

Date Submitted:	10/29/20
Date Filed:	11-17-20

Application Number:	VRF.20.29
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:	RMD-A	Current Land Use Category: MDR
Council District:	9	Planning District: 5
Previous Zoning Applications Filed (provide application numbers): N/A		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): N/A		
Neighborhood Associations: Better Living Community Assn; Habitat for Humanity Jax; New Town Success Zon		
Overlay: N/A		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee:	Zoning Asst. Initials: CMC

PROPERTY INFORMATION	
1. Complete Property Address: 1310 Prioleou St	2. Real Estate Number: 050919-0000
3. Land Area (Acres): 0.07	4. Date Lot was Recorded: 10/16/1910
5. Property Located Between Streets: Evergreen Ave and Phoenix Ave 3RD ST W & 4th W.	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from 40 feet to 30 feet.	
8. In whose name will the Waiver be granted? Habitat for Humanity of Jacksonville, Inc.	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Habitat for Humanity of Jacksonville, Inc.	10. E-mail: sdittmer@habijax.org
11. Address (including city, state, zip): 2404 Hubbard St. Jacksonville, FL 32206	12. Preferred Telephone: 904-524-4788

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>

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.

From a time prior to the applicant's procurement, the existing property's width fell short of today's minimum road frontage zoning requirements. We desire to provide low to moderate income housing to a household of residents and its locality that would benefit in having a newly-constructed home erected and the provision of additional tax revenue. It is not our belief that surrounding property values will not be diminished, but enhanced rather, with the addition of a newly constructed, detached, single family home.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Proof of valid and effective easement for access to the property.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

FILING FEES

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<u>Base Fee</u> Non-residential Districts: \$1,091.00	<u>Public Notices</u> \$7.00 per Addressee	<u>Advertisement</u> Billed directly to owner/agent
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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 Planning Commission. 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: Monte Walker

Signature: 

Applicant or Agent (if different than owner)

Print name: Scott Dittmer

Signature: 

Owner(s)

Print name: _____

Signature: _____

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

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

ORDINANCE _____

Legal Description

The North 30 feet of Lots 11 and 12, Block 23, COLLEGE PARK, according to plat thereof as recorded in Plat Book 4, Page 1 of the Public Records of Duval County, Florida

10/29/2020



EXHIBIT A

Property Ownership Affidavit - Corporation

Date: 11/06/2020

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: 1310 Prioleau Street Jacksonville, FL 32209 RE#(s): 050919-0000

To Whom it May Concern:

I Monte Walker, as President & CEO of Habitat for Humanity of Jacksonville, Inc., a corporation organized under the laws of the state of Florida, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Administrative Deviation submitted to the Jacksonville Planning and Development Department.

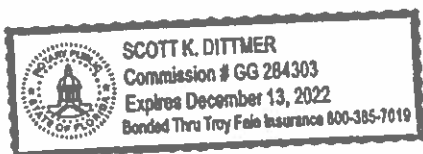
(signature) *Monte K. Walker*

(print name) Monte Walker

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 6th day of November 2020, by Monte Walker, as President & CEO, of Habitat for Humanity of Jacksonville, Inc., a Florida Non-Profit corporation, who is personally known to me or who has produced _____ as identification and who took an oath.



Scott Dittmer

(Signature of NOTARY PUBLIC)

Scott Dittmer

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: December 13, 2022

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 11/6/2020

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

Re: Agent Authorization for the following site location: 1310 Prioleau Street

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Scott Dittmer

Habitat for Humanity of Jax to act as agent to file application(s) 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.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Habitat for Humanity of Jax, Inc.

By _____

By Monte Walker

Print Name: _____

Print Name: Monte Walker

Its: President and CEO

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

20 Sworn to and subscribed and acknowledged before me this 6th day of November
~~2014~~, by Monte Walker who is personally known to me, or who has produced _____ as identification and who took an oath.

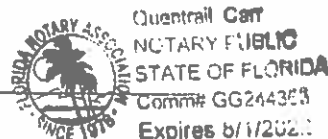
(Signature of NOTARY PUBLIC)

Quentrell Carr

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____





Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation
 HABITAT FOR HUMANITY OF JACKSONVILLE, INC.

