

Date Submitted: 11-28
Date Filed:

Application Number: WRF-23-28
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: RR	
Council District: 2	Planning District: 6	
Previous Zoning Applications Filed (provide application numbers): NA		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): NA		
Neighborhood Associations: MEM DAIRY, THE EDEN GROUP,		
Overlay: NA		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1,231.00	Zoning Asst. Initials: [Signature]

PROPERTY INFORMATION	
1. Complete Property Address: 0 Yellow Bluff Road	2. Real Estate Number: 106166-0420
3. Land Area (Acres): NA 2.52	4. Date Lot was Recorded: 06/27/2022
5. Property Located Between Streets: Yellow Bluff between Mahou and Lake Rd.	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 90 80 feet to 0 feet.	
8. In whose name will the Waiver be granted? Melissa J. Farrar	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Melissa J. Farrar	10. E-mail: mfarrar4@icloud.com
11. Address (including city, state, zip): 627 Delaware Ave Virginia Beach, VA 23451	12. Preferred Telephone: 757-617-4592

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Robert Creech	14. E-mail: dixiecreech2@gmail.com
15. Address (including city, state, zip): 14971 Yellow Bluff Road Jacksonville, FL 32226	16. Preferred Telephone: 904-699-7736

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

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.

This application for waiver of road frontage is to allow for the building of a residential house at 0 Yellow Bluff Road. RE# 106166-0420 This property is immediately adjacent to 14971 Yellow Bluff Road where there is already a residence which has existed since approximately 2016. This adjacent property is owned by Robert and/or Dixie Creech, from whom the proposed property was purchased. They are aware and are in agreement with the building of a residence on the property that they sold to me. Mr. Creech also required a waiver of road frontage prior to building his residence.

The purpose of this waiver is not due to economic difficulties, but rather practical difficulties in carrying out the strict letter of the regulation. It is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654. The proposed waiver will not substantially diminish property values, in fact, the building of a 3000+ square foot home on the proposed property will increase adjacent property values. This waiver will not substantially interfere with or injure the rights of other whose property would be affected by this waiver. There is a valid and effective easment for adequate vehicular access connected to Yellow Bluff road, which is a city street, maintained by the city. 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 respectfully request the approval of my application for a waiver of the road frontage requirement.

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: _____

Signature: _____

Applicant or Agent (if different than owner)

Print name: Robert J. Creech

Signature: Robert J. Creech

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

Owner(s)

Print name: Melissa J. Farrar

Signature: Melissa Farrar, RPA
Melissa J. Farrar

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: 11/7/23

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: 0 Yellow Bluff Road RE#(s): 106166-0420

To Whom it May Concern:

I, Amanda Bayne - Notary Public hereby certify that Melissa J. Farrar is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Road Frontage submitted to the Jacksonville Planning and Development Department.

By 

Print Name: Melissa J. Farrar

**STATE OF FLORIDA
COUNTY OF VOLUSIA**

Sworn to and subscribed and acknowledged before me by means of [] physical presence or [] online notarization, this 7 day of November 2023, by Melissa J. Farrar, as owner, of _____, a _____ corporation, who is personally known to me or who has produced Virginia Driver's License as identification and who took an oath.



(Signature of NOTARY PUBLIC)

Amanda Bayne

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 9/2/2027



Agent Authorization – Individual

Date: 11/7/23

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 Yellow Bluff Road

RE#(s): 106166-0420

To Whom it May Concern:

You are hereby advised that Melissa J Farrar,
as owner of 106166-0420, hereby certify
that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby
authorizes and empowers Robert J. Creech to act as agent to file application(s)
for Waiver of Road Frontage Permit 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: 

Print Name: Melissa J. Farrar

**STATE OF FLORIDA
COUNTY OF VOLUSIA**

Sworn to and subscribed and acknowledged before me by means of physical presence or online
notarization, this 7 day of November 2023, by
Melissa J. Farrar, who is personally known to me or who has produced
Virginia Driver's License as identification and who took an oath.



(Signature of NOTARY PUBLIC)

Amanda Bayne

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 9/2/2027



Prepared by:
Amanda Rauch
Bernard & Schemer, P.A.
480 Busch Drive
Jacksonville, Florida 32218

File Number: 22-1244

General Warranty Deed

Made this May 6, 2022 A.D. By **Robert J. Creech**, conveying non homestead real property, whose address is:
14971 Yellow Bluff Rd, Jax, FL 32226, hereinafter called the grantor, to **Melissa J. Farrar**,
whose post office address is: 627 Delaware Ave, Virginia Beach, VA, hereinafter called the grantee:
23451

(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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF

Parcel ID Number: 106166-0420

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, 2021.

