

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

ORDINANCE 2018-618 WRF-18-13

NOVEMBER 7, 2018

Location: 2200 Sedgwick Place
Between Acadie and Airlie Land

Real Estate Number(s): 151196-0000

Waiver Sought: Reduce Minimum Required Road Frontage (2200)
from 35 Feet to 21 Feet, (2222) from 35 Feet to 0
Feet.

Present Zoning: Residential Low Density-90 (RLD-90)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Owner: E.A. Graves
2452 Sedgwick Place
Jacksonville, FL 32217

Agent: Mark W. Shelton, AICP
12740 Gran Bay Parkway West, Ste 2350
Jacksonville, FL 32258

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2018-618 (WRF-18-13)** seeks to reduce the required minimum road frontage for (2200 Sedgwick Place) from 35 feet to 21 feet and (2222 Sedgwick Place) from 35 feet to 0 feet for proposed single-family residences. The size is currently zoned Residential Low Density-90 (RLD-90) and is located in the Low Density Residential (LDR) land use category. The subject property is currently a lot that is approximately 2.72 acres in size and is located at the south end of Sedgwick Place cul-de-sac on St. Johns River. The applicant is seeking to split the property into three separate parcels for single-family residences.

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. There are practical and economic difficulties in carrying out the strict letter of the zoning code. The owner would like to subdivide the property into 3 lots creating two new buildable lots, which would otherwise meet the requirements for RLD-90. In the RLD-90 Zoning District a property is required to have 80 feet of road frontage per single family dwelling unless located on cul-de-sac turn around where the minimum required frontage shall be not less than 35 feet.

- (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 request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of chapter 654 (Code of Subdivision Regulations). The applicant is proposing to subdivide the property into 3 lots for future construction of two new single family homes on the site. The proposed use of the subject site is consistent with both the LDR land use category and the RLD-90 Zoning District, and with the exception of the road frontage requirement, the owner is able to meet all other development criteria.

- (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 proposed waiver will not diminish property values in, or alter the essential character of, the area surrounding the site nor will the waiver substantially interfere with or injure the rights of others. The proposed waiver would allow the applicant to subdivide the property into 3 lots, similar in nature to existing development patterns and designs to the lots directly north of the subject property (Sedgwick 2201, 2221, and 2305). Access to the 3 lots will be via a proposed driveway through an acquired 20 foot wide access easement leading from the cul-de-sac of Sedgwick Place.

- (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. There is a valid and effective easement for adequate vehicular access connected to a public street.

- (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. Staff finds the proposed waiver will not be detrimental to the public health, safety, or welfare.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 4, 2018 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 (WRF-18-13) be **APPROVED**



St. Johns River

Aerial

Source: Staff, Planning and Development Department

Date: 08.29.2018



Subject Property

Source: Source: Planning and Development Department, COJ Date: 09.04.2018



Property Easement Access

Source: Source: Planning and Development Department, COJ

Date: 09.04.2018



Property to the North: 2305 Sedgwick Place

Source: Google Street View

Date: 08.29.2018

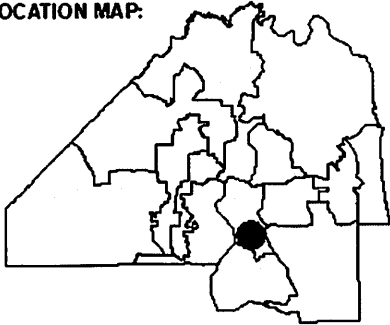




Property to the North: 2221 Sedgwick Place
Source: Google Street View Date: 08.29.2018



Property to the East: 2310 Sedgwick Place
Source: Google Street View Date: 08.29.2018



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 35' (2200) TO 21'</p> <p>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 35' (2222) TO 0'</p>	<p>LOCATION MAP:</p> 	  <p>0 65 130 260 Feet</p>
	<p>APPLICATION NUMBER</p> <p>WRF-18-13</p>	<p>COUNCIL DISTRICT:</p> <p>5</p> <p>EXHIBIT 2</p>

Legal Map
Source: JaxGIS



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 35' (2200) TO 21'</p> <p>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 35' (2222) TO 0'</p>	<p>LOCATION MAP:</p>	
	<p>APPLICATION NUMBER</p> <p>WRF-18-13</p>	<p>COUNCIL DISTRICT:</p> <p>5</p> <p>EXHIBIT 3</p>

Easement Access Exhibit 3
Source: JaxGIS

Date Submitted:	7.31.18
Date Filed:	8.17.18

Application Number	WRF-18-13
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:	RLD.90	Current Land Use Category: LDR
Council District:	5	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): None		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): None		
Neighborhood Associations: None		
Overlay: None		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	1	Amount of Fee: \$1343 - Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address: 2200 Sedgwick Place, Jacksonville, FL. 32217	2. Real Estate Number: 151196 0000
3. Land Area (Acres): +/- 2.5 acres	4. Date Lot was Recorded: 1957
5. Property Located Between Streets: Acadie Drive and Airlie Lane	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: W.R.F. for proposed subdivision from 1 (2200) to 3 parcels (2200, 2222, & 2302). Reduce Required Minimum Road Frontage from 35' (2200) - feet to 21' (2200) - feet. 35' (2222) - feet to 0' (2222) - feet.	
8. In whose name will the Waiver be granted? Edwin Allen and Lynda B. Graves	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: E.A. Graves	10. E-mail: eagraves@aol.com
11. Address (including city, state, zip): 2452 Sedgwick Place Jacksonville, FL. 32217	12. Preferred Telephone: 904-655-6881

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Mark W. Shelton, AICP	14. E-mail: Mark.Shelton@Kimley-Horn.com
15. Address (including city, state, zip): 12740 Gran Bay Parkway West, Ste 2350 Jacksonville, FL. 32258	16. Preferred Telephone: 904-828-3933

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: Please see attached</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> <i>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);</i> <i>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;</i> <i>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;</i> <i>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.</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.

Please see attached

Waiver of Road Frontage (WRF) Application Introduction

The Applicant owns the ±2.5-acre lot identified as 2200 Sedgwick Place, Jacksonville, FL 32217 and further identified by Parcel ID No. 151196-0000 located at the end of the Sedgwick Place cul-de-sac on the St. Johns River (the "Subject Property"). The Applicant wishes to subdivide the Subject Property into three (3) lots that are similar in configuration to the three (3) existing lots immediately to the north, also at the end of the Sedgwick Place cul-de-sac, as shown on the enclosed site plan.

The purpose of this application is to request a waiver from Section 656.407, Zoning Code, requiring at least 35-feet of road frontage to allow for 21-feet of road frontage for the flag lot on the western portion of the Subject Property and 0-feet of road frontage for the proposed "middle" lot. The proposed eastern lot on the cul-de-sac will have more than 35-feet of road frontage on the cul-de-sac as required by the Zoning Code, and therefore does not require a similar waiver.

Criteria Necessary to Support Approval of the Waiver of Road Frontage

Section 656.133(d)1 through 5, Zoning Code, provides that the City Council is to grant waivers for the reduction of the minimum requirements for road frontage if the application meets each of the following criteria:

- I. There are practical or economic difficulties in carrying out the strict letter of the regulation;

The Subject Property's narrow configuration at the end of a cul-de-sac and location bounded by the St. Johns River to the west create practical difficulties if the strict letter of the road frontage regulation is applied. The minimum road frontage standard set forth in Section 656.407, Zoning Code, prevents the division of this ±2.5-acre parcel into three (3) separate lots in the same manner as the three (3) existing lots immediately to the north identified as 2201, 2221, and 2305 Sedgwick Place. The Subject Property is over 650-feet in depth and almost 200-feet in width. The road frontage requirement is one of the many mechanisms within the Zoning Code aimed at ensuring a safe standard for access to residential lots. In the case of the Subject Property, this objective is achieved through use of a Fire Marshall-approved and legally recorded access easement. This easement will permit lawful and unobstructed access to 2200 and 2222 Sedgwick Place (future address), while conforming to all other lot standards found in the RLD-90 zoning district, such as: lot area, lot width, yard setbacks, lot coverage, and building height.

