

Application For Waiver of Road Frontage

Planning and Development Department Info

Application # WRF - 25-14 Staff Sign-Off/Date PJ / 09/11/2025
Filing Date 09/16/2025 Number of Signs to Post 1
Current Land Use Category LDR
Waiver Sought
Reduce Required Minimum Road Frontage from 48 feet to 25 feet.
Applicable Section of Ordinance Code 656.407
Notice of Violation(s) 0
Hearing Date 11/04/2025
Neighborhood Association BRC FLORIDA HOLDINGS, LLC., THE EDEN GROUP INC
Overlay NONE

Application Info

Tracking # 6470 Application Status PAID
Date Started 08/18/2025 Date Submitted 08/27/2025

General Information On Applicant

Last Name First Name Middle Name
ESTRADA GLENDA
Company Name
Mailing Address
12554 SUGARBERRY WAY
City State Zip Code
JACKSONVILLE FL 32226
Phone Fax Email
9543260269 904 GBODNIZA65@HOTMAIL.COM

General Information On Owner(s)

Last Name First Name Middle Name
ESTRADA GLENDA
Company/Trust Name
Mailing Address
12554 SUGARBERRY WAY
City State Zip Code
JACKSONVILLE FL 32226
Phone Fax Email
9543260269 904 GBODNIZA65@HOTMAIL.COM

Property Information

Previous Zoning Application Filed? ☐
If Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 019361 0220	8	6	RLD-60

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre) 0.38

Current Property Use

VACANT

Waiver Sought

Reduce Required Minimum Road Frontage from 48 feet to 25 feet.

In Whose Name Will The Exception Be Granted

GLEND A ESTRADA

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
0	DUVAL PL W	32218

Between Streets

RANCH ROAD and DUVAL ROAD

Utility Services Provider

☒ City Water/City Sewer ☐ Well/Septic ☐ City Water/Septic ☐ City Sewer/Well

Required Attachments

The following items must be attached to the application.

- ☒ Survey
- ☒ Site Plan
- ☒ Ownership Affidavit / Agent Authorization - Individual – Notarized Letter(s) – (Exhibit A)
- ☒ Ownership Affidavit / Agent Authorization - Corporation - Notarized letter(s) designating the agent – (Exhibit A)
- ☒ 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, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- ☐ Letter From DCFS, Department of Children and Family Services - day care uses only
- ☐ Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(I), 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.

THE STRICT APPLICATION OF THE FRONTAGE REQUIREMENT IMPOSES A HARDSHIP ON THE DEVELOPMENT OF A LEGALLY PLATTED AND BUILDABLE LOT.

On File
Page 2 of 15

(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).

MY REQUEST IS NOT BASED ON FINANCIAL CONVENIENCE BUT ON ENABLING THE PERMITTED USE OF THE PROPERTY FOR A SINGLE-FAMILY DWELLING.

(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 DEVELOPMENT WILL MAINTAIN THE CHARACTER OF THE NEIGHBORHOOD AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

(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.

THE PARCEL HAS DIRECT ACCESS TO DUVAL PLACE WEST, A PUBLIC STREET, AND THE PROPOSED DRIVEWAY COMPLIES WITH CITY STANDARDS.

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

THE DEVELOPMENT WILL CONFORM TO ALL APPLICABLE CODES AND WILL NOT POSE ANY THREAT TO PUBLIC HEALTH, SAFETY, OR WELFARE.

Public Hearings

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.

Application Certification

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.

☒ Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee	\$1,161.00
2) Plus Notification Costs Per Addressee	
17 Notifications @ \$7.00/each:	\$119.00
3) Total Application Cost:	\$1,280.00