Prepared by:
Amanda Rauch
Bernard & Schemer, P.A.
480 Busch Drive
Jacksonville, Florida 32218

File Number: 22-1244

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:

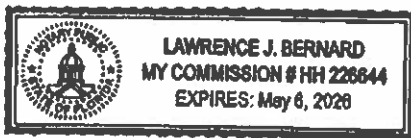
Dixie Creech
Witness Printed Name Dixie Creech

Lawrence J. Bernard
Witness Printed Name Lawrence J. Bernard

Robert J. Creech (Seal)
Robert J. Creech

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of May, 2022, by Robert J. Creech, who is/are personally known to me or who has produced _____ as identification.



Lawrence J. Bernard
Notary Public
Print Name: Lawrence J. Bernard
My Commission Expires: _____

Exhibit "A"

A Part of Government Lot 1, Section 14, Township 1 North, Range 27 East, Duval County, Florida, being a portion of those lands as described in Official Records Book 7425, Page 725 of the current public records of Duval County, Florida and being more particularly described as follows:

Commence at the intersection of the Northeasterly right of way of Yellow Bluff Road (A 60 foot right ofway as now established) with the South line of the Northeast 1/4 of the Northeast 1/4 of Section 15 Township 1, North, Range 27 East, thence North 88° 21' 06" East, along the South line of said Northeast 1/4 if the Northeast 1/4 of Section 15, 1,295.37 feet to the west line of said Section 14; thence North 89°48' 38" East, along the South line of the North 1/2 of said Government Lot 1, Section 14, 89.50 feet;thence North 00° 17' 15" West, a distance of 1,057.50 feet; thence North 89° 42' 45" East, 500.00 feet to the Southeast corner of the lands described in Official Records Book 7428, page 725 of the current public records of Duval County, Florida and the Point of Beginning;

From the Point of Beginning thence North 00° 17' 15" West, a distance of 260.00 feet; thence North 89°42' 45" East, a distance of 250.00 feet, more or less to the waters edge of Samples Creek, having an elevation 1.88 feet (NAVD88); thence along said elevation at the waters edge of Samples Creek, meander Southeasterly 340 feet more or less to an iron rod and cap (closing line of South 49°06'17" East at a distance of 294.94 feet) lying South 89° 42' 45" West, a distance of 182.35 feet; Thence South 74° 22'10" West, a distance of 248.65 feet; thence South 89° 42' 45" West, a distance of 30.00 feet to the Point of Beginning. Said Parcel having a closing line of South 49° 06' 17" with a distance of 294.94 feet.

Together with that certain easement described as follows:

COMMENCE at the Southwest Corner of the lands described in Official Records Book 19645 Page 812 of the Current Public Records of Duval County, Florida, thence North 00°17'15" West a distance of 122.50 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING, Thence continue North 00°17'15" West, a distance of 15.00 feet; thence North 89°42'45" East, a distance of 485.00 feet; thence North 00°17'15" West, a distance of 107.50 feet; thence North 89°42'45" East, a distance of 45.00 feet; thence South 00°17'15" East, a distance of 122.50 feet; thence South 89°42'45" West, a distance of 530.00 feet to the POINT OF BEGINNING.

Containing 12792.6± Square Feet, or 0.29± Acres, More or less.

FARRAR MELISSA J 
 627 DELAWARE AVE
 VIRGINIA BEACH, VA 23451

Primary Site Address
 0 YELLOW BLUFF RD
 Jacksonville FL 32226

Official Record Book/Page
 20336-01960

Title #
 7211

0 YELLOW BLUFF RD

Property Detail

RE #	106166-0420
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	109960

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$150,000.00	\$150,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$150,000.00	\$150,000.00
Assessed Value	\$150,000.00	\$150,000.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$150,000.00	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
20336-01960	5/6/2022	\$200,000.00	WD - Warranty Deed	Qualified	Vacant
17489-01410	3/3/2016	\$5,000.00	WD - Warranty Deed	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	0173	RES MARSH RURAL 2 OR LESS UNITS PER AC	RR-Acre	260.00	420.00	Common	2.50	Acreage	\$150,000.00

Legal

LN	Legal Description
1	14-1N-27E 2.5
2	PT GOVT LOT 1 RECD O/R 20336-1960

Buildings 

No data found for this section

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$150,000.00	\$0.00	\$150,000.00	\$707.31	\$1,697.54	\$1,551.83
Public Schools: By State Law	\$150,000.00	\$0.00	\$150,000.00	\$202.25	\$477.45	\$440.13
By Local Board	\$150,000.00	\$0.00	\$150,000.00	\$140.50	\$337.20	\$305.76
FL Inland Navigation Dist.	\$150,000.00	\$0.00	\$150,000.00	\$2.00	\$4.32	\$4.32
Water Mgmt Dist. SJRWMD	\$150,000.00	\$0.00	\$150,000.00	\$12.34	\$26.90	\$26.90
School Board Voted	\$150,000.00	\$0.00	\$150,000.00	\$0.00	\$150.00	\$0.00
			Totals	\$1,064.40	\$2,693.41	\$2,328.94

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$62,500.00	\$62,500.00	\$0.00	\$62,500.00
Current Year	\$150,000.00	\$150,000.00	\$0.00	\$150,000.00

2023 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.