Filing Information

Document Number N25616
 FEI/EIN Number 59-2880071
 Date Filed 03/28/1988
 State FL
 Status ACTIVE
 Last Event AMENDMENT
 Event Date Filed 06/08/2010
 Event Effective Date NONE

Principal Address

2404 HUBBARD STREET
 JACKSONVILLE, FL 32206

Changed: 10/01/1998

Mailing Address

2404 HUBBARD STREET
 JACKSONVILLE, FL 32206

Changed: 10/01/1998

Registered Agent Name & Address

Walker, Monte PRES
 2404 HUBBARD STREET
 JACKSONVILLE, FL 32206

Name Changed: 10/12/2020

Address Changed: 03/12/2003

Officer/Director Detail

Name & Address

Title President & CEO

Walker, Monte
 2404 HUBBARD ST
 JACKSONVILLE, FL 32206

Title Chairman

Jones, J. Malcolm.. III
2404 HUBBARD STREET
JACKSONVILLE, FL 32206

Title Vice Chairman & Secretary

Dilts, Robert
2404 HUBBARD STREET
JACKSONVILLE, FL 32206

Title Treasurer

Taylor, Ryan
2404 HUBBARD STREET
JACKSONVILLE, FL 32206

Annual Reports

Report Year	Filed Date
2019	04/05/2019
2020	02/17/2020
2020	10/12/2020

Document Images

10/12/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
02/17/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
04/13/2018 -- ANNUAL REPORT	View image in PDF format
09/14/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/21/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
01/29/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
02/21/2011 -- ANNUAL REPORT	View image in PDF format
06/08/2010 -- Amendment	View image in PDF format
04/05/2010 -- ANNUAL REPORT	View image in PDF format
02/16/2009 -- ANNUAL REPORT	View image in PDF format
03/10/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
12/28/2006 -- Amendment	View image in PDF format
04/27/2006 -- ANNUAL REPORT	View image in PDF format
05/06/2005 -- ANNUAL REPORT	View image in PDF format
09/02/2004 -- ANNUAL REPORT	View image in PDF format
03/12/2003 -- ANNUAL REPORT	View image in PDF format
04/18/2002 -- ANNUAL REPORT	View image in PDF format

01/25/2001 -- ANNUAL REPORT

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09/12/2000 -- ANNUAL REPORT

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05/01/1999 -- ANNUAL REPORT

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10/01/1998 -- ANNUAL REPORT

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07/23/1997 -- ANNUAL REPORT

[View image in PDF format](#)

04/17/1996 -- ANNUAL REPORT

[View image in PDF format](#)

02/20/1995 -- ANNUAL REPORT

[View image in PDF format](#)

DESCRIPTION:

