

Date Submitted:	8/19/21
Date Filed:	8/21/21

Application Number:	WRF-21-15
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-60	Current Land Use Category:
Council District:	4	Planning District:
Previous Zoning Applications Filed (provide application numbers):	Ø	
Applicable Section of Ordinance Code:	656.305 (A)(1)(d)(i)	
Notice of Violation(s):		
Neighborhood Associations:	ARLINGTON NEIGHBORHOOD ASSOC., SOUTHSIDE ESTATES CIVIC ASSOC.	
Overlay:	N/A	
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	1	Amount of Fee:
		Zoning Asst. Initials:

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
0 Earl Rd, 32246	165322-0020
3. Land Area (Acres):	4. Date Lot was Recorded:
1.85	4/29/21
5. Property Located Between Streets:	6. Utility Services Provider:
Lean Rd Earl Rd	City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought:	
Reduce Required Minimum Road Frontage from <del>60</del> 48' feet to 0 feet.	
8. In whose name will the Waiver be granted?	
Trejo Jose Armando Ledesma	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Trejo Jose Armando Ledesna	10. E-mail: Buches198813@gmail.com
11. Address (including city, state, zip): 3121 Lantana Lakes Dr Jax FL 32246	12. Preferred Telephone: 904-718-0250

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>

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 a 60' Cleared Road  
leading up to the property.

There homes right next to this  
property using the same  
60' Right of way

PLANNING AND DEVELOPMENT DEPARTMENT

**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: Trejo Jose Armando  
Signature: Jose Ledano

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

Print name: \_\_\_\_\_  
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, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

# Exhibit 2

MY NEIGHBORHOOD  
DUVAL MAPS



**EXHIBIT A**

**Property Ownership Affidavit - Individual**

Date: 7-27-21

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: D Earl Rd 32246 RE#(s): 165322-0020

To Whom it May Concern:

I Jose Armando hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for \_\_\_\_\_ submitted to the Jacksonville Planning and Development Department.

By Jose Ledesma

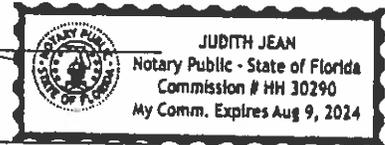
Print Name: Jose Armando Ledesna

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 27 day of July 2021, by Jose Armando, who is personally known to me or who has produced Passport as identification and who took an oath.

Judith Jean  
(Signature of NOTARY PUBLIC)

Judith Jean  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: August 9, 2024

**Prepared By and Return To:**  
Johnni Nicole Causey  
Landmark Title  
4540 Southside Boulevard, Suite 202  
Jacksonville, Florida 32216

## **General Warranty Deed**

Made effective the 23rd day of April, 2021, by Royce L. Phillips, Jr., an unmarried man, hereinafter called the Grantor, whose address is 1228 Fraser Road, Jacksonville, FL 32246 to Jose Armando Ledesma Trejo, a married man, whose post office address is: 3121 Lantana Lakes Drive, Jacksonville, FL 32246, hereinafter called the Grantee:

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

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, 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 County, Florida, more particularly described as follows:

The East 180.00 feet of the West 360 feet of Lots 5 together with the North 200.00 feet of the East 130.00 feet of the West 180.00 feet of Lot 5, Block 4 of Sunnydale Acres according to plat thereof recorded in Plat Book 22, Page 83 other current public records of Duval County, Florida

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 165322-0000

**Subject to taxes** accruing subsequent to December 31, 2020.

**Subject to covenants, restrictions and easements of record, if any;** however, this reference thereto shall not operate to reimpose same.