2023

2022

2021

2020

[2019](#)

[2018](#)

[2017](#)

- 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](#)

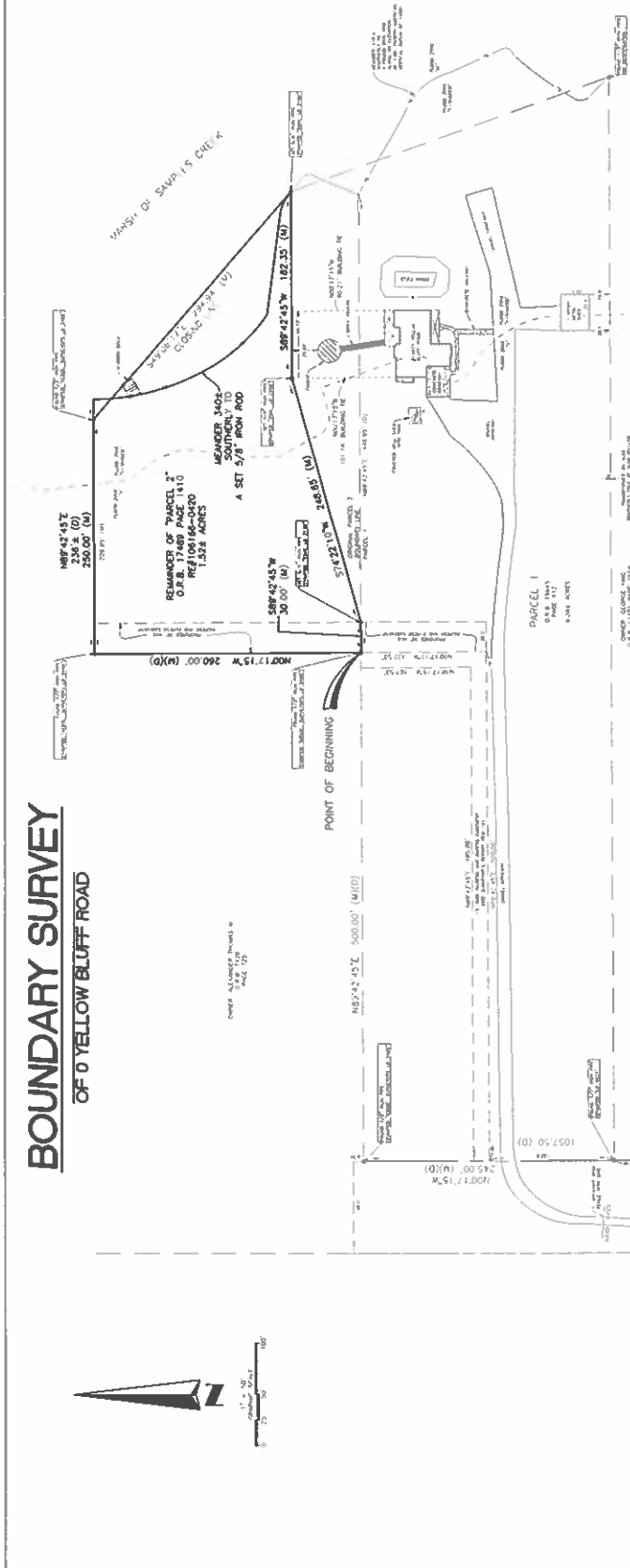
ROBERT CREECH

BOUNDARY SURVEY
YELLOW BLUFF ROAD
MCHENNA, FL 32828

SHEET NO. 01
DATE: 12-17-2021

PROPERTY OWNER: SSMC SOUTH EASTERN SURVEYING AND MAPPING CORPORATION
3000 S. UNIVERSITY BLVD., SUITE 100
TALLAHASSEE, FL 32310
PHONE: 904-777-0800

BOUNDARY SURVEY OF 0 YELLOW BLUFF ROAD



SECTION 15

POINT OF COMMENCEMENT
The point of commencement is located at the intersection of the 500.00' boundary and the 260.00' boundary of Parcel 1.

SECTION 14

POINT OF COMMENCEMENT
The point of commencement is located at the intersection of the 500.00' boundary and the 260.00' boundary of Parcel 1.

SECTION 13

POINT OF COMMENCEMENT
The point of commencement is located at the intersection of the 500.00' boundary and the 260.00' boundary of Parcel 1.

- LEGEND**
- - 1/4" IRON PIN
 - - 1/2" IRON PIN
 - - 3/4" IRON PIN
 - - 1" IRON PIN
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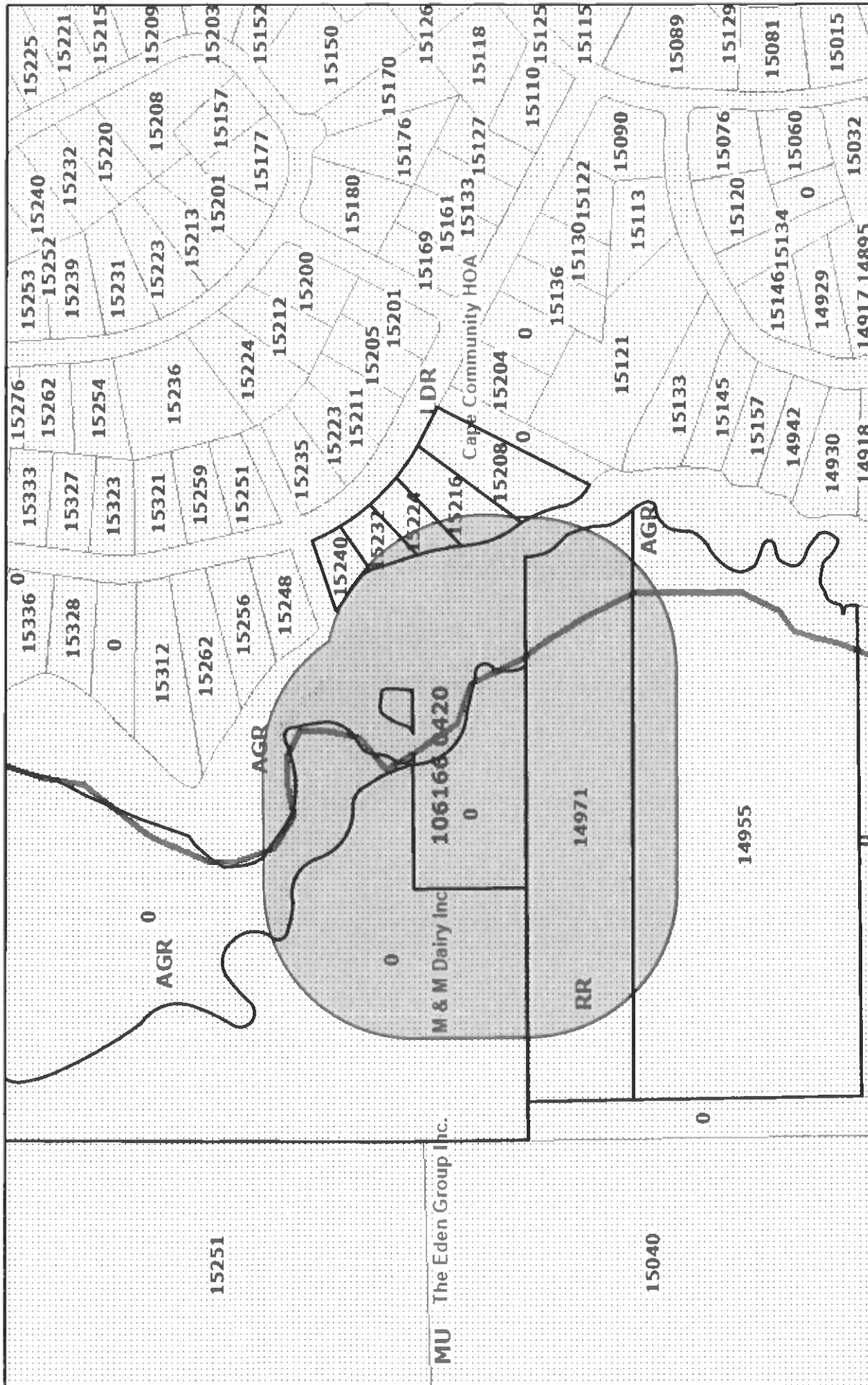
Thomas F. Ferguson
Professional Land Surveyor No. 347

SECURITY MAP
NOT TO SCALE

PROJECT LOCATION

The project location is shown on a vicinity map of Section 14, 15, and 16, Township 35N, Range 18W, and Meridian 19E. The project is located in the southeast corner of Section 15, bounded by Yellow Bluff Road to the east and the creek to the north.

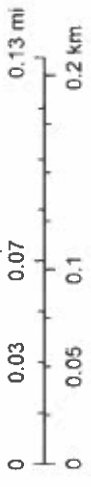
Land Development Review



November 28, 2023

- Parcels
- Land Use
- Neighborhood Associations

1:4,514



Esri, Community Maps Contributors, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph.

