

Application For Waiver of Road Frontage

Planning and Development Department Info

Application # WRF-25-08 **Staff Sign-Off/Date** KPC / 06/11/2025
Filing Date N/A **Number of Signs to Post** 1
Current Land Use Category LDR
Waiver Sought
Reduce Required Minimum Road Frontage from 80 feet to 41 feet.
Applicable Section of Ordinance Code 656.407
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association N/A
Overlay MANDARIN HEIGHT OVERLAY

Application Info

Tracking # 6290 **Application Status** SUFFICIENT
Date Started 05/16/2025 **Date Submitted** 05/17/2025

General Information On Applicant

Last Name WELLINGTON **First Name** REGINA **Middle Name** I
Company Name
Mailing Address
 12524 JODA LANE EAST
City JACKSONVILLE **State** FL **Zip Code** 32258
Phone 9042353056 **Fax** 904 **Email** GINAINEZ12@YAHOO.COM

General Information On Owner(s)

Last Name WELLINGTON **First Name** REGINA **Middle Name** I
Company/Trust Name
Mailing Address
 12524 JODA LANE EAST
City JACKSONVILLE **State** FL **Zip Code** 32258
Phone 9042353056 **Fax** 904 **Email** GINAINEZ12@YAHOO.COM

Property Information

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

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	158243 0017	6	3	RR-ACRE

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

Total Land Area (Nearest 1/100th of an Acre) 1.00

Current Property Use

VACANT LAND

Waiver Sought

Reduce Required Minimum Road Frontage from 80 feet to 41 feet.

In Whose Name Will The Exception Be Granted

REGINA I WELLINGTON

Location Of Property

General Location

MANDARIN

House #

0

Street Name, Type and Direction

JODA LN E

Zip Code

32258

Between Streets

JODA LANE NORTH

and JODA LANE SOUTH

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.

TO INCREASE THE FRONTAGE TO 80 FT FROM EXISTING 42 FT WOULD BE IMPRACTICAL BECAUSE THE PROPERTY ON EITHER SIDE IS OWNED BY SOMEONE

On File

Page 2 of 12

ELSE. THE LAYOUT OF THE PROPERTY IS MORE OF A "FLAG" LONG ENTRYWAY WITH MORE DEPTH AT THE REAR OF THE PROPERTY.

(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).

THIS REQUEST IS BASED SOLELY ON MY DESIRE TO BUILD A HOME.

(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.

THIS WAIVER IN NO WAY WILL DIMINISH PROPERTY VALUES OR ALTER THE ESSENTIAL CHARACTER OF THE AREA SURROUNDING THE SITE.

(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.

MY PROPERTY IS CONNECTED TO A PUBLIC STREET, JODA LANE EAST.

(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.

MY PROPERTY WILL NOT HAVE A DETRIMENTAL EFFECT ON THE FUTURE DEVELOPMENT OF THE PROPERTY NEXT TO ME ON EITHER SIDE AS THE LAND I PURCHASED HAS BEEN THERE FOR OVER 40 YEARS.

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	
33 Notifications @ \$7.00/each:	\$231.00
3) Total Application Cost:	\$1,392.00

*** 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.**

Prepared by and return to:

Bryan C. Goode, III

Attorney at Law

Bryan C. Goode III, P.A.

320 1st Street North Suite 613

Jacksonville Beach, FL 32250

904-247-1755

File Number: 24-1206

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **21st** day of **January, 2025** between **Brian B. Long, Claude Thomas Orr, Individually and as Trustee(s) of the The Orr Joint Revocable Living Trust dated September 6, 2018** whose post office address is **12555 Joda Lane E., Jacksonville, FL 32258**, grantor, and **Regina Wellington, a single woman** whose post office address is **12524 Joda Lane E., Jacksonville, FL 32254**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Duval County, Florida** to-wit:

A PART OF GOVERNMENT LOT 3, SECTION 22, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 89° 55'40" WEST, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 355.08 FEET TO THE CENTERLINE OF JODA LANE EAST, ALSO BEING THE CENTERLINE OF A 60 FOOT NON-EXCLUSIVE PERPETUAL INGRESS AND EGRESS EASEMENT; THENCE NORTH 17°5 1'20" WEST, ALONG LAST SAID LINE, A DISTANCE OF 42.01 FEET; THENCE NORTH 89° 55'40" EAST A DISTANCE OF 233.50 FEET; THENCE NORTH 00° 48'00" EAST, A DISTANCE OF 226.76 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3084, PAGE 107, THENCE NORTH 89°2 9'30" EAST, ALONG LAST SAID LINE, A DISTANCE OF 135.04 FEET TO THE WESTERLY LINE OF DEL RIO UNIT NO. 1; THENCE SOUTH 00° 48' 00" WEST, ALONG LAST SAID LINE, A DISTANCE OF 267.79 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 158243-0010