The current condition of the existing single-family residence on the Subject Property also poses an economic hardship. By way of background, the interior of the existing single-family residence has fallen into disrepair

following the death of the second family member to own the home since the 1950s. Subdividing the Subject Property in the manner proposed herein will allow for the best use of the Subject Property, while helping to pay for the much-needed repairs to the existing structure and avoid the creation of a nuisance to the surrounding property owners, should the condition of the existing structure on the grounds worsen.

- II. The request is not based exclusively upon a desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);

The request for a road frontage waiver is not intended as a means of exceeding the development standards or otherwise circumvent Code requirements. The lot configuration proposed herein is consistent with the existing development pattern and design immediately to the north on the Sedgwick Place cul-de-sac (2201, 2221, and 2305 Sedgwick Place) and elsewhere along the shoreline in this stretch of the St. Johns River. Lots that were subdivided and developed, prior to this Code section being codified, having reduced road frontage on local access drives that terminate with lots along this section of the St. Johns River, are prevalent and largely represent the community's character and development form (e.g., 2200, 2204, and 2212 Miller Oaks Court; 2200, 2202, and 2208 Cheryl Drive; 3604, 3602, 3606, and 3594 River Hall Drive; and 3600, 3675, 3665, 3683, 3609, 3695, 3610, 3638, 3674, 3668, and 3684 San Viscaya Drive). Accordingly, the waiver from the road frontage requirement sought herein, if granted, will simply cure a timing defect, as the minor subdivision proposed, although consistent with the existing development pattern of the surrounding area, was not proposed before these road frontage regulations were codified as other similarly situated lots in the area were.

Further, it is important to be aware that the interior of the existing single-family home on the Subject Property has fallen into disrepair following the death of the second family member to own the home since the 1950s. Subdividing the Subject Property in the manner proposed herein, that is consistent with the existing development pattern, will allow for the best use of the Subject Property while helping to fund the much-needed repairs to the existing structure and avoid the creation of a nuisance to the surrounding property owners should the condition of the existing structure on the grounds worsen.

- 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;

The proposed waiver will not diminish property values or be inconsistent with the character of the surrounding area. There are already three (3) existing lots to the north of the Subject Property at the end of the cul-de-sac located at 2201, 2221, and 2305 Sedgwick Place that are configured in a similar manner to what is proposed by the Applicant, as shown on the attached site plan. Further, lots that were subdivided and developed, prior to this Code section being codified, having reduced road frontage on local access drives that terminate with lots along this section of the St. Johns River, are prevalent and largely represent the community's character and development form (e.g., 2200, 2204, and 2212 Miller Oaks Court; 2200, 2202, and 2208 Cheryl Drive; 3604, 3602, 3606, and 3594 River Hall Drive; and 3600, 3675, 3665, 3683, 3609, 3695, 3610, 3638, 3674, 3668, and 3684 San Viscaya Drive). Accordingly, the development requested herein is consistent with this existing development pattern and effectively mirrors development at the end of the Sedgwick Place cul-de-sac.

In addition, the proposed waiver will not affect other properties or the rights of other property owners. The proposed points of access will be entirely contained on the Subject Property.

- 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.

A safe standard for access to the proposed residential lots will be achieved through use of a Fire Marshall-approved and legally recorded access easement. This easement will permit lawful and unobstructed access to 2200 and 2222 Sedgwick Place (future address), while conforming to all other lot standards found in the RLD-90 zoning district, such as: lot area, lot width, yard setbacks, lot coverage, and building height.

- 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.

The granting of this waiver will not be detrimental to public health, safety or welfare or result in an additional expense or pose a nuisance to surrounding property owners. The proposed subdivision will also not be constructed, operated, or maintained so as to constitute a nuisance to owners or occupants of adjacent premises or nearby residents.

The surrounding land uses, zoning, and future land uses are as follows:

	Current Land Use	Zoning	Future Land Use
North	<i>Single-Family Residential (with similar road frontage and lot configuration as is proposed herein by the Applicant)</i>	<i>Residential Low Density (RLD-90)</i>	<i>Low Density Residential (LDR)</i>
East	<i>Single-family Residential</i>	<i>Residential Low Density (RLD-90)</i>	<i>Low Density Residential (LDR)</i>
South	<i>Single-family Residential</i>	<i>Residential Low Density (RLD-90)</i>	<i>Low Density Residential (LDR)</i>
West	<i>St. Johns River</i>	<i>Water (WT)</i>	<i>Water</i>

The Subject Property and the surrounding area are currently zoned Residential Low Density (RLD-90) with a future land use designation of Low Density Residential (LDR). The lot configuration proposed herein is consistent with the existing development pattern and design immediately to the north along on the Sedgwick Place cul-de-sac (2201, 2221, and 2305 Sedgwick Place) and elsewhere along the shoreline in this stretch of the St. Johns River. Lots that were subdivided and developed, prior to this Code section being codified, with reduced road frontage on local access drives that terminate with lots along this section of the St. Johns River, are prevalent and largely represent the community's character and development form (e.g., 2200, 2204, and 2212 Miller Oaks Court; 2200, 2202, and 2208 Cheryl Drive; 3604, 3602, 3606, and 3594 River Hall Drive; and 3600, 3675, 3665, 3683, 3609, 3695, 3610, 3638, 3674, 3668, and 3684 San Viscaya Drive). Accordingly, the development requested herein is consistent with this existing development pattern and effectively mirrors development immediately to the north at the end of the Sedgwick Place cul-de-sac.

The proposed density of three (3) dwelling units on ±2.5 acres (1.2 du's/acre) is also well below the Low Density Residential (LDR) future land use category maximum density of four (4) dwelling units per acre under the City of Jacksonville 2030 Comprehensive Plan.

A safe standard for access to the proposed residential lots will be achieved through use of a Fire Marshall-approved and legally recorded access easement. In addition, the Subject Property will conform with all lot standards found in the RLD-90 zoning district, with the exception of the road frontage requirements from which a waiver is sought for the flag and middle

parcels, such as: lot area, lot width, yard setbacks, lot coverage, and building height.

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.

The requested waiver is not recurrent in nature, to make an ordinance amendment more effective. The one-time waiver requested herein is sufficient to relieve the Applicant of the practical difficulties posed by the Subject Property if the strict letter of the road frontage regulation is applied. Because the Subject Property otherwise complies with the RLD-90 property development regulations, recurrent, future requests for additional zoning relief will not be necessary.

Summary

The request to waive the minimum road frontage requirements for this parcel represents a desire to continue the existing development pattern along large riverfront parcels located between San Jose Boulevard and the St. Johns River. The resulting subdivision into three (3) single-family residential lots will make this 2.5-acre property more manageable and consistent with the three parcels to the north (2201, 2221, and 2305 Sedgwick Place). The request will not be detrimental to the traffic patterns within the neighborhood or reduce the existing property values. And, the addition of two more large lots, will only add to the city's tax rolls.