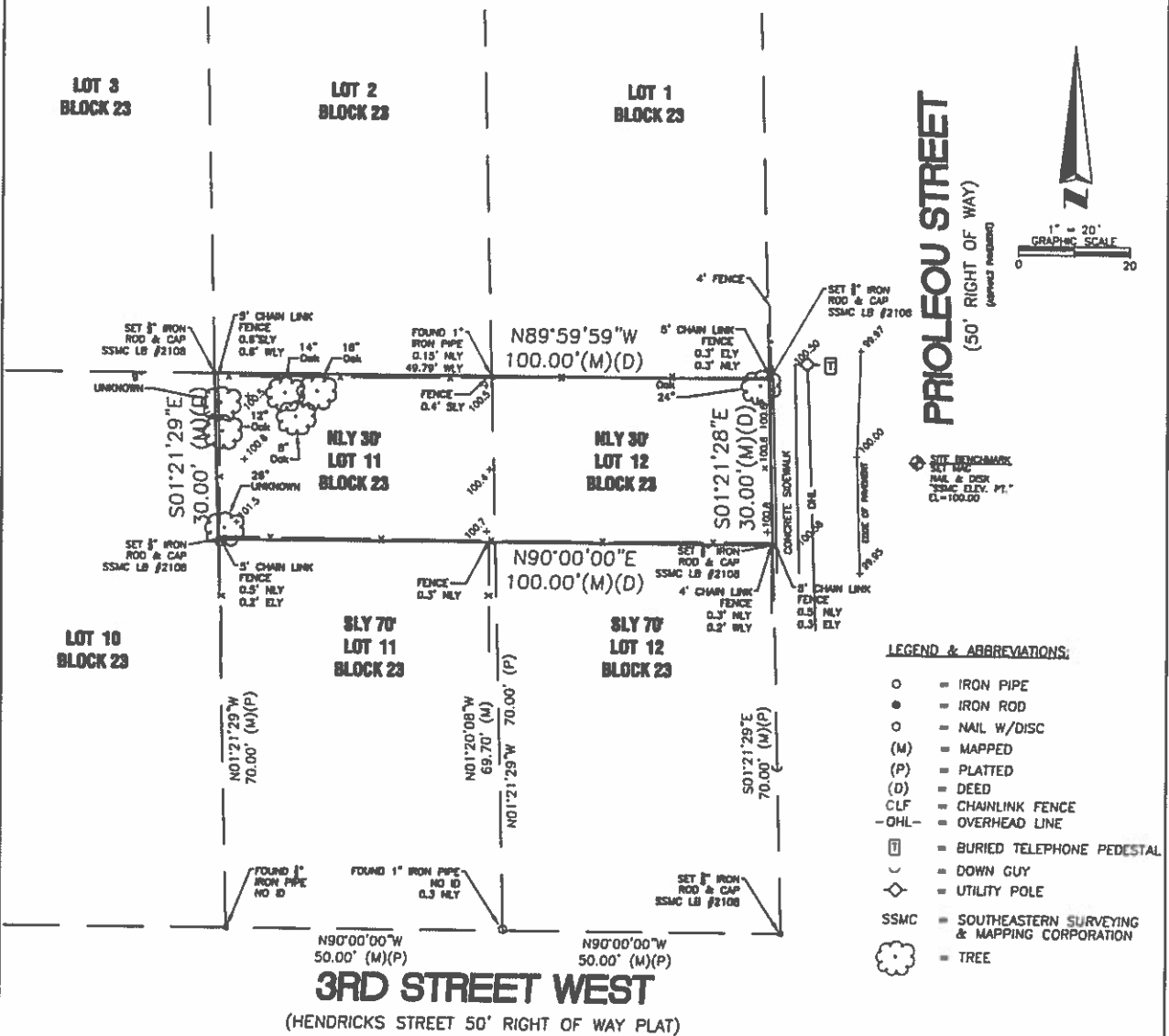
The North 30' of Lots 11 and 12, Block 23, COLLEGE PARK according to plat thereof as recorded in Plat Book 4, Page 1 of the Public Records of Duval County, Florida.

SURVEYOR'S REPORT:

- Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States standard feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations have not been located.
- Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- Features shown by symbol as indicated in the legend are not to scale.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Vertical information shown hereon refers to assumed datum of 100.00 feet.
- Bearings shown hereon are based on an assumed Westerly Right of Way line of Prioleou street as S01°21'28"E Bearings and distances shown hereon are measured unless otherwise noted.
- This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
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- Right of Way information shown hereon was determined by found monumentation, recorded plats, and information obtained on the Duval County Property Appraisers web site.
- Adjacent property information shown hereon, that was not furnished to this surveyor, was compiled using latest available data. No attempt was made by this firm to verify its accuracy.
- Based on the National Flood Insurance Program FIRM Map No. 12031C0352H, dated June 03, 2013, the above described property lies within Flood Zone "X".

NOTICE OF LIABILITY:

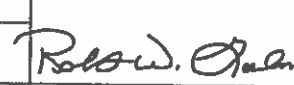
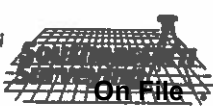
This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.



LEGEND & ABBREVIATIONS:

- = IRON PIPE
- = IRON ROD
- = NAIL W/DISC
- (M) = MAPPED
- (P) = PLATTED
- (D) = DEED
- CLF = CHAINLINK FENCE
- OHL- = OVERHEAD LINE
- ⊠ = BURIED TELEPHONE PEDESTAL
- ⌋ = DOWN GUY
- ◇ = UTILITY POLE
- SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
- ☼ = TREE

Contract for		REVISION DATE	REVISION	BY
HABITAT FOR HUMANITY OF JACKSONVILLE, INC.				