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**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Susan Abrams
Witness Name: **SUSAN ABRAMS**
Witness Address :

320 1st Street North, Suite 613
Jacksonville Beach, FL 32250

Dianna Smith
Witness Name: **Dianna Smith** ;
Witness Address :

320 1st Street North, Suite 613
Jacksonville Beach, FL 32250

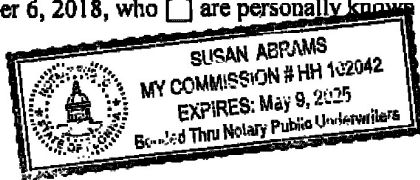
Brian B. Long
Brian B. Long, Trustee

Claude Thomas Orr
Claude Thomas Orr, Trustee

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of January, 2025 by Brian B. Long, Claude Thomas Orr as Trustee(s) of the The Orr Joint Revocable Living Trust dated September 6, 2018, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Susan Abrams
Notary Public, State of Florida
Printed Name: Susan Abrams
My Commission Expires: _____



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

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Individual

Regina Wellington

Owner (Affiant) Name

0 Joda Lane East

Address(es) for Subject Property

158243 0017

Real Estate Parcel Number(s) for Subject Property

Brenda Ferrier

Appointed or Authorized Agent(s)

Zoning Application / Waiver of Road Frontage

Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF DUVAL


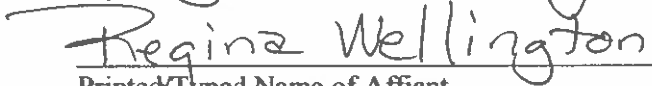
BEFORE ME, the undersigned authority, this day personally appeared Regina Wellington
who being by me first duly sworn, under oath, deposes and states as follows:

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.


Signature of Affiant

Printed/Typed Name of Affiant

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th, day of JUNE, 2025, by REGINA WELLINGTON, who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced DRIVERS LIC.

[NOTARY SEAL]



MATTHEW KELLER
Notary Public
State of Florida
Comm# HH672738
Expires 5/5/2029


Notary Public Signature

MATTHEW KELLER
Printed/Typed Name – Notary Public

My commission expires: 05/05/2029

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

MAP SHOWING BOUNDARY SURVEY OF

(SURVEYORS DESCRIPTION)

A PART OF GOVERNMENT LOT 3, SECTION 22, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3, THENCE SOUTH 89°55'40" WEST, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 355.08 FEET TO THE CENTERLINE OF JODA LANE EAST, ALSO BEING THE CENTERLINE OF A 60 FOOT NON-EXCLUSIVE PERPETUAL INGRESS AND EGRESS EASEMENT; THENCE NORTH 17°51'20" WEST, ALONG SAID LAST LINE, A DISTANCE OF 42.01 FEET; THENCE NORTH 89°55'40" EAST, A DISTANCE OF 233.50 FEET; THENCE NORTH 00°48'00" EAST, A DISTANCE OF 226.76 FEET; THENCE SOUTH 89°29'30" WEST, ALONG SAID LAST LINE, A DISTANCE OF 135.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,153.47 SQUARE FEET OR 1.04 ACRES

CERTIFIED TO: REGINA WELLINGTON / OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY / BRYAN C. GOODE III, P.A.

A PART OF GOVERNMENT LOT 3

OFFICIAL RECORDS BOOK 3084, PAGE 107

(BEARING BASE)

N89°29'30"E

N89°29'30"E 135.04'