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.

FILING FEES

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

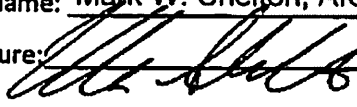
<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

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: <u>Mark W. Shelton, AICP</u> Signature: 
Owner(s) Print name: _____ Signature: _____	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

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

Instructions for Completing an Application for Waiver of Road Frontage

SUBMITTAL

Any Application for Zoning Variance (V), Exception (E), Sign Waiver (SW), Waiver of Liquor Distance (WLD), Waiver of Required Minimum Road Frontage (WRF), or Administrative Deviation (AD) will be filed with the Planning and Development Department, at the Zoning Counter on the 2nd floor of the Edward Ball Building, located at 214 North Hogan Street, Jacksonville, Florida 32202, (904) 255-8300.

All applications must be complete when filed. Four (4) completed applications, which include all required attachments, must be submitted.

APPLICATION FORM INSTRUCTIONS

The following is a step by step guide to help persons interested in applying for an **Application for Waiver of Road Frontage**. Each item listed below corresponds to the item/question numbers on the application form.

The gray box titled, "For Official Use Only," will be completed by the Zoning Section Staff.

- **PROPERTY INFORMATION BOX**

Items 1-4

Enter the street address, the real estate number(s), the total acreage of the parcel(s), and the date that the lot was officially recorded as shown on the original deed for the parcel or legal description. Real estate numbers and parcel information can be obtained through the Property Appraiser's website: www.coj.net/departments/property-appraiser.aspx

Item 5

Please list the names of the two closest public streets to the property, not including the street on which the property is addressed. These streets are typically perpendicular to the street on which the property fronts.

Item 6

Please indicate whether the utilities will be provided by JEA, private well and septic tank, or another provider.

Item 7

Please indicate the relief for which the waiver is being sought.

Item 8

When any application is approved, the request is given a final order by the City. The request will be applicable to a person or entity, and this will be listed in the final order. If you are an individual and the request is for your personal property, you would list your name and that of your spouse, if applicable. If the request is for a business, this requires the name of the corporation or entity that will own the

PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

last update: 1/10/2017

Instructions for Completing an Application for Waiver of Road Frontage

business. When the use requires licensure or other approvals by the State or any other governmental entity, such as a liquor license approval, the waiver granted in connection with such use shall be granted to the applicant or the State license holder.

- **OWNER'S INFORMATION BOX**

Items 9-12

Please provide the full name, address, e-mail address, and preferred telephone number for the owner(s) of the property. Use a separate sheet of paper if necessary.

- **APPLICANT'S INFORMATION BOX**

Items 13-16

If the applicant is not the property owner, please provide the full name, address, e-mail address, and preferred telephone number for the applicant or authorized agent.

- **CRITERIA**

Item 17

Please read the criteria against which the request will be reviewed, and use the area on the application, or if needed a separate piece of paper, to provide as much detail as possible to describe the reason for the application. This is your opportunity to provide as much information as you can to assist the planner assigned to your application in understanding your request. This is critical and may impact the Planning Department's recommendation. Be specific about what you're trying to do or accomplish.

- **ATTACHMENTS**

All applications must consist of four (4) complete sets of the application and all required attachments. All required attachments should be provided on 8 ½ " x 11" paper, with the exception of two (2) of the four (4) application sets, which will include site plans at 11" x 17" or larger.

- Survey, signed and sealed by a licensed surveyor within the last five (5) years or as required by the Current Planning Division
- Legal description, may be written as either lot and block, or metes and bounds (Exhibit 1)
- Site plan, drawn to scale
- Agent Authorization Letter is required if application is made by any person other than the property owner. (Exhibit B)
- Property Ownership Affidavit (Exhibit A)
- Proof of property ownership, may be a 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.

PLANNING AND DEVELOPMENT DEPARTMENT

Survey

MAP SHOWING BOUNDARY SURVEY OF

OFFICIAL RECORDS HOLLAND PAGE 1724

PART OF THE 1/4 SECTION CORNER SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, COUNTY OF ALACHUA

BEARING AT A POINT ON THE WEST LINE OF SAID ONE QUARTER SECTION... THE INTERSECTION OF THE NORTH LINE OF SAID ONE QUARTER SECTION... THE POINT OF BEGINNING... THE POINT OF COMMENCEMENT... THE POINT OF BEGINNING... THE POINT OF COMMENCEMENT...

BEARING AT A POINT ON THE WEST LINE OF SAID ONE QUARTER SECTION... THE INTERSECTION OF THE NORTH LINE OF SAID ONE QUARTER SECTION... THE POINT OF BEGINNING... THE POINT OF COMMENCEMENT...

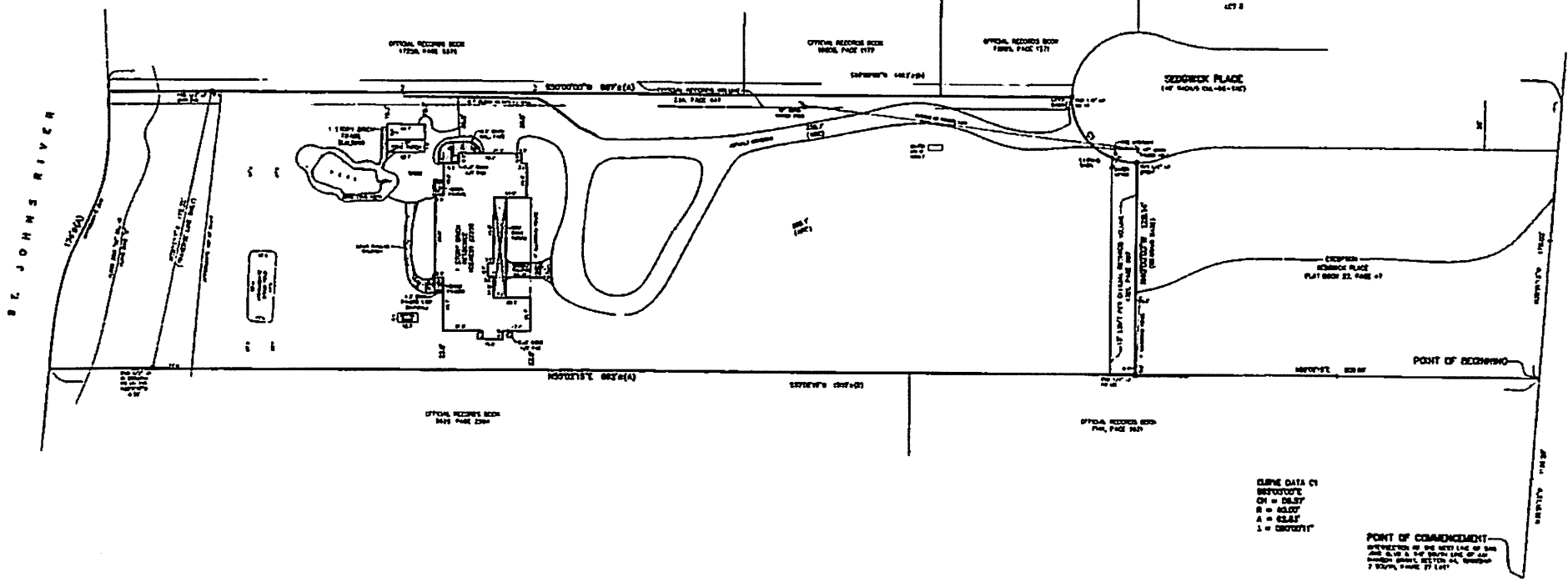
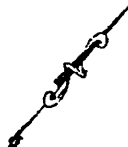
BEARING AT A POINT ON THE WEST LINE OF SAID ONE QUARTER SECTION... THE INTERSECTION OF THE NORTH LINE OF SAID ONE QUARTER SECTION... THE POINT OF BEGINNING... THE POINT OF COMMENCEMENT...