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

** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.

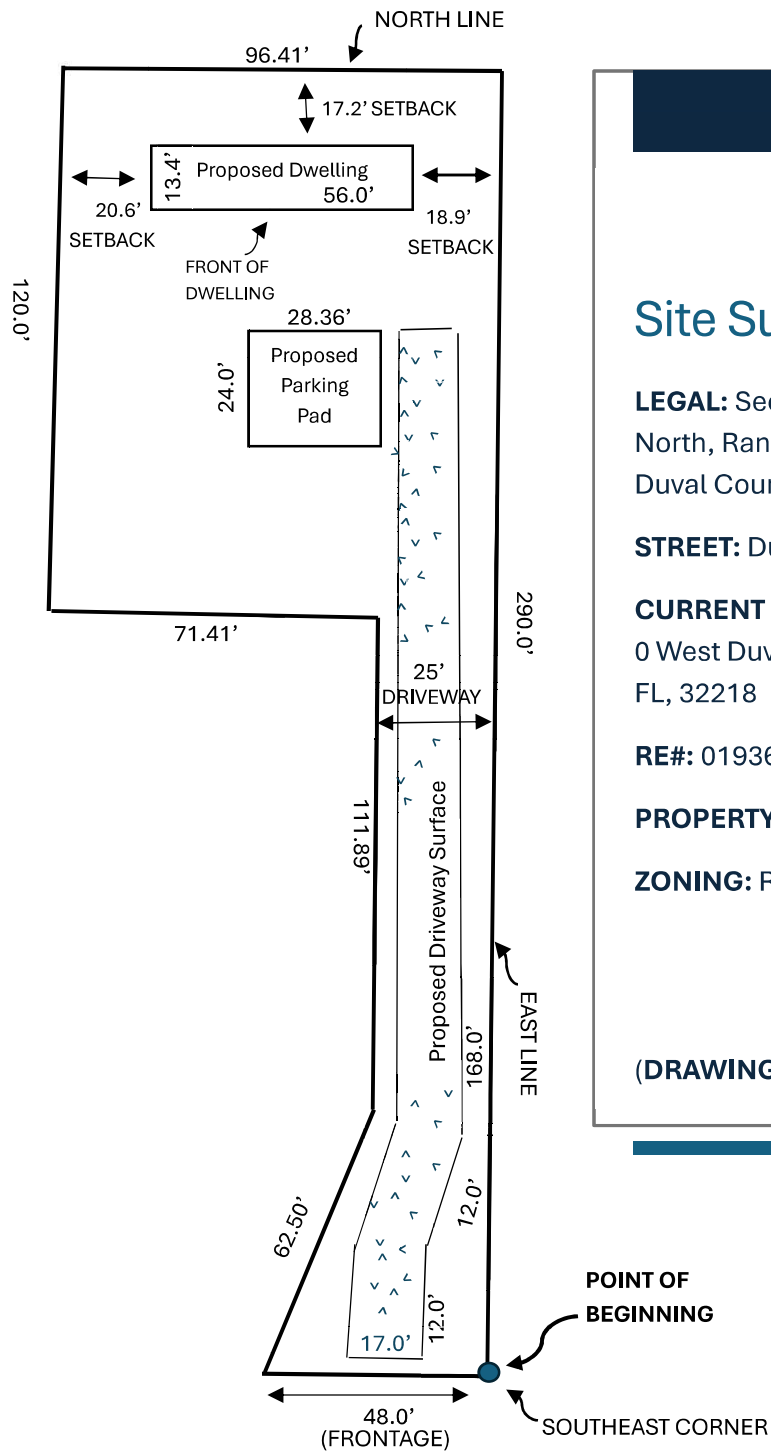
Land Development Review



September 15, 2025

File Parcels

Zoning



Site Survey

LEGAL: Section 25, Township 1
North, Range 26 East, Lot 2,
Duval County, Florida

STREET: Duval Place West

CURRENT PROPERTY ADDRESS:
0 West Duval Place, Jacksonville,
FL, 32218

RE#: 019361-0220

PROPERTY AREA: 16,487 sq. ft

ZONING: RLD- 60

(DRAWING SCALE: 0.58mm:1ft)

DUVAL PLACE WEST

(STREET)

Prepared by:
Kiann S. Lewis
Town & Country Title, Inc.
12058 San Jose Blvd., Suite 404
Jacksonville, Florida 32223

File Number: 25-9169K

General Warranty Deed

Made and effective this May 30, 2025 A.D. By **KP Prime Investments, LLC a Wyoming limited liability company**, whose address is: 7087 Riverview Road, Riverton, Wyoming 82501, hereinafter called the grantor, to **Glenda Estrada Holofernes Estrada, wife and husband**, whose post office address is: 12554 Sugarberry Way, Jacksonville, Florida 32226, 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 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 County, Florida, viz:

LOT 2

A PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF RANCH ROAD (A 60 FOOT RIGHT OF WAY) WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF DUVAL PLACE (A 60 FOOT RIGHT OF WAY); THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF DUVAL PLACE SOUTH 62°08'20" WEST, A DISTANCE OF 259.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID LINE, SOUTH 62°08'20" WEST, A DISTANCE OF 48.00 FEET; THENCE NORTH 06° 16'03" WEST, A DISTANCE OF 62.50 FEET; THENCE NORTH 27°51'40" WEST, A DISTANCE OF 111.89 FEET; THENCE SOUTH 62°08'20" WEST, A DISTANCE OF 71.41 FEET; THENCE NORTH 27°51'40" WEST, A DISTANCE OF 120.00 FEET TO THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 21173 PAGE 1175; THENCE ALONG SAID LINE NORTH 62°08'20" EAST, A DISTANCE OF 96.41 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE ALONG THE EAST LINE OF SAID LANDS SOUTH 27°51'41" EAST, A DISTANCE OF 290.00 FEET BACK TO THE POINT OF BEGINNING.

