

Date Submitted:	12-16
Date Filed:	12-21-11

Application Number:	WKF 21-28
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:	2	Planning District:	6
Previous Zoning Applications Filed (provide application numbers):			
Applicable Section of Ordinance Code:			
656.407			
Notice of Violation(s):			
Neighborhood Associations:			
M+M Dairy; The Eden Group			
Overlay:			
N/A			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	3	Amount of Fee:	1,259
		Zoning Asst. Initials:	

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
0 Grover Road, Jacksonville, FL 32226	106377-0020 0015
3. Land Area (Acres):	4. Date Lot was Recorded:
10.96 +/-	
5. Property Located Between Streets:	6. Utility Services Provider:
Starratt Rd & Cedar Point Rd	City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought:	
Reduce Required Minimum Road Frontage from 80' feet to 0' feet.	
8. In whose name will the Waiver be granted?	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Benjamin & Mary Croxton Rebecca DuFault	10. E-mail: benjamincroxton@gmail.com
11. Address (including city, state, zip): 15880 Baxter Creek Drive Jacksonville, FL 32218	12. Preferred Telephone: 850-543-9289

APPLICANT'S INFORMATION (if different from owner)	
13. Name:	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

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>

PLANNING AND DEVELOPMENT DEPARTMENT

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.

We acquired the property from our grandparents after their passing. Our grandparents had a mortgage on the property when they passed. We are responsible for paying the mortgage, however, the property taxes went from \$1,400/yr. to nearly \$9K +/- per year thanks to a developers purchase of neighboring property. The mortgage went from \$1400.00 to \$2900.00/month which is not feasible. Therefore the sale of part of the property would pay off the mortgage allowing us relief from foreclosure on the whole 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.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. *N/A*

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		

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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) Benjamin Croxton Print name: <u>Mary Croxton</u> Signature: <u>Mary Croxton</u> <u>Benjamin Croxton</u>	Applicant or Agent (if different than owner) Print name: _____ Signature: _____
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Owner(s) Print name: <u>Rebecca Dufault</u> Signature: <u>Rebecca Dufault</u>	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>
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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

Property Ownership Affidavit - Individual

Date: 3-11-22

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: 13936 Grover Road, Jacksonville, FL 32224
RE#(s): 106377-0020

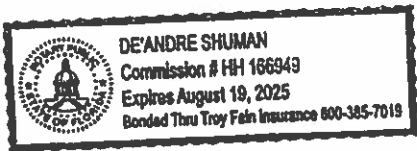
To Whom it May Concern:

I hereby certify that Benjamin Croxton is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Minimum Required Road Frontage submitted to the Jacksonville Planning and Development Department.

By Benjamin Croxton
Print Name: Benjamin J Croxton

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 11 day of March 2022, by Benjamin Croxton, as _____ of _____, a _____ corporation, who is personally known to me or who has produced Driver License as identification and who took an oath.



De'Andre Shuman
(Signature of NOTARY PUBLIC)
De'Andre Shuman
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 8.19.25

Property Ownership Affidavit - Individual

Date: 3-10-2022

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: 13936 Grover Road, Jacksonville, FL 32226
RE#(s): 106377-0020

To Whom it May Concern:

I hereby certify that Mary Croxton is the Owner of the property described in Exhibit 1 in connection with filing application(s) for

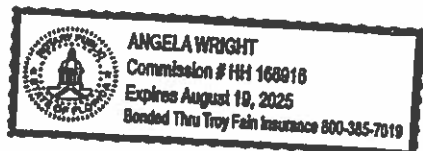
Waiver of Minimum Required Road Frontage submitted to the Jacksonville Planning and Development Department.

Mary Croxton

Print Name: Mary Croxton

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 10th day of March 2022, by Mary Croxton, as co-owner of property, a _____ corporation, who is personally known to me or who has produced FL Drivers License as identification and who took an oath.



Angela Wright

(Signature of NOTARY PUBLIC)

Angela Wright

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 8-19-2025

Property Ownership Affidavit - Individual

Date: March 11, 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: 13936 Grover Road, Jacksonville, FL 32226
RE#(s): 106377-0020

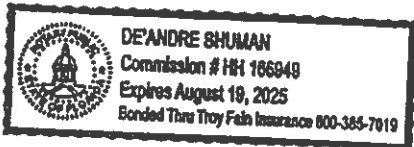
To Whom it May Concern:

I hereby certify that Rebecca Dufault is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Minimum Required Road Frontage submitted to the Jacksonville Planning and Development Department.

By Rebecca Dufault
Print Name: Rebecca Dufault

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 11 day of March 2022, by Rebecca Dufault, as _____, of _____, a _____ corporation, who is personally known to me or who has produced Driver License as identification and who took an oath.



DeAndre Shuman
(Signature of NOTARY PUBLIC)
DeAndre Shuman
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 8.19.25

Prepared by and Return to:
Wendy Boyer
Seaspray Settlement Services, LLC
463646 State Road 200 #9
Yulee, FL 32097

File: SEA21-0033

General Warranty Deed

Made this 7th day of January, 2022 A.D. Tyler Pope, a single man and Meghan Pope n/ka Meghan Marie Castle, a married woman, conveying her non-homestead property, whose address is: 45635 Musselwhite Road, Callahan, FL 32011, hereinafter called the grantor, to Benjamin Croxton and Mary Croxton, husband and wife and Rebecca Louise Dufault, a widow, as joint tenants with rights of survivorship, whose post office address is: 15880 Baxter Creek Drive, Jacksonville, FL 32218, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval, Florida, viz:

See Attached Exhibit "A"

Parcel ID Number: 106377-0020

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name Brandi Leigh Hollench

[Signature] (Seal)
Tyler Pope
Address:

[Signature]
Witness Printed Name Mike Matthews

[Signature] (Seal)
Meghan Pope n/ka Meghan Marie Castle
Address:

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of Physical presence or () online notarization this 30 day of December, 2021, by Tyler Pope and Meghan Pope n/ka Meghan Marie Castle, who is/are personally known to me or who has produced [Signature] as identification.