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BEARING AT A POINT ON THE WEST LINE OF SAID ONE QUARTER SECTION... THE INTERSECTION OF THE NORTH LINE OF SAID ONE QUARTER SECTION... THE POINT OF BEGINNING... THE POINT OF COMMENCEMENT...

BEARING AT A POINT ON THE WEST LINE OF SAID ONE QUARTER SECTION... THE INTERSECTION OF THE NORTH LINE OF SAID ONE QUARTER SECTION... THE POINT OF BEGINNING... THE POINT OF COMMENCEMENT...

BEARING AT A POINT ON THE WEST LINE OF SAID ONE QUARTER SECTION... THE INTERSECTION OF THE NORTH LINE OF SAID ONE QUARTER SECTION... THE POINT OF BEGINNING... THE POINT OF COMMENCEMENT...



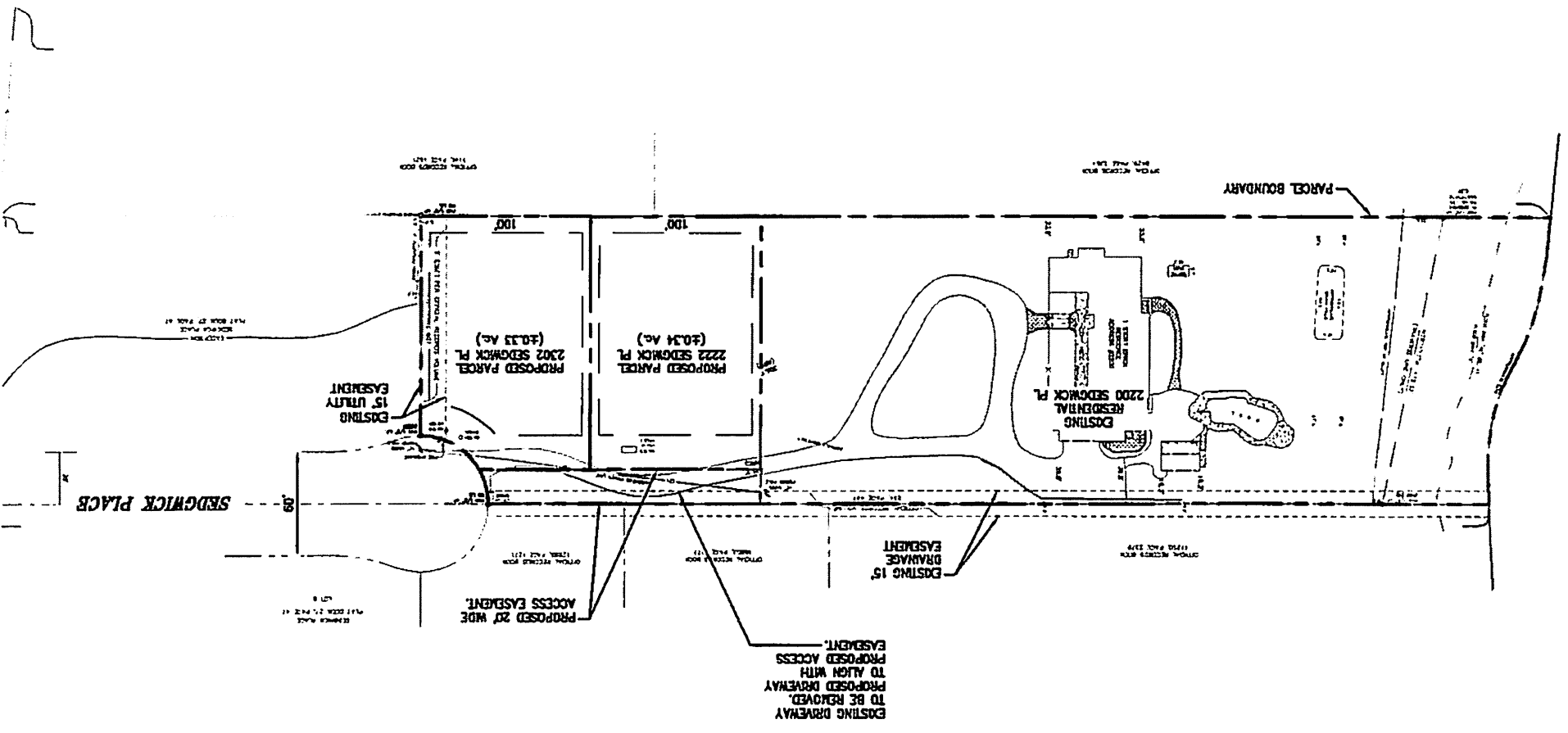
CURVE DATA C1
DISTANCE
CH = CHORD
R = RADIUS
A = ANGLE
L = LENGTH

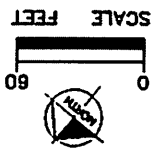
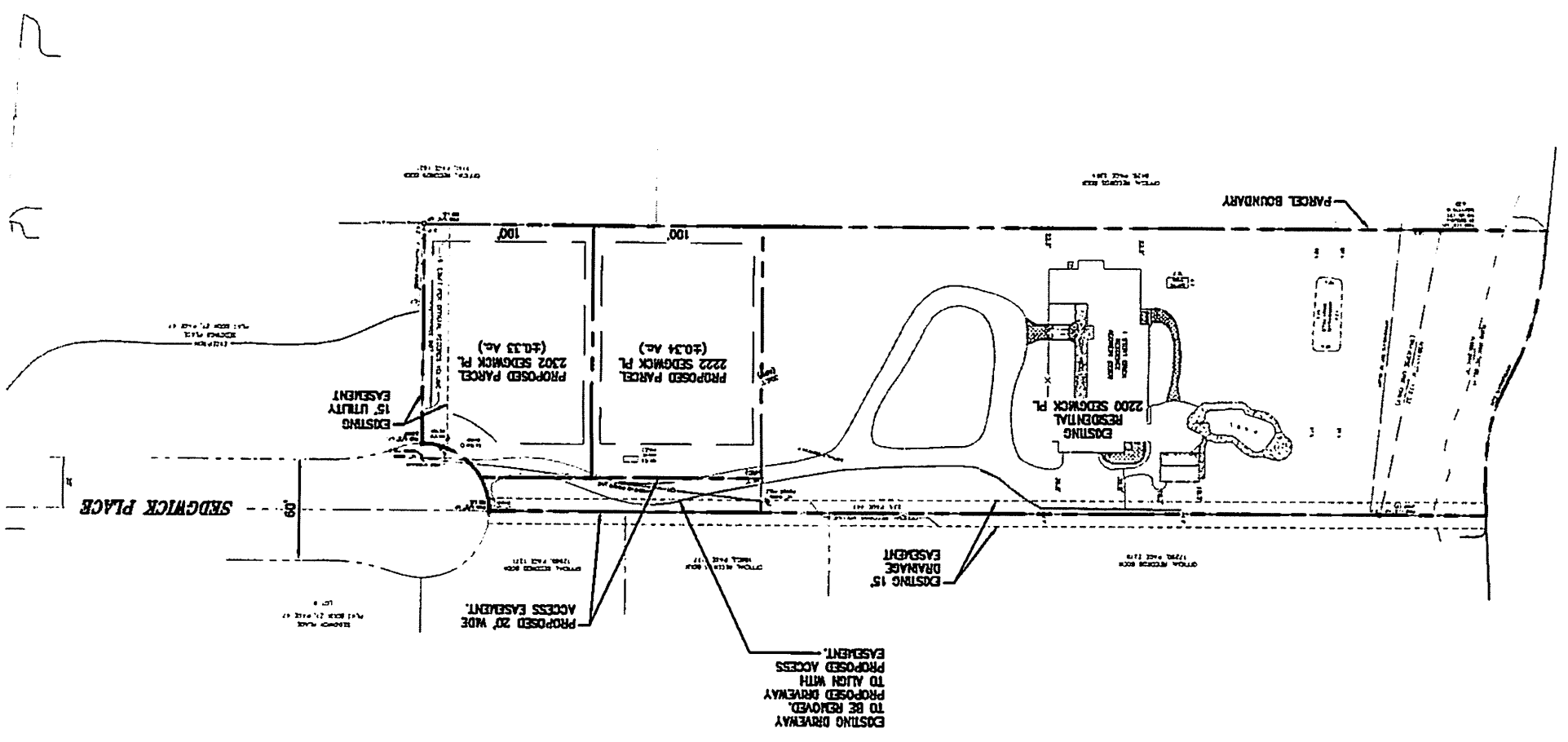
POINT OF COMMENCEMENT
INTERSECTION OF THE WEST LINE OF SAID ONE QUARTER SECTION AND THE NORTH LINE OF SAID ONE QUARTER SECTION, SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, COUNTY OF ALACHUA, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA
TOWNSHIP 2 NORTH
RANGE 27 EAST
SECTION 24

