

Date Submitted:	10/4/21
Date Filed:	10/8/21

Application Number:	WRF-21-21
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:	R6D-60	Current Land Use Category:	LDR
Council District:	3	Planning District:	2
Previous Zoning Applications Filed (provide application numbers):		Ø	
Applicable Section of Ordinance Code:			
656.407			
Notice of Violation(s):			
Neighborhood Associations: WEST BEACHES COMM. ASSOC., GOLDEN GLADES N/A			
Overlay: N/A			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	1	Amount of Fee:	Zoning Asst. Initials: SN

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
2961 Brougham Ave	166838-0000
3. Land Area (Acres):	4. Date Lot was Recorded:
0.21	JULY 9, 2020
5. Property Located Between Streets:	6. Utility Services Provider:
Beach BLVD AND GERONA DR N.	City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought:	
Reduce Required Minimum Road Frontage from <u>48</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted?	
Jaqueline Mandese	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Jaqueline Marchese	10. E-mail: JackieMarchese@6MAIL.com
11. Address (including city, state, zip): 2961 Brougham Ave Jacksonville FL 32246	12. Preferred Telephone: 904-424-7801

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"> <li>i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li>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></li> <li>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></li> <li>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></li> <li>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></li> </ul>

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.

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**SEE ATTACHMENT**

**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](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		

**PLANNING AND DEVELOPMENT DEPARTMENT**

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 [www.coj.net](http://www.coj.net)

last update: 1/10/2017


**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: Jaqueline Manchette  
Signature: 

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

Print name: \_\_\_\_\_  
Signature: \_\_\_\_\_

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

**Owner(s)**

Print name: \_\_\_\_\_  
Signature: \_\_\_\_\_

**SUBMITTAL**

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:  
Planning and Development Department, Zoning Section  
214 North Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

Answers to section 17:

We are seeking a variance for our lot because we wish to build our home on this property. We bought this lot in good faith and did not know that this problem existed since the seller did not reveal this requirement to us. We assumed the lot to be in general compliance since there were a good number of houses built all around our property and the lots have the same footage as ours.

Needless to say, not being able to build on this lot would be a significant financial hardship, as we have committed a large amount of money to this project and we would most likely not be able to recover our investment. We believe that building our house on this property would add to the value of the properties in the area and would be in character with its surroundings. The building of the property would not interfere with or injure the rights of others whose property would be affected by the waiver.

We believe our request for a variance meets the criteria outlined in section 656.133(d) 1 through 5, and we respectfully ask that said variance be granted.

Respectfully,



Jaquelina E Marchese

**EXHIBIT A**

**Property Ownership Affidavit - Individual**

Date: 10-01-2021

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: 2961 Brougham Ave RE#(s): 166858-0000

To Whom it May Concern:

I Jaqueline Marchese hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for WALKER OF MIN. Rev. ROAD FRONT submitted to the Jacksonville Planning and Development Department.

By [Signature]

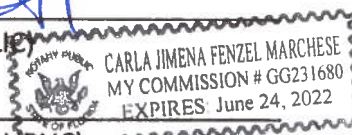
Print Name: Jaqueline Marchese

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 1st day of October 2021 by Jaqueline Marchese, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

(Signature of NOTARY PUBLIC)

[Signature]



(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 6/24/22

ID: 2020148791  
 County: DUVAL  
 Date: 7/16/20 Time: 11:02 AM

Prepared by/Return to:  
 Erin Sullivan  
 US PATRIOT TITLE, LLC  
 2950 Halcyon Lane  
 Unit 404  
 Jacksonville, FL 32223

After Recording Return to: Grantee

File Number: 2020-729ES  
 Parcel ID:

### General Warranty Deed (Non Homestead)

Made this 9 day of July, 20 20 A.D., by , **Craig Wright, an unmarried man**, (henceforth referred to as "Grantor") whose address is: **1768 Dibble Circle West, Jacksonville, FL 32246**, to **Jaquelina E. Marchese, an unmarried woman**, (henceforth referred to as "Grantee") whose address is: **2961 Brougham Avenue, Jacksonville, FL 32246**:

(Whenever used herein the term 'Grantor' and 'Grantee' include all the parties to this instrument and their 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:

**The South 75 feet of Lot 7, Block 21 of GOLDEN GLADES UNIT NO. 3-A, according to the Plat thereof as recorded in Plat Book 22, Page(s) 60, of the Public Records of Duval County, Florida.**

Parcel ID Number: 166858-0000

**Grantor warrants** that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1768 Dibble Circle West, Jacksonville, FL 32246

**Subject to** covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments of the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

WARRANTY DEED



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.