Brandi Leigh Hollench
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG978071
Expires 5/16/2024

[Signature]
Notary Public
Print Name: Brandi Leigh Hollench
My Commission Expires: 5/16/24

Exhibit "A"
Property Description

A PORTION OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA. PARENT TRACT OF PROPERTY PER DEED, OFFICIAL RECORDS BOOK 9169, PAGES 1469 THROUGH 1470 BEING RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY AND STATE; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 24 WITH THE WESTERLY LINE OF GROVER ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 03°24'20" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 993.91 FEET (DEED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, PLS 4144 AT THE SOUTHEAST CORNER OF THE PARENT TRACT AFOREMENTIONED; THENCE SOUTH 89°13'06" WEST (BEARING BASIS FOR THE DEED) ALONG THE SOUTH LINE OF THE PARENT TRACT AFORESAID, A DISTANCE OF 991.30 FEET (DEED) 991.68 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, PLS 4144 AT THE SOUTHWEST CORNER OF SAID PARENT TRACT AFORESAID; THENCE NORTH 00°28'19" WEST (DEED AND MEASURED) ALONG THE WEST LINE OF THE PARENT TRACT AFORESAID, A DISTANCE OF 220.00 FEET (MEASURED) TO A 5/8 INCH REBAR AND CAP, PLS 5712 AT THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°28'19" WEST (DEED AND MEASURED) ALONG THE WEST LINE AFORESAID, A DISTANCE OF 416.01 FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, PLS 4144 AT THE NORTHWEST CORNER OF THE PARENT TRACT AFORESAID; THENCE NORTH 89°13'06" EAST (DEED) NORTH 89°12'04" EAST (MEASURED) ALONG THE NORTH LINE OF THE PARENT TRACT AFORESAID, A DISTANCE OF 1126.35 FEET (DEED) 1126.87 FEET (MEASURED) TO A FOUND 1/2 INCH REBAR AND CAP, PLS 4144 AT THE NORTHEAST CORNER OF THE PARENT TRACT AFORESAID AND BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GROVER ROAD AFOREMENTIONED AND BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 603.69 FEET (DEED AND MEASURED); THENCE SOUTHWESTERLY ALONG AND AROUND THE WESTERLY RIGHT OF WAY LINE AFORESAID AND SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A ARC DISTANCE OF 337.47 FEET (MEASURED), SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°24'02" WEST, 332.70 FEET (DEED) SOUTH 19°25'37" WEST, FEET (MEASURED) TO A FOUND 1/2 INCH IRON PIPE AND CAP, PLS 4144 AT THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 03°24'20" WEST (DEED) SOUTH 03°23'57" WEST (MEASURED) ALONG THE WESTERLY RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 104.68 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE AFORESAID, BEING A 5/8 INCH REBAR AND CAP, PLS 5712; THENCE SOUTH 89°15'05" WEST, A DISTANCE OF 1006.49 FEET (MEASURED) TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES MORE OR LESS.

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_CITY	MAIL_MAIL_ZIP
106377 2230	DAVIES LLOYD SEAN		14067 DENTON RD	JACKSONVILLE FL	32226-4826
106377 2450	ST JOHNS RIVER WATER MANAGEMENT DISTRICT		PO BOX 1429	PALATKA FL	32178-1429
106377 2242	KELLY DANIEL RICHARD		14059 DENTON RD	JACKSONVILLE FL	32226
106377 0010	POPE MEGHAN ET AL		13930 GROVER RD	JACKSONVILLE FL	32226
106377 0200	COLLIER LARRY D		14095 DENTON RD	JACKSONVILLE FL	32226-4822
106377 1160	WALLACE STEPHEN W		13965 DENTON RD	JACKSONVILLE FL	32226-4816
106377 2250	WALLACE DON A		14025 DENTON RD	JACKSONVILLE FL	32226
106377 2500	MARIETTA POINTE LLC		2301 MAITLAND CENTER PY STE 250	MAITLAND FL	32751
106377 2280	KERR RICKY LEE		14005 DENTON RD	JACKSONVILLE FL	32226
106377 2220	PHILLIPS STEVEN P		12544 YELLOW BLUFF RD	JACKSONVILLE FL	32226-1850
106377 2400	DAVID CHARLES		4522 OLD SPANISH TRL	JACKSONVILLE FL	32257-5066
106377 2260	DAVIS MARGIE D		14025 DENTON RD	JACKSONVILLE FL	32226-4826
106377 0400	SPRAGUE BEVERLY L		13902 GROVER RD	JACKSONVILLE FL	32226
106377 2290	PENNINGTON JEANNIE PITTMAN	TERESA L. MOORE	13981 DENTON RD	JACKSONVILLE FL	32226
	M & M DAIRY INC	DICK BERRY	12275 HOLSTEIN DR	JACKSONVILLE FL	32226
	THE EDEN GROUP INC.	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S	JACKSONVILLE FL	32226
	NORTH				