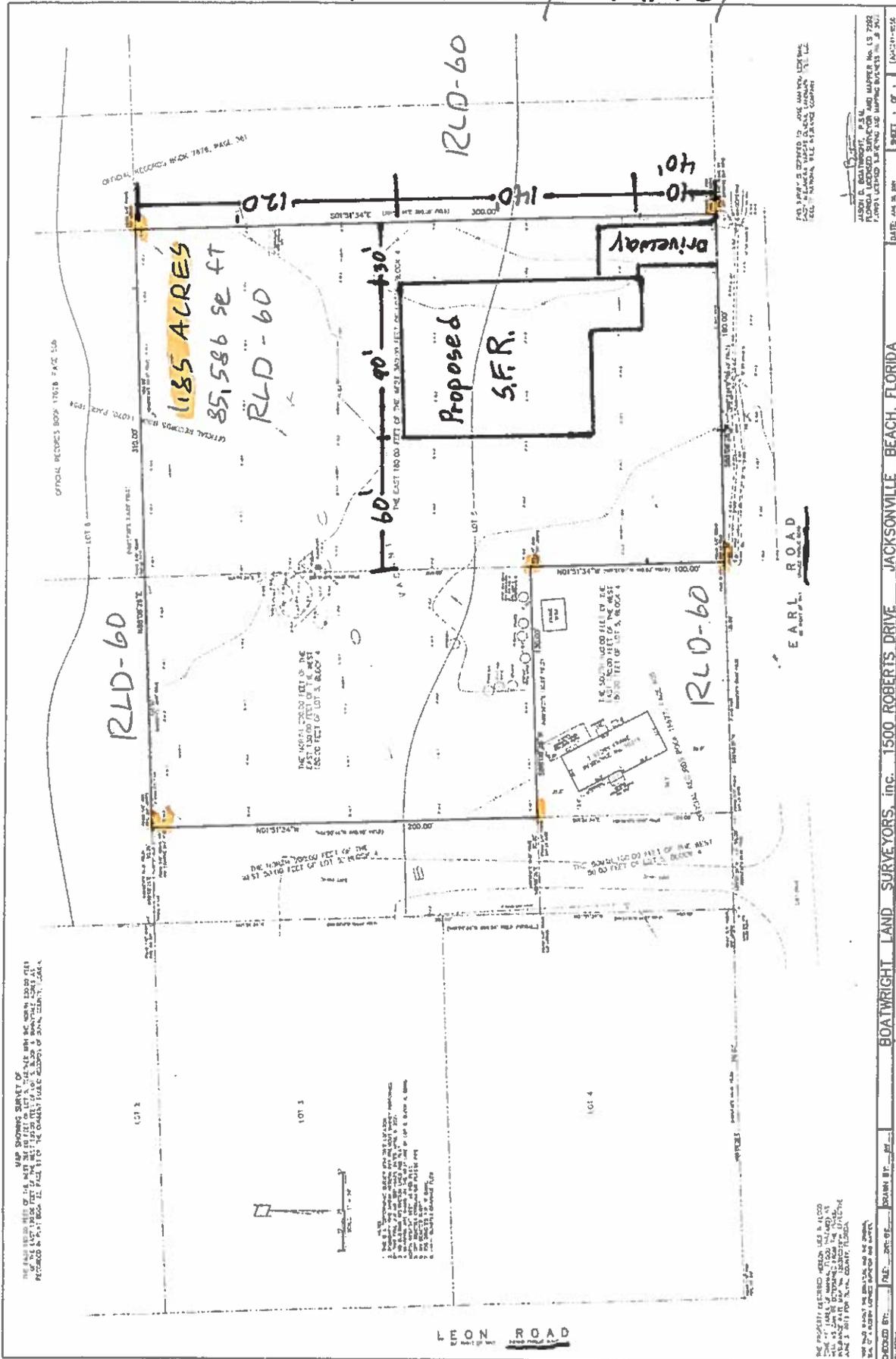
**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

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

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

# Site Plan / Survey

# Site Plan / Survey



THIS PLAN IS OFFERED TO THE PUBLIC FOR RECORDATION AND SHALL BE VALID ONLY IF RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DUVAL, FLORIDA.

JASON D. BOATWRIGHT, P.S.M.  
 FLORIDA LICENSED SURVEYOR AND MAPPER No. 13 7202  
 JASON D. BOATWRIGHT SURVEYORS, INC. 1500 ROBERTS DRIVE JACKSONVILLE, FLORIDA 32218

DATE: APR 18, 2011 SHEET: 1 OF 1

BOATWRIGHT LAND SURVEYORS, inc. 1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA

THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND PLANNED BY JASON D. BOATWRIGHT, P.S.M., LICENSE NO. 13 7202, ON APRIL 18, 2011. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S., AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.

THIS PLAN IS OFFERED TO THE PUBLIC FOR RECORDATION AND SHALL BE VALID ONLY IF RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF DUVAL, FLORIDA.

RECORDED BY: [Signature]