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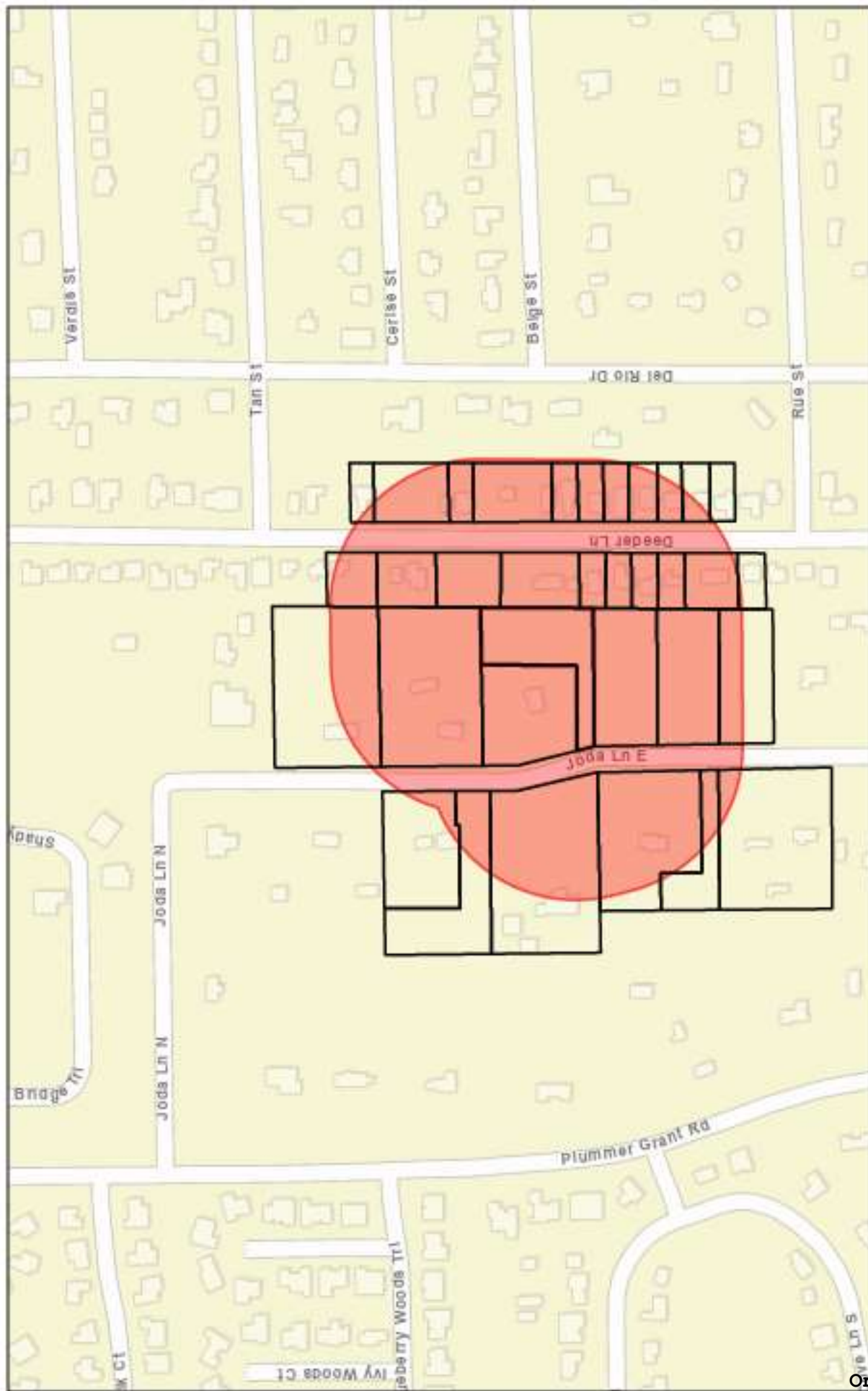
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Land Development Review



1:4,514
0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km
Esri, Community Maps, Contributor, City of Jacksonville, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph

On June 11, 2025
File 1114238_T-2025-6290

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
158243 0160	ABAD JASON PASQUAL		12632 JODA LN E			JACKSONVILLE FL	FL	32258
157363 0000	ALOHOMORA LLC		4440 MERRIMAC AVE			JACKSONVILLE FL	FL	32210-1815
157360 0000	ALTO ASSET COMPANY 5 LLC		5001 PLAZA ON THE LAKE STE 200			AUSTIN TX	TX	78746
157352 0100	AUSTIN GRACE		12545 DEEDER LN			JACKSONVILLE FL	FL	32258-2158
157297 0000	BARRETT SHAUN F		12616 DEEDER LN			JACKSONVILLE FL	FL	32258-2157
157292 0000	CHAFFIN RONALD T		12554 DEEDER LN			JACKSONVILLE FL	FL	32258-2159
157289 0010	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE FL	FL	32202
157361 0000	CORBIN ABIGAIL		12597 DEEDER LN			JACKSONVILLE FL	FL	32258-2158
157356 0010	DAVENPORT ERIC J		12557 DEEDER LN			JACKSONVILLE FL	FL	32258-2158
157362 0000	DURST LESLEY S ET AL		12609 DEEDER LN			JACKSONVILLE FL	FL	32258-2156
157358 0000	DUZICK COREY		12575 DEEDER LN			JACKSONVILLE FL	FL	32258
158243 0180	DYBALSKI EDWARD A		2313 BISHOP ESTATES RD			JACKSONVILLE FL	FL	32259
158243 0115	FERRIER BRENDA LOUISE LIFE ESTATE		12524 JODA LN E			JACKSONVILLE FL	FL	32258
158243 0060	GERLINGER FABIANVY M		12556 JODA LN E			JACKSONVILLE FL	FL	32258-1325
158243 0200	HANCOCK TERRY DAVID		12614 E JODA LN			JACKSONVILLE FL	FL	32258
157296 0000	MAHLER LEROY JR		12580 DEEDER LN			JACKSONVILLE FL	FL	32258-2159
157285 0000	MARIN FIELD STEPHANIE J		12550 DEEDER LN			JACKSONVILLE FL	FL	32258
158243 0210	MARROQUIN HUGO		12555 DEL RIO DR			JACKSONVILLE FL	FL	32258-2263
157354 0000	MCSELFRESH SHERRI		12549 DEEDER LN			JACKSONVILLE FL	FL	32258
157293 0000	MEARA LUKE		12558 DEEDER LN			JACKSONVILLE FL	FL	32258
158243 0012	ORR JOINT REVOCABLE LIVING TRUST		12555 JODA LN E			JACKSONVILLE FL	FL	32258-1347
157351 0000	POWELL TESSIE GONZALES		12507 DEEDER LN			JACKSONVILLE FL	FL	32258-2158
158243 0040	REDMAN TRACY L		12469 JODA LN E			JACKSONVILLE FL	FL	32258
157299 0000	RILEY TAYLOR J		12620 DEEDER LN			JACKSONVILLE FL	FL	32258
158243 0175	RMQJAX HOLDINGS LLC		12443 JODA LN E			JACKSONVILLE FL	FL	32258
157359 0000	ROBBINS CHARLENE M		12581 DEEDER LN			JACKSONVILLE FL	FL	32258-2158
158243 0165	ROMAN CHRISTOPHER FLANNER		12615 JODA LANE E			JACKSONVILLE FL	FL	32258
158243 0020	SMITH MINNIE R		12519 JODA LN E			JACKSONVILLE FL	FL	32258-1347
	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR			JACKSONVILLE FL	FL	32217
157287 0000	STEVENSON CHARLES E III		12540 DEEDER LN			JACKSONVILLE FL	FL	32258
157357 0000	VIDLER GEORGE E		12559 DEEDER LN			JACKSONVILLE FL	FL	32258-2158
158243 0125	WELLINGTON EUGENE JR LIFE ESTATE ET AL		12518 JODA LANE EAST			JACKSONVILLE FL	FL	32258
158243 0017	WELLINGTON REGINA		12524 JODA LANE E			JACKSONVILLE FL	FL	32254
157294 0000	WICK SAMUEL		12560 DEEDER LN			JACKSONVILLE FL	FL	32258
157295 0000	WILSON STEPHEN KYLE		12570 DEEDER LN			JACKSONVILLE FL	FL	32258

Total: 33

~~Jim Overton~~
Duval County

Date/Time: 06/11/2025 12:21PM
Drawer: P04
Clerk: NH
Transaction: 7513925

City, City Of Jacksonville
Overton, Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

Collection Receipt

A
U
R

From: CR Processing
Paid: \$1,392.00

CR777549

Regina Wellington

12524 Joda Lane East,

Jacksonville, FL 32258

Total:

\$1,392.00

Receipt: 460-26-00481768

Date: 6/11/2025
Email: KaysieC@coj.net

gton

Lane East, Jacksonville, FL 32258

ion for Waiver of Road Frontage (Z-6290) - 0 Joda Lane East

Total Entered: \$1,392.00
Check: \$1,392.00
Chk#103
Balance: \$0.00

Paid By: Regina Wellington

Interfund	Future	Debit Amount	Credit Amount
00000	0000000	1392.00	0.00
00000	0000000	0.00	1392.00

Total Due: \$1,392.00

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

Account No: CR777549
REZONING/VARIANCE/EXCEPTION

Date: 6/11/2025

Name: Regina Wellington
Address: 12524 Joda Lane East, Jacksonville, FL 32258
Description: Application for Waiver of Road Frontage (Z-6290) - 0 Joda Lane East

Total Due: \$1,392.00