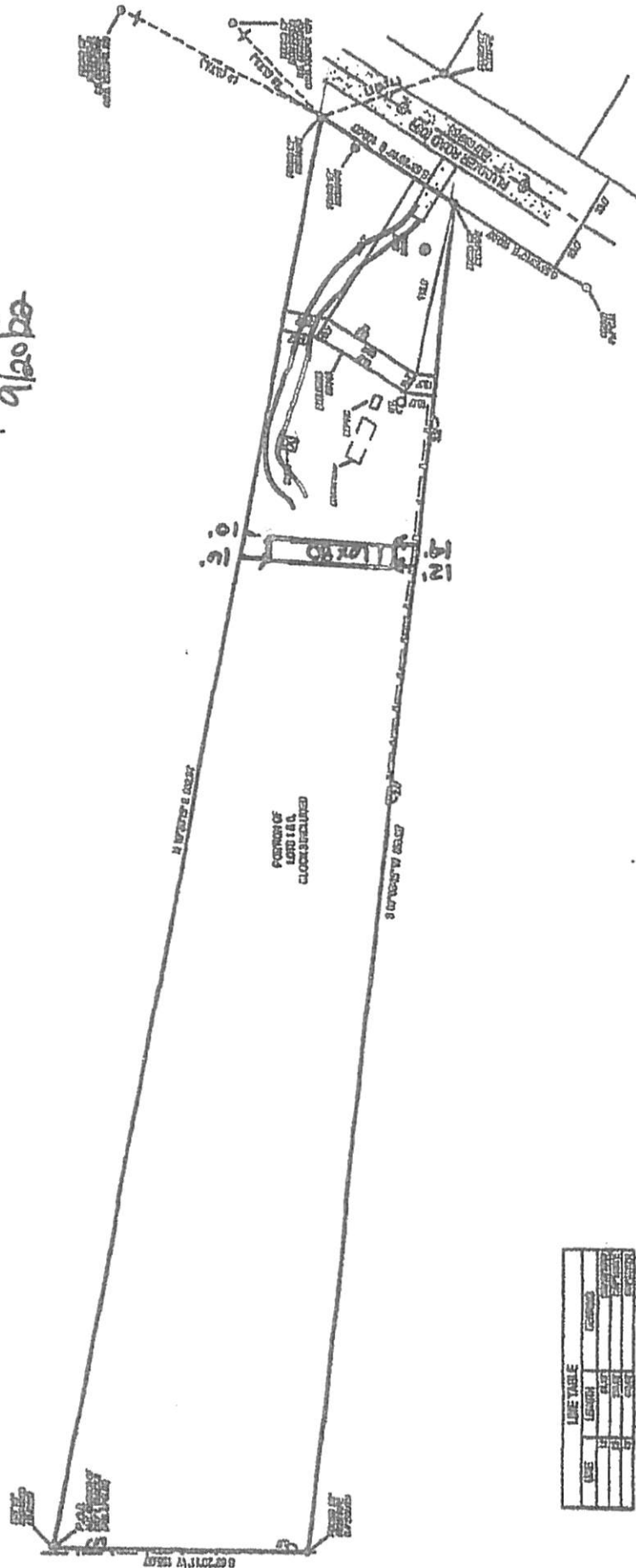
COMPLIANT PLANS: 2007
PLAT: 400
SHEET: 11
FIELD NOTES: 01.11.10
COURT REPORT
COUNTY: OSAGE
ASSIGNED & SUPERVISOR: A.A.
PROPERTY ADDRESS:
0026116-0210
0151 FARMERS ROAD
JACKSONVILLE, N. 30210
OWNER: FARMER, SENEY
CLIENT FILE NUMBER: 14-100

0026116-0210

0151 Farmers Rd
Jacksonville, OK

32219

By Lynsey Hobbes
alaoaba



ALICE: FURNISH DESCRIPTION

NO.	DESCRIPTION	DATE
1
2
3
4
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19
20

LEGAL DESCRIPTION
PART OF LOTS 1 AND 2, BLOCK 2, AS SHOWN ON MAP OF DISTANCE PLANS AS RECORDED IN PLAT BOOK 3 PAGE 56, OF THE OSAGE PUBLIC RECORDS OF OSAGE COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING THE NORTHERN CORNER OF SAID LOT 1, THEREBY SURVEYED BY THE NORTHERN LINE OF SAID LOT 1 A WIDTH OF 164.10 FEET, THENCE SOUTH 89° 52' WEST A DISTANCE OF 640 FEET TO A POINT ON THE N.W. CORNER OF SAID LOT 2 OF PLUMMER ROAD IN SAID COUNTY OF OSAGE COUNTY, OKLAHOMA, THENCE SOUTH 89° 52' WEST A DISTANCE OF 100 FEET TO A POINT ON THE N.W. CORNER OF SAID LOT 2 OF PLUMMER ROAD IN SAID COUNTY OF OSAGE COUNTY, OKLAHOMA, THENCE SOUTH 89° 52' WEST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. BEING 164.10 FEET TO THE POINT OF BEGINNING. BEING 164.10 FEET TO THE POINT OF BEGINNING. BEING 164.10 FEET TO THE POINT OF BEGINNING.

LINE TABLE

LINE	LENGTH	BEARING
1	164.10	S 89° 52' W
2	640.00	S 89° 52' W
3	100.00	S 89° 52' W
4	100.00	S 89° 52' W
5	164.10	S 89° 52' W

OSBORNE & ASSOCIATES
SURVEYING & ENGINEERING
1101 WEST 12TH STREET
MUSKOGEE, OKLAHOMA 74401
OSBORNE
Lynsey Hobbes
11/11/10

Prepared by and return to:
Cynthia K. Vaughn

Island Title of St. Augustine LLC
559 West Twincourt Trail Suite 609
St. Augustine, FL 32095
904-471-7272
File Number: 18-11521

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of November, 2018 between Scott E. Queener, a married person, whose post office address is 9803 Plummer Road, Jacksonville, Florida 32219, grantor, and Claudia Maria Armijo Irias, an unmarried person and Celeste Maria Elvir Armijo, a married person, as tenants in common, each having an undivided 50% interest, whose post office address is 8145 Plummer Road, Jacksonville, Florida 32219, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 002616-0210

Subject to covenants, restrictions, reservations and easements of record, if any, and taxes for the current and subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 9803 Plummer Road, Jacksonville, Florida 32219.

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, 2017.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.