

Date Submitted:	1/24/22
Date Filed:	2/2/22

Application Number:	WRF-22-016
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: LDR
Council District:	12	Planning District: 4
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.304		
Notice of Violation(s): none found		
Neighborhood Associations: none		
Overlay: none		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	1	Amount of Fee: \$1224.
		Zoning Asst. Initials: CJC

PROPERTY INFORMATION	
1. Complete Property Address: 0 Shindler Drive	2. Real Estate Number: RE# 015714-0020
3. Land Area (Acres): 1.35	4. Date Lot was Recorded: 90-15-2021
5. Property Located Between Streets: Marlee Road and Shindler Drive	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from 80' feet to 62' feet.	
8. In whose name will the Waiver be granted? GOMEZ, ESTEFANNIE	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

9. Name: GOMEZ, ESTEFANNIE	10. E-mail: stef.mg.1988@gmail.com
11. Address (including city, state, zip): 8985 Normandy Blvd Lot 213 Jacksonville FL 32221	12. Preferred Telephone: 1-407-928-3084

APPLICANT'S INFORMATION (if different from owner)

13. Name: Matthew Wilford	14. E-mail: mwilford@matthewwilfordhomes.com
15. Address (including city, state, zip): 1133 Candlebark Drive Jacksonville, FL 32225	16. Preferred Telephone: 904-910-0192

CRITERIA

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."

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:

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

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.

There is not enough road frontage for the zoning district.

ATTACHMENTS	
The following attachments must accompany each copy of the application.	
<input checked="" type="checkbox"/>	Survey
<input checked="" type="checkbox"/>	Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
<input checked="" type="checkbox"/>	Property Ownership Affidavit (Exhibit A)
<input checked="" type="checkbox"/>	Agent Authorization if application is made by any person other than the property owner (Exhibit B)
<input checked="" type="checkbox"/>	Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
<input checked="" type="checkbox"/>	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 .
<input checked="" type="checkbox"/>	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: Estefanice V. Gomez
Signature: 

Applicant or Agent (if different than owner)
Print name: Matt Wilford
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

Property Ownership Affidavit - Individual

Date: 02/24/22

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:

RE#(s):

To Whom it May Concern:

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

Waiver of Road Subrogation / Frontage submitted to the Jacksonville Planning and Development Department.

By [Signature]

Print Name: Estefannie Gomez

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 24th day of February 2021, by Estefannie Vanessa Gomez, as _____, of _____, a _____ corporation, who is personally known to me or who has produced Florida Drivers License as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)
Richard McJannet
(Printed name of NOTARY PUBLIC)

State of Florida at Large. 11/5/2025
My commission expires: _____

Agent Authorization – Individual

Date: 02/24/22

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

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

Address: 0 Shindler Drive

RE#(s): 015714-0020

To Whom it May Concern:

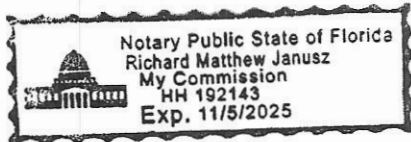
You are hereby advised that Estefannie Vanessa Gomez as Property owner of 0 Shindler Drive hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Matthew Wilford Homes, LLC to act as agent to file application(s) for Waiver of 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: [Signature]

Print Name: Matt Wilford

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 24th day of February 2021, by Estefannie Vanessa Gomez, who is personally known to me or who has produced FL Drivers License as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)
Richard M Janusz
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 11/5/2025

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAI	MAIL_ZIP
015714 0020	GOMEZ ESTEFANNIE		8985 NORMANDY BLVD LOT 213			JACKSONVILLE	FL	32221
015714 0030	LOVELAND CLEVE L SR		6547 SHINDLER DR			JACKSONVILLE	FL	32222-1643
015714 0025	JASSER MUNIR ET AL		6525 SHINDLER DR			JACKSONVILLE	FL	32222-1643
015714 0050	KENNON LEROY DENNIS		1831 WILD DUNES CIR			ORANGE PARK	FL	32065
015714 0000	FERNANDEZ LUIS RODOLFO PEREZ		6535 SHINDLER DR			JACKSONVILLE	FL	32222
015714 0310	BROOKS STANLEY R		6559 SHINDLER DR			JACKSONVILLE	FL	32222
015715 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
015591 0000	HIPPS WILLIAM F		6502 SHINDLER DR			JACKSONVILLE	FL	32222-1644
015589 0050	HIPPS DARBY K		6552 SHINDLER DR			JACKSONVILLE	FL	32222-1644
015589 0000	HIPPS WILLIAM FRANKLIN TRUST		6502 SHINDLER DR			JACKSONVILLE	FL	32222-1644
	SOUTHWEST	DR. WILLIE CROSBY	6746 SHINDLER DR			JACKSONVILLE	FL	32222
	ARGYLE AREA CIVIC COUNCIL	BILL LEWIS	8852 SOUTH IVYMILL PL			JACKSONVILLE	FL	32244