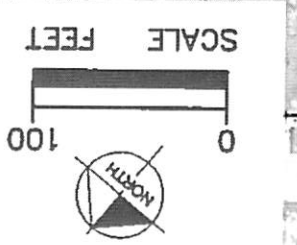
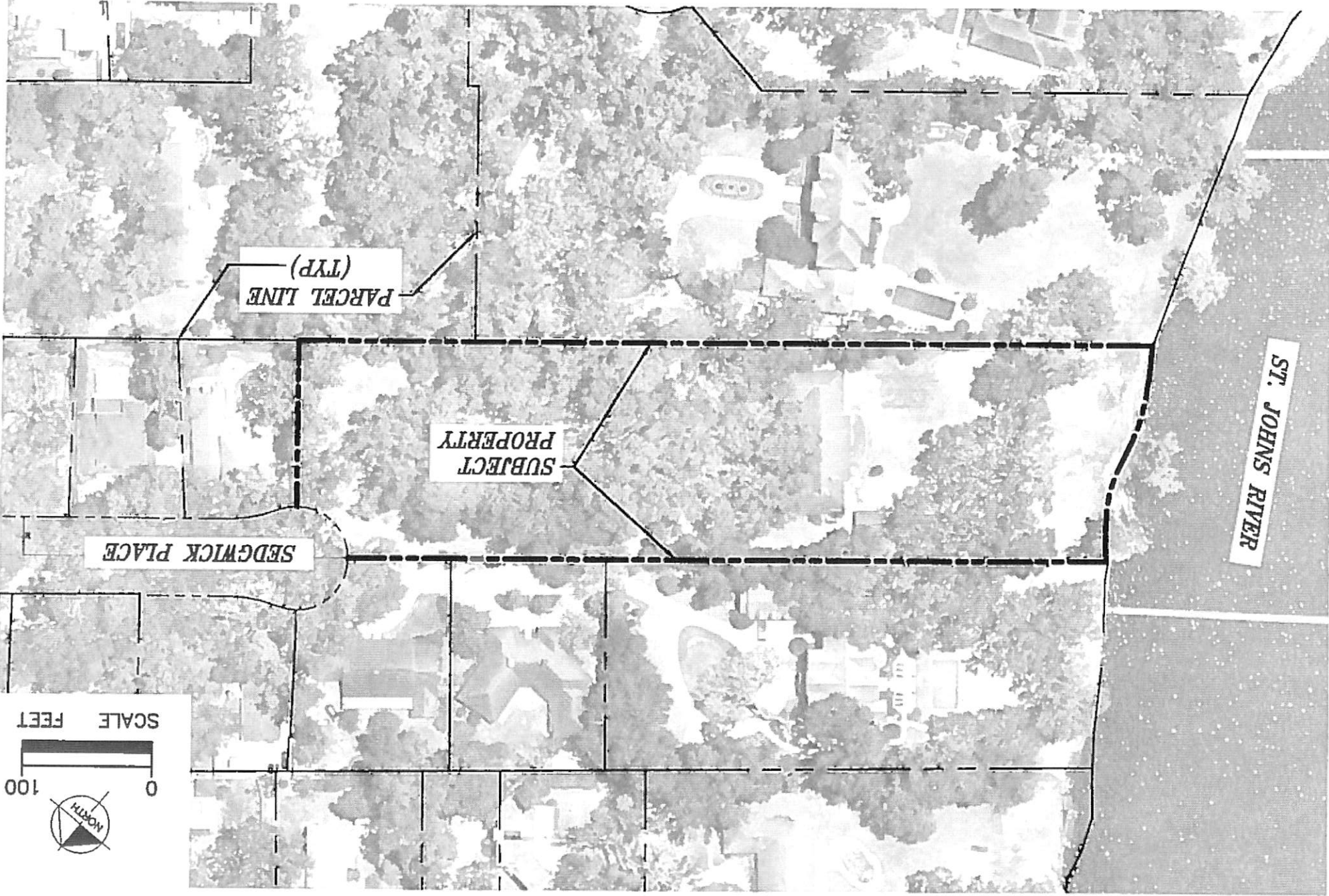
ALL AMERICAN SURVEYORS OF FLORIDA, INC. License No. 12345. Includes a table with columns for Name, Address, Phone, and License No. The table lists several individuals and their contact information.

Site Plan





Aerial Photograph



Property Ownership Affidavit

Exhibit A

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 6/22/18

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: 2200 Sedgwick Place RE#(s): 151196 0000

To Whom it May Concern:

EDWIN ALAN + LYNDA B. GRAVES hereby certify that we are the owners 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 Lynda B Graves
Print Name: Lynda B Graves

Edwin Alan Graves
EDWIN ALAN GRAVES

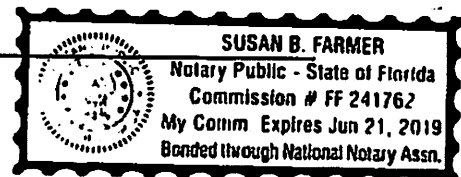
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 22nd day of June 2018, by Lynda B. Graves & Edwin Alan Graves, who is personally known to me or who has produced _____ as identification and who took an oath.

Susan B. Farmer
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



Agent Authorization

EXHIBIT B

Agent Authorization - Individual

Date: 6/22/18

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: 2200 Sedgwick Place RE#(s): 151198 0000

To Whom it May Concern:

You are hereby advised that Edwin Alan and Lynda Graves, as Owners of 2200 Sedgwick Place, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Kimley-Horn and Associates, Inc. - Mark W. Shelton, AICP to act as agent to file application(s) for Waiver of Minimum Required Road Frontage for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By Lynda B Graves
Print Name: Lynda B Graves

Edwin Alan Graves
EDWIN ALAN GRAVES

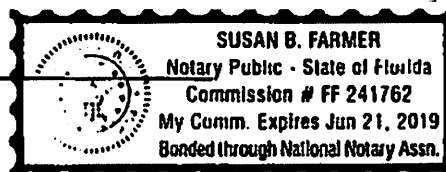
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 22nd day of June 2018 by Lynda B Graves & Edwin Alan Graves who is personally known to me or who has produced _____ as identification and who took an oath.