Parcel ID Number: 019361-0030

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 except taxes accruing subsequent to December 31, 2024.

Prepared by:
 Kiann S. Lewis
 Town & Country Title, Inc.
 12058 San Jose Blvd., Suite 404
 Jacksonville, Florida 32223

File Number: 25-9169K

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

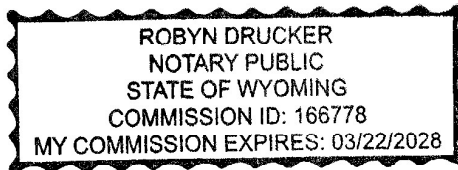
Signed, sealed and delivered in our presence:

Robyn Drucker
 Witness Printed Name Robyn Drucker
 Address: 4787 Artifact St, #2634
Mills WY 82644
 City State Zip

Nana Goodrich
 Witness Printed Name Nana Goodrich
 Address: 4799 Artifact, #1842
Mills WY 82644
 City State Zip


State of Wyoming
 County of Fremont

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 29 day of May, 2025, Kevin Paul as Organizer on behalf of by KP Prime Investments, LLC a Wyoming limited liability company, who is personally known to me or who has produced driver's license as identification.



KP Prime Investments, LLC a Wyoming limited liability company
 By: Kevin Paul, Organizer (Seal)
 Its: Organizer
 Address: 7087 Riverview Road, Riverton, Wyoming 82501

Robyn Drucker
 Notary Public
 Print Name: Robyn Drucker
 My Commission Expires: 03/22/2028

ESTRADA GLENDA 
12554 SUGARBERRY WAY
JACKSONVILLE, FL 32226-5024
ESTRADA HOLOFERNES

Primary Site Address
0 W DUVAL PL
Jacksonville FL 32218-

Official Record Book/Page
21497-01272

Title #
6225

0 W DUVAL PL

Property Detail

RE #	019361-0220
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	16480

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$0.00	\$19,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$0.00	\$19,000.00
Assessed Value	\$0.00	\$19,000.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$0.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

` School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21497-01272	5/30/2025	\$40,000.00	WD - Warranty Deed	Qualified	Vacant
21293-00648	12/6/2024	\$100.00	QC - Quit Claim	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	0.00	0.00	Common	0.38	Acreage	\$19,000.00

Legal

LN	Legal Description
1	25-1N-26E .38
2	PT LOT 1 RECD O/R 21497-1272

Buildings

No data found for this section

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$19,000.00	\$0.00	\$19,000.00	\$0.00	\$215.02	\$206.37
Public Schools: By State Law	\$19,000.00	\$0.00	\$19,000.00	\$0.00	\$58.81	\$56.90
By Local Board	\$19,000.00	\$0.00	\$19,000.00	\$0.00	\$42.71	\$40.77
School Board Voted	\$19,000.00	\$0.00	\$19,000.00	\$0.00	\$19.00	\$19.00
FL Inland Navigation Dist.	\$19,000.00	\$0.00	\$19,000.00	\$0.00	\$0.55	\$0.51
Water Mgmt Dist. SJRWMD	\$19,000.00	\$0.00	\$19,000.00	\$0.00	\$3.41	\$3.24
			Totals	\$0.00	\$339.50	\$326.79

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$0.00	\$0.00	\$0.00	\$0.00
Current Year	\$19,000.00	\$19,000.00	\$0.00	\$19,000.00

2025 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

No information available

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Individual**

Glenda Estrada
Owner (Affiant) Name
0 West Duval Place, Jacksonville FL 32218
Address(es) for Subject Property
019361-0220
Real Estate Parcel Number(s) for Subject Property
Holofernes Estrada
Appointed or Authorized Agent(s)
Road Frontage Waiver
Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Glenda M. Estrada,
who being by me first duly sworn, under oath, deposes and states as follows:

1. I am the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above noted request(s)/application(s) being made to the City of Jacksonville.
2. I have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on my behalf in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as my agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property as identified above and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent me, I attest that the application(s) is/are made in good faith.
3. I acknowledge that any change in ownership of the Subject Property and/or the designated agent(s) that occurs prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. I further acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Glenda Estrada
Signature of Affiant

Glenda Estrada
Printed/Typed Name of Affiant

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 19th, day of August, 2025, by Glenda M. Estrada, who is ☐ personally known to me or ☒ has produced identification and who took an oath.

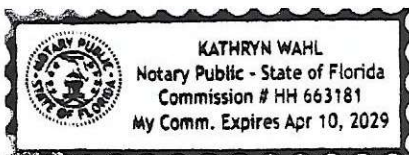
Type of identification produced FL Driver's License #: E236-293-65-7550 DOE: 07/15/2020

Kathryn Wahl
Notary Public Signature

[NOTARY SEAL]

Kathryn Wahl
Printed/Typed Name – Notary Public

My commission expires: April 10th 2029

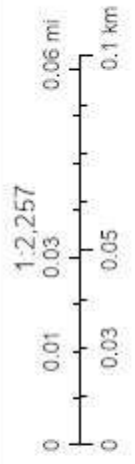


NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
019657 0000	AIRPORT EAST PROPERTY LLC		15 WOODS GROVE RD			WESTPORT	CT	06880
106610 0100	BEEMER & ASSOCIATES V LTD		7880 GATE PKWY STE 300			JACKSONVILLE	FL	32256
019363 0000	BIT & SPUR SADDLE CLUB		PO BOX 26252			JACKSONVILLE	FL	32226-6252
106609 0030	BRC FLORIDA HOLDINGS LLC		14476 DUVAL PL W SUITE 701			JACKSONVILLE	FL	32218
019361 0015	CHUN RAMIREZ GERSON UZIEL		14463 DUVAL PL W			JACKSONVILLE	FL	32218
019657 0200	CI JACKSONVILLE LLC		10626 GENERAL AVE			JACKSONVILLE	FL	32220
019657 0100	CI JACKSONVILLE LLC		10626 GENERAL AVE			JACKSONVILLE	FL	32220
019361 0020	DONALDSON RITA B		10446 DEXTER DR W			JACKSONVILLE	FL	32218-5035
019361 0220	ESTRADA GLENDA		12554 SUGARBERRY WAY			JACKSONVILLE	FL	32226-5024
019361 0100	GRACE BAPTIST CHURCH		13290 RANCH RD			JACKSONVILLE	FL	32218-2450
019361 0040	HIGGINBOTHAM JOHN H		14471 DUVAL PL W			JACKSONVILLE	FL	32218-2421
019361 0005	IRWIN HOPE		7983 NW 14TH PL			MIAMI	FL	33147
106478 0120	JAX NORTH APARTMENTS OWNER LLC		1555 PALM BEACH LAKES BLVD SUITE 840			WEST PALM BEACH	FL	33401
019361 0240	KP PRIME INVESTMENTS LLC		3907 E 19TH ST			CASPER	WY	82609-3676
019361 0170	MCFATTER CHRISTOPHER L		14461 DUVAL PL W			JACKSONVILLE	FL	32218
019361 0120	MEYER BARBARA S		14444 DUVAL RD			JACKSONVILLE	FL	32218-2477
019361 0150	MEYER FRANK H SR TRUST ET AL		14444 DUVAL RD			JACKSONVILLE	FL	32218-2477
	COUNCILMAN R GAFFNEY	TOMMY RUFFIN	12669 SAMPSON RD			JACKSONVILLE	FL	32218
	BRC FLORIDA HOLDINGS, LLC	HIRON H. PECK	12087 DUNN CREEK RD.			JACKSONVILLE	FL	32218
	NORTH	JAMIE LACY	352 RIO RD			JACKSONVILLE	FL	32218
	THE EDEN GROUP INC.	DICK BERRY				JACKSONVILLE	FL	32218

Land Development Review



On September 15, 2025
File 15141438_T-2025-6470

Jim Overton
Duval County

County, City Of Jacksonville
Jim Overton, Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

Date Time: 09/16/2025 09:38AM

Drawer: P06

Clerk: JMB

Transaction: 7808037

General Collection Receipt

Item Paid
CR Processing: \$1,280.00

CR790407

Glenda Estrada

12554 Sugarberry Way,
Jacksonville, FL 32226

Total: \$1,280.00

Receipt: 272-26-00757580

Total Tendered: \$1,280.00

Check: \$1,280.00

Chk#224

Balance: \$0.00

Paid By: THOMAS E. ESTRADA

Date: 9/15/2025

Email: PJamieson@coj.net

a Estrada

54 Sugarberry Way, Jacksonville, FL 32226

Waiver of Road Frontage App (Z-6470), 0 Duval Place West

Activity	Interfund	Future	Debit Amount	Credit Amount
000000	00000	0000000	1280.00	0.00
000000	00000	0000000	0.00	1280.00

Total Due: \$1,280.00

Jim Overton, Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR790407
REZONING/VARIANCE/EXCEPTION

Date: 9/15/2025

Name: Glenda Estrada

Address: 12554 Sugarberry Way, Jacksonville, FL 32226

Description: Waiver of Road Frontage App (Z-6470), 0 Duval Place West

Total Due: \$1,280.00

On File

Page 15 of 15