DRAWING NUMBER 64124001 SHEET NUMBER 1 OF 1	BOUNDARY SURVEY		 ROBERT J. GIAMBERINI Registered Land Surveyor and Mapper License # 9999	SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8841 Baypine Road, Suite 8 Jacksonville, Florida 32208 (904) 737-5990 Fax (904) 737-5995 e-mail: info@ssmc.us
	Project:	1310 PRIOLEOU STREET JACKSONVILLE, FLORIDA 32209		
Survey Date 3/13/2020	Drawn By JTA	Scale 1"=20'	 On File Page 12 of 16	

DESCRIPTION:

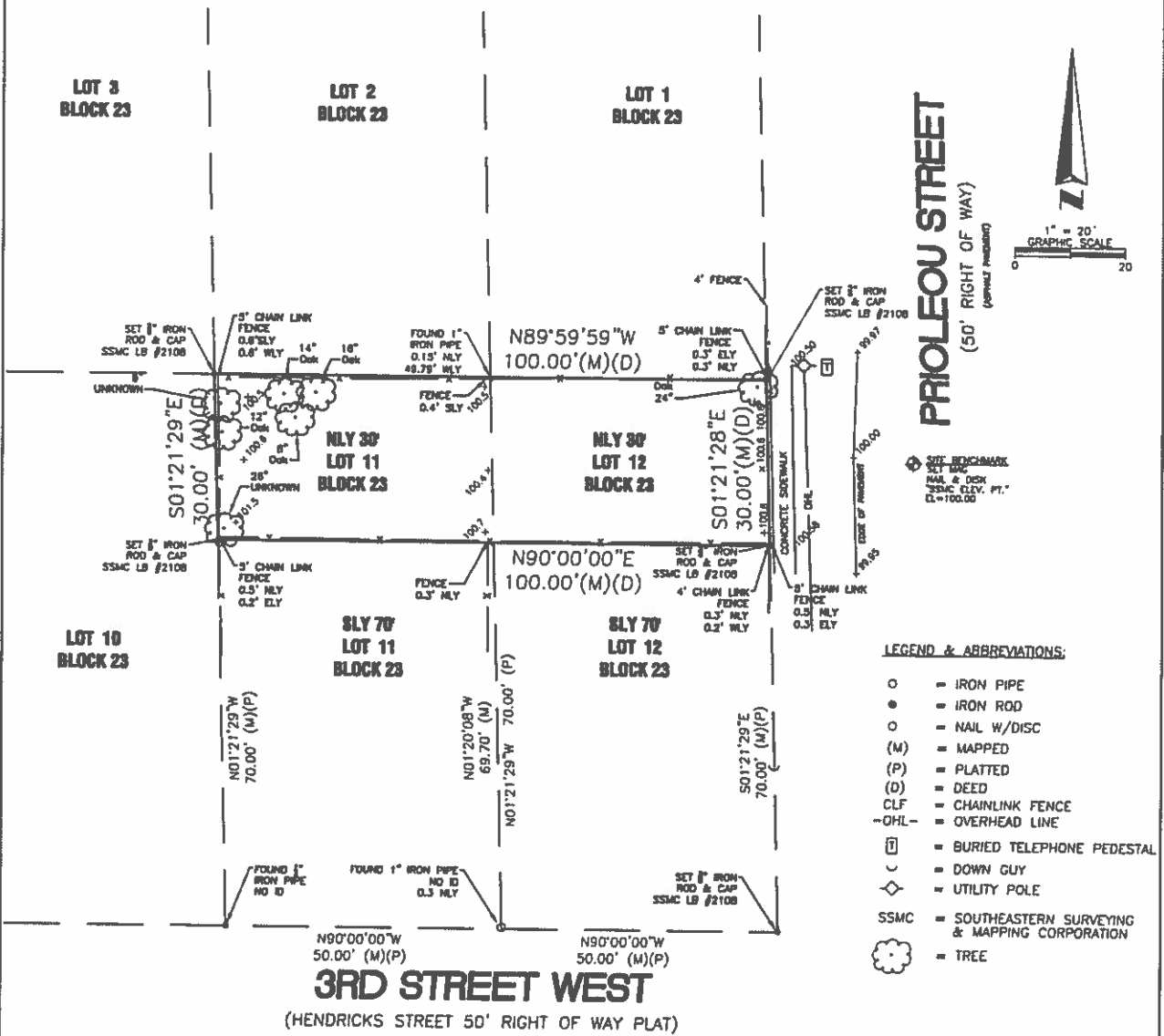
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- Based on the National Flood Insurance Program FIRM Map No. 12031C0352H, dated June 03, 2013, the above described property lies within Flood Zone "X".