Susan B Farmer
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



Legal Description

EXHIBIT 1

Legal Description

MAP SHOWING BOUNDARY SURVEY OF

(OFFICIAL RECORDS VOLUME 71B3, PAGE 272)

PART OF THE J.M. HANSON GRANT, SECTION 44, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAN JOSE BOULEVARD (STATE ROAD NO. 47) FORMERLY STATE ROAD NO. 47) NORTH 36°15' WEST, 1189.2 FEET FROM THE INTERSECTION OF THE SOUTH LINE OF THE SAID J.M. HANSON GRANT, SECTION 44, TOWNSHIP 3 SOUTH, RANGE 27 EAST, WITH THE WEST LINE OF SAID SAN JOSE BOULEVARD (SAID POINT OF BEGINNING BEING THE POINT OF INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF THE LANDS OF OGLVIE AS DESCRIBED IN DEED BOOK 647, PAGE 202, CURRENT PUBLIC RECORDS WITH THE WEST LINE OF SAID SAN JOSE BOULEVARD, LIKEWISE BEING THE POINT OF INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF THE LANDS OF SEARS AS DESCRIBED IN DEED BOOK 1042, PAGE 148, CURRENT PUBLIC RECORDS WITH THE WEST LINE OF SAN JOSE BOULEVARD) THENCE NORTH 36°15' WEST ALONG THE WEST BOUNDARY LINE OF SAID SAN JOSE BOULEVARD A DISTANCE OF 170 FEET TO A POINT (SAID POINT BEING SOUTH 36°15' EAST, 30 FEET FROM THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF LANDS OF CONROY AS DESCRIBED IN DEED BOOK 867, PAGE 19, CURRENT PUBLIC RECORDS WITH THE SAID WEST LINE OF SAID SAN JOSE BOULEVARD); THENCE SOUTH 50° WEST, 1483 FEET MORE OR LESS ALONG THE SOUTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND BEING CONVEYED BY DEED RECORDED IN DEED BOOK 1734, PAGE 278, CURRENT PUBLIC RECORDS, TO THE ST. JOHNS RIVER; THENCE SOUTHERLY ALONG THE ST. JOHNS RIVER TO A POINT SOUTH 50°2'15" WEST, 1500 FEET MORE OR LESS FROM THE POINT OF BEGINNING; THENCE NORTH 50°2'15" EAST, 1500 FEET MORE OR LESS ALONG THE NORTHERLY BOUNDARY LINE OF THE AFORESAID LANDS OF OGLVIE, TO THE POINT OF BEGINNING.

TOGETHER WITH ANY AND ALL RIPARIAN RIGHTS THEREUNTO APPERTAINING OR BELONGING (SAID LAND BEING WITHIN AND A PART OF THE LANDS CONVEYED BY JOHNSON TO SEARS ACCORDING TO DEED RECORDED IN DEED BOOK 1042, PAGE 148, CURRENT PUBLIC RECORDS AND A PORT OF THE LANDS AS SHOWN ON THE SURVEY BY ROBERT H. ANGAS AND ASSOCIATES DATED 10-29-52), DUVAL COUNTY, FLORIDA ALSO KNOWN AS 2200 SEDGWICK PLACE, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT THE LANDS CONTAINED IN PLAT RECORDED IN PLAT BOOK 27, PAGE 47 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CONTAINING: 2.5± ACRES, MORE OR LESS

CERTIFIED TO: EDWIN A. GRAVES

Proof of Property Ownership

Prepared by and Return To:

EA Graves
2452 SEDGWICK PL. JAX FL 32217

Parcel ID No: 151196-0000

Quit Claim Deed

Made this May 23, 2018 A.D. by Edwin Alan Graves, a married man, hereinafter called the grantor, to Edwin Alan Graves and Lynda B. Graves, husband and wife whose post office address is: 2452 Sedgwick Place, Jacksonville, Florida 32217 hereinafter called the grantees:

(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 AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Duval County, Florida, viz:

Part of the J. M. HANSON GRANT, Section 44, Township 3 South, Range 27 East, described as: Beginning at a point in the West Line of San Jose Boulevard (State Road No. 13, formerly State Road No. 47) North 36° 1' 15" West, 1199.2 feet from the intersection of the South line of the said J. M. HANSON GRANT, Section 44, Township 3 South, Range 27 East, with the West line of said San Jose Boulevard (said point of beginning being the point of intersection of the Northerly boundary line of the lands of Ogilvie as described in Deed Book 647, page 202, current public records with the West line of said San Jose Boulevard, and likewise being the point of intersection of the Southerly boundary line of the lands of Sears as described in Deed Book 1042, page 148, current public records with the West line of San Jose Boulevard) thence North 36° 1' 15" West along the West boundary line of said San Jose Boulevard a distance of 170 feet to a point (said point being South 36° 1' 15" East 30 feet from the intersection of the Southerly boundary line of the lands of Conroy as described in Deed Book 867, page 19, current public records with the said West line of said San Jose Boulevard); thence South 50° West 1483 feet more or less along the Southerly boundary line of that certain parcel of land being conveyed by deed recorded in Deed Book 1734, page 278 current public records to the St. Johns River; thence Southerly along the St. Johns River to a point South 50° 2' 15" West 1500 feet more or less from the point of beginning; thence North 50° 2' 15" East 1500 feet; more or less along the Northerly boundary line of the aforesaid lands of Ogilvie, to the point of beginning., Duval County, Florida.

LESS AND EXCEPT the lands contained in plat recorded in Plat Book 27, page 47 of the current public records of Duval County, Florida.

GRANTOR WARRANTS PROPERTY IS NOT HIS CONSTITUTIONAL HOMESTEAD

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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:

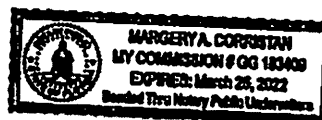
Margery A. Corristan _____ (Seal)
Witness Printed Name: Margery A. Corristan Address: Edwin Alan Graves

Edward R. Corristan _____ (Seal)
Witness Printed Name: EDWARD R. CORRISTAN Address: _____

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 23rd day of May, 2018, by Edwin Alan Graves, who is personally known to me or who has produced _____ as identification.

Margery A. Corristan
Notary Public
Print Name: Margery A. Corristan
My Commission Expires: _____



Proof of Easement

Bush, Ryan

From: Groff, James <JGroff@coj.net>
Sent: Thursday, July 26, 2018 2:13 PM
To: Shelton, Mark
Cc: Bush, Ryan
Subject: RE: 2200 Sedgwick Place 20' Access Easement Approval
Attachments: COJ.PDF

Categories: External

Mark, that will be acceptable, see attached.

Jim

Capt. James Groff CFPE
Jacksonville Fire & Rescue Department
Office of Fire Plans Review
214 N Hogan Street
Jacksonville, FL 32202
(904) – 255-8320 Office
(904) - 718-7452 Cell
Email JGroff@coj.net

**CITY OF
JACKSONVILLE**



<http://www.coj.net/departments/planning-and-development/building-inspection-division.aspx>

From: Shelton, Mark [mailto:Mark.Shelton@kimley-horn.com]
Sent: Tuesday, July 17, 2018 11:24 AM
To: Groff, James
Cc: Bush, Ryan
Subject: 2200 Sedgwick Place 20' Access Easement Approval

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Captain Groff,

Good morning. Hope you're doing well.