[Signature]  
Witness Signature  
Printed Name: Erin Sullivan

[Signature]  
Craig Wright

[Signature]  
Witness Signature  
Printed Name: Kate Lewis

State of FL

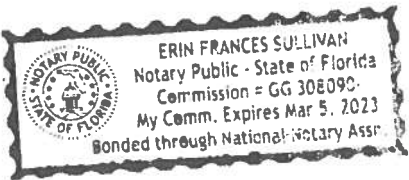
County of Duval

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this 9 day of July, 202, by Craig Wright, who is/are personally known to me or who has produced a valid driver's license or FD as identification.

(Notary Seal)

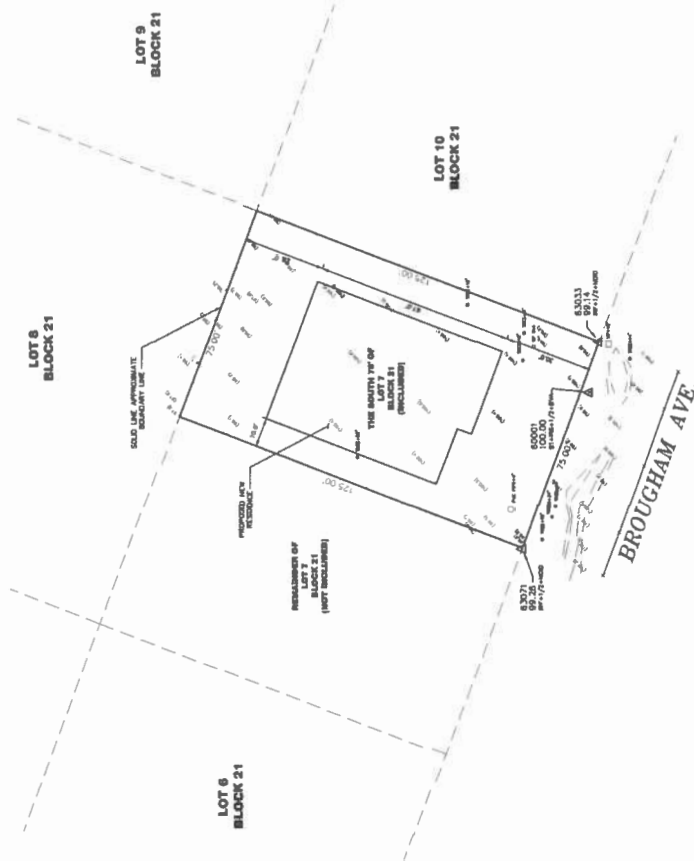
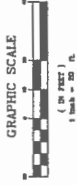
[Signature]  
Notary Public Signature  
Printed Name: Erin Sullivan

My Commission Number/Expires:



**MAP SHOWING A TOPOGRAPHIC SURVEY OF:**

THE SOUTH HALF OF LOT 1, BLOCK 21 OF CEDARY GLEN LANE NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 81 AND OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



SURVEY CONTROL POINTS				
Description	Central	Northing	Easting	Elevation
50001	BM 50001	2186794.43	509688.87	100.00'
8.3033	RP 8	2186794.2	509714.2	89.1'
8.3071	RP 7	2166817.3	509643.7	89.2'

- NOTES:
- THIS MAP WAS NOT PREPARED TO REPRESENT A RECONSTRUCTION SURVEY BY A SURVEYOR.
  - THIS SURVEY IS LIMITED TO THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
  - THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.
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Digitally signed by Julian Valbuena  
 Date: 2021.09.14 12:03:56  
 Reason: I am the author of this document.  
 THE SURVEY WAS PERFORMED BY THE SURVEYOR AND THE SURVEYOR'S SEAL IS AFFIXED TO THE SURVEY.

**EMILIO GONZALEZ CHAVEZ**  
 PROJECT NAME  
 DUVAL COUNTY, FLORIDA

SHEET No. **1**  
**OF 1**

**B.V. & Associates, Inc.**  
 Engineers • Surveyors • Planners  
 (904) 725-6362 • Fax (904) 725-1455  
 6501 Arlington Expressway Suite B 102 Jacksonville, Florida  
 LB #7060 EB #8305

DATE OF SURVEY: 8-2-21  
 DATE OF PLOTTING: 8-2-21  
 DRAWN BY: JLV  
 CHECKED BY: JLV  
 SCALE: AS SHOWN