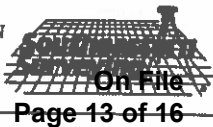
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HABITAT FOR HUMANITY OF JACKSONVILLE, INC.		REVISION DATE	REVISION	BY
DRAWING NUMBER 64124001	BOUNDARY SURVEY Project: 1310 PROLEAU STREET JACKSONVILLE, FLORIDA 32209			
SHEET NUMBER 1 OF 1	Survey Date 3/13/2020	Drawn By JTA	Scale 1"=20'	SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6641 Bayline Road, Suite 6 Jacksonville, Florida 32256 (904) 737-5990 Fax (904) 737-5995 e-mail: info@ssmc.us



DESCRIPTION:

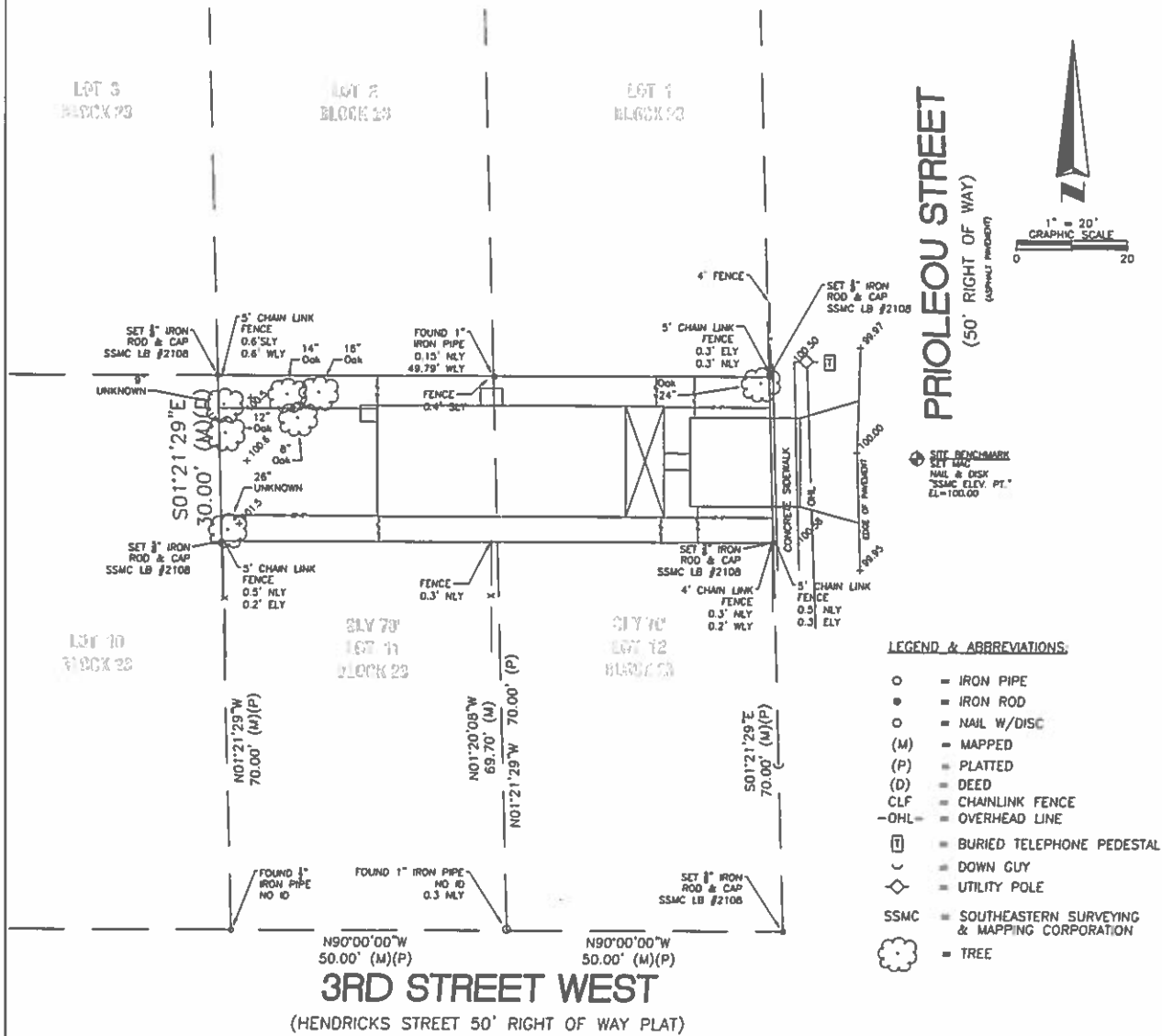
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Certified to: HABITAT FOR HUMANITY OF JACKSONVILLE, INC.		REVISION DATE REVISION BY
DRAWING NUMBER BOUNDARY SURVEY	SHEET NUMBER 1 OF 1	SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8641 Bayline Road, Suite 5 Jacksonville, Florida 32256 (904) 737-5990 Fax (904) 737-5995 e-mail: info@ssmc.us
PROJECT PRIOLEOU ST - 50' RIGHT OF WAY	ADDRESS 1310 PRIOLEOU STREET JACKSONVILLE, FLORIDA 32209	SURVEYOR'S SIGNATURE <i>Robert J. Allen</i> REGISTERED SURVEYOR & MAPPING CORPORATION LICENSE NO. 5882
SURVEY DATE 3/13/2020	DRAWN BY JTA	SCALE 1" = 20'

DESCRIPTION:

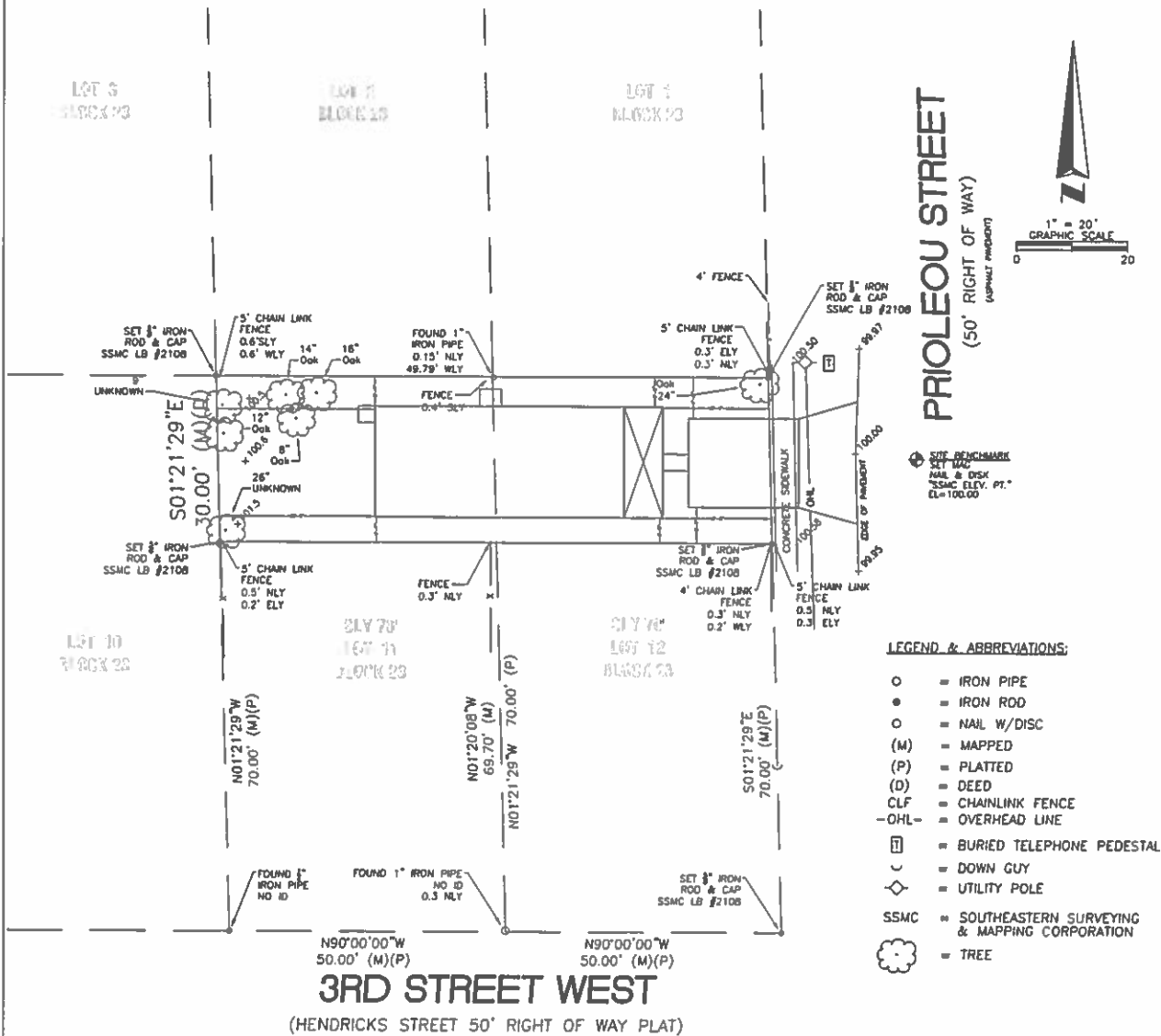
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This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.



Certified to: HABITAT FOR HUMANITY OF JACKSONVILLE, INC.		REVISION DATE 	REVIEWER 	BY
DRAWING NUMBER PRIOLEOU ST - S7799-PLAN	BOUNDARY SURVEY 1310 PRIOLEOU STREET JACKSONVILLE, FLORIDA 32209	SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8641 Bayline Road, Suite 5 Jacksonville, Florida 32256 (904) 737-5990 Fax (904) 737-5995 e-mail: info@esmc.us		
SHEET NUMBER 1 OF 1	Survey Date: 3/13/2020 Drawn By: JJA Scale: 1"=20' SURVEYOR'S SIGNATURE: <i>Robert E. Garrison</i> REGISTERED LAND SURVEYOR AND MAPPER LICENSE NO. 9880			

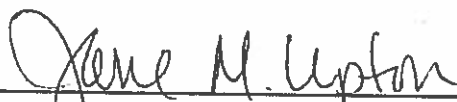


**CORPORATE RESOLUTION GIVING SIGNATURE AUTHORITY TO
ANGELA LEATHERBURY AND TANYA MAURO
TO SIGN FOR HABITAT FOR HUMANITY OF JACKSONVILLE, INC. (HABIJAX), A FLORIDA CORPORATION
NOT FOR PROFIT, AND ANY ENTITY UNDER THE DIRECTION OF THE AFFILIATE**

NOW THEREFORE, BE IT RESOLVED, that Habitat for Humanity of Jacksonville, Inc. (HabiJax) hereby is authorized and empowered to use the signature of *Angela Leatherbury and Tanya Mauro*.

RESOLVED, that the President & CEO, Chairman of the Board, and appropriate officers of the Affiliate be, and hereby are authorized, empowered, and directed in the name and on behalf of the Affiliate, to take any and all actions and to execute, acknowledge, seal and deliver to any and all instruments, agreements, certificate, and documents deemed necessary or proper to give effect to the foregoing resolution.

Passed and adopted this 22nd day of July, 2016



Jane M. Upton
Board Chair, Habitat for Humanity of Jacksonville, Inc.



Date