As a follow-up to our Access Easement discussion a couple of weeks ago when I stopped by your office, will you please review the attached Easement exhibits and let me know if this meets Fire Marshal standards? We'd like to propose recording this access easement as part of the Waiver of Road Frontage (WRF) Application. As I'm sure you're aware, the first question from City Council is usually about Fire Marshall-Approved access to the new parcels. In this case, we're taking a 2.5-acre riverfront parcel and splitting it into 3 separate parcel (as shown on the exhibit). In order to do this, we need to file a WRF. Hope this explains our situation and why we need your approval.

Please let me know if you have any questions.

Thank you,

Mark

Mark W. Shelton, AICP

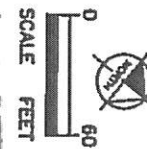
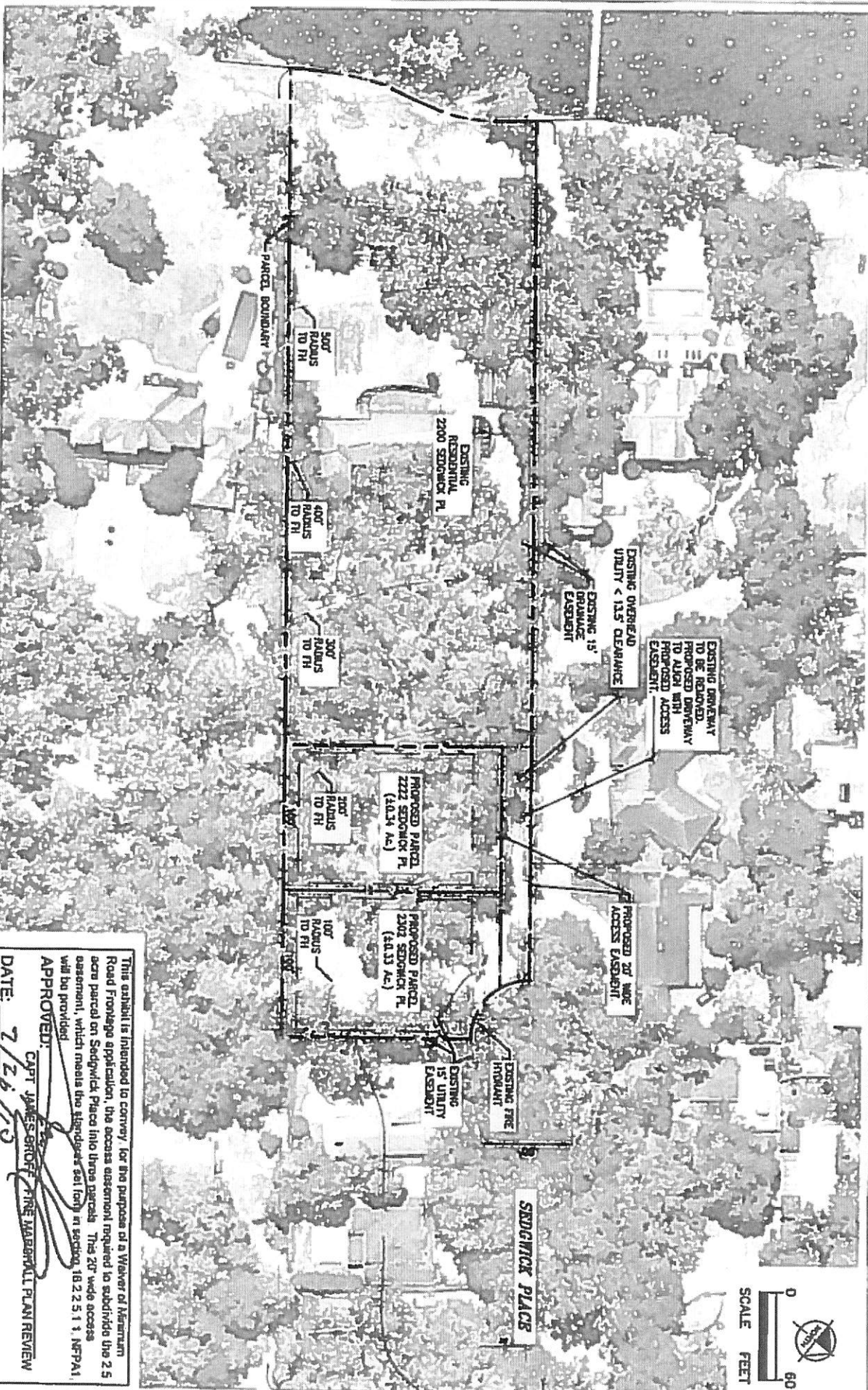
Kimley-Horn | 12740 Gran Bay Parkway West, Suite 2350 Jacksonville, FL. 32258

Direct: 904 828 3933 | Mobile: 904 338 1103 | Main: 904 828 3900

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2200 SEDGWICK PLACE - CONCEPTUAL SITE PLAN - J.F.R.D. FIRE MARSHAL EXHIBIT
 JACKSONVILLE, FLORIDA



This exhibit is intended to convey, for the purpose of a Waiver of Minimum Road Frontage application, the access easement required to subdivide the 2.5 acre parcel on Sedgwick Place into three parcels. This 20' wide access easement, which meets the standards set forth in section 18.2.2.5.1, NFPA1, will be provided.

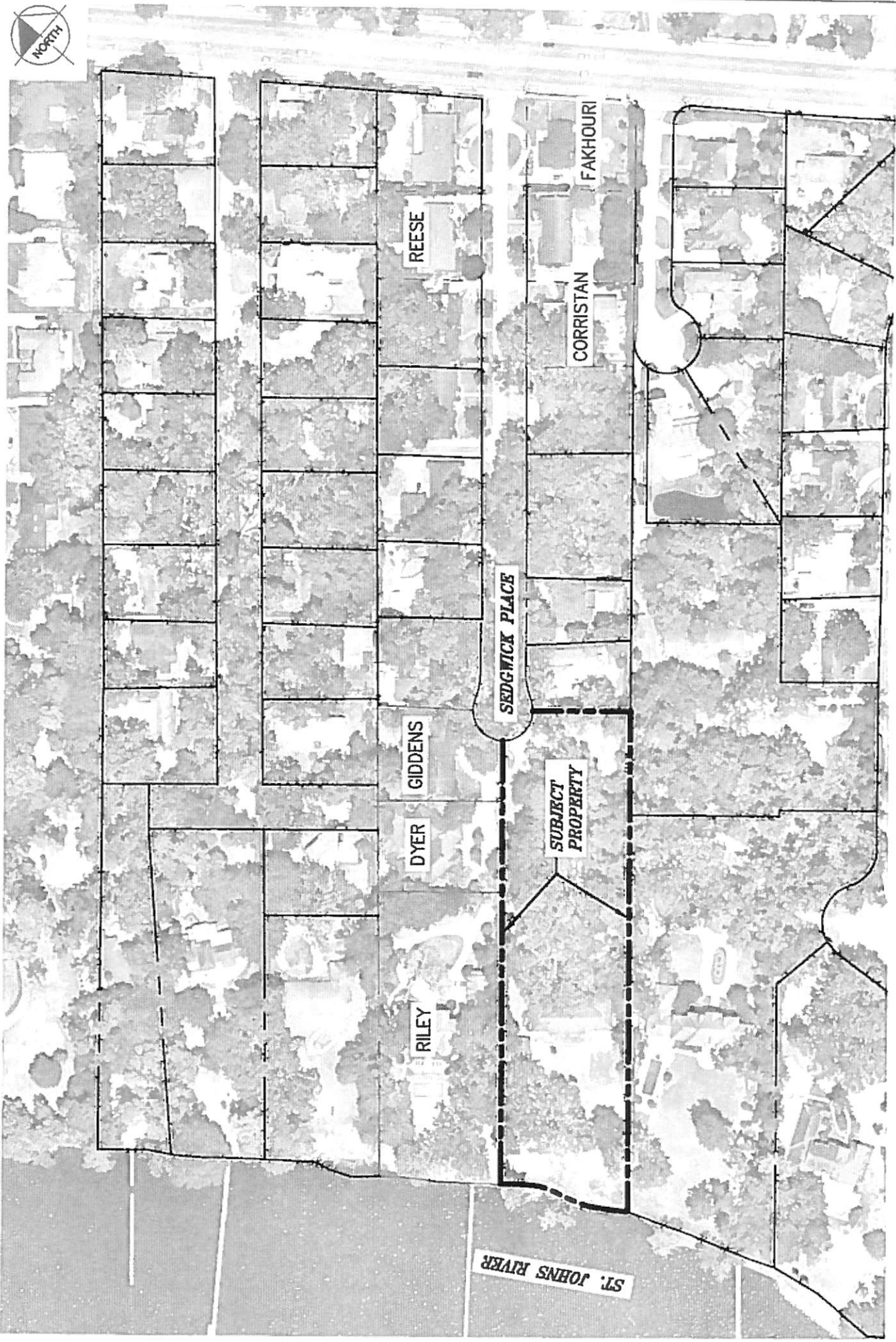
APPROVED: *[Signature]*
 CAPT. JAMES BROFF, FIRE MARSHALL, PLAN REVIEW

DATE: 7/26/18

Kimley»Horn

Neighborhood Letters

Drawing name: K:\JAX_Civil\045512000 - Sedgwick Subdivide\Cadd\Exhibits\2018-07-30 - Properties in Support.dwg AERIAL Jul 30, 2018 3:01pm by: rlyn.bush



PROPERTIES IN SUPPORT OF SUBDIVISION OF SUBJECT PROPERTY
JACKSONVILLE, FLORIDA



July 16, 2018

Councilwoman Lori N. Boyer, Esq.
Office of the City Council
117 W. Duval Street, Suite 425
Jacksonville, FL 32202

*RE: Waiver of Road Frontage Application
2200 Sedgwick Place, Jacksonville, FL 32217
Parcel ID No.: 151196-0000*

Dear Councilwoman Boyer:

I am a neighbor of Edwin Alan Graves and Lynda B. Graves (owner of 2200 Sedgwick Place, Jacksonville, FL 32217 or the "Subject Property") and I live at the address indicated below with my signature. In preparation of their application for a waiver from the road frontage requirements under Section 656.407, Zoning Code, I was informed about their plans.

I am aware of their request for:

- 1. A waiver from Section 656.407, Zoning Code, requiring at least 35-feet of road frontage to allow 20-feet of road frontage for the flag lot on the western portion of the Subject Property and 0-feet of road frontage for the proposed "middle" lot as shown on the site plan submitted as part of his waiver application.*

Please let this letter show that I do not object to their waiver request.

Sincerely,

Ann M. Riley
Ann M Riley
(Printed Name)

Address:

2201 Sedgwick Place
Jacksonville FL 32217

7/16, 2018

Councilwoman Lori N. Boyer, Esq.
Office of the City Council
117 W. Duval Street, Suite 425
Jacksonville, FL 32202

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2200 Sedgwick Place, Jacksonville, FL 32217
Parcel ID No.: 151196-0000

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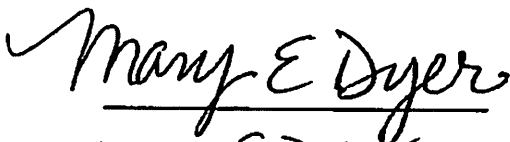
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Please let this letter show that I do not object to their waiver request.

Sincerely,



Mary E Dyer
(Printed Name)

Gregory C. Dyer



Address:

2221 Sedgwick Place
Jacksonville, FL 32217

July 16, 2018

Councilwoman Lori N. Boyer, Esq.
Office of the City Council
117 W. Duval Street, Suite 425
Jacksonville, FL 32202

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2200 Sedgwick Place, Jacksonville, FL 32217
Parcel ID No.: 151196-0000

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Please let this letter show that I do not object to their waiver request.

Sincerely,



Brian Giddens
(Printed Name)

Karen D. Giddens



Address:

2305 Sedgwick Place
Jacksonville FL 32217

July 16, 2018

Councilwoman Lori N. Boyer, Esq.
Office of the City Council
117 W. Duval Street, Suite 425
Jacksonville, FL 32202

**RE: Waiver of Road Frontage Application
2200 Sedgwick Place, Jacksonville, FL 32217
Parcel ID No.: 151196-0000**

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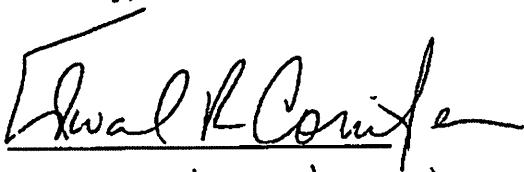
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Please let this letter show that I do not object to their waiver request.

Sincerely,



Edward R. Cristan
(Printed Name)

Margery A. Cristan
Margery A. Cristan

Address:

2436 Sedgwick Place
Jacksonville FL 32217

July 16, 2018

Councilwoman Lori N. Boyer, Esq.
Office of the City Council
117 W. Duval Street, Suite 425
Jacksonville, FL 32202

RE: Waiver of Road Frontage Application
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Parcel ID No.: 151196-0000

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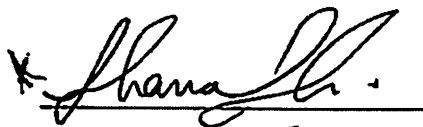
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Please let this letter show that I do not object to their waiver request.

Sincerely,

X 

Kamal J. Fakhouri
(Printed Name)

melvinna fakhouri

X 

Address:

2466 Sedgwick Place
Jacksonville FL 32217

_____, 2018

Councilwoman Lori N. Boyer, Esq.
Office of the City Council
117 W. Duval Street, Suite 425
Jacksonville, FL 32202

*RE: Waiver of Road Frontage Application
2200 Sedgwick Place, Jacksonville, FL 32217
Parcel ID No.: 151196-0000*

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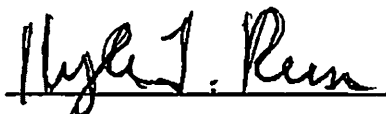
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Please let this letter show that I do not object to their waiver request.

Sincerely,


Kyle T. Reese
(Printed Name)

Address:

2451 Sedgwick Place
Jacksonville, FL 32217

Application Filing Fee

NOTE:

Upon determination of total fee (Base Fee + Public Notice Fee) please notify Agent of total filing fee required.

Agent:

Mark W. Shelton, AICP
12740 Gran Bay Parkway West; Suite 2350
Jacksonville, FL 32258

Telephone: (904) 828-3900

Email: mark.shelton@kimley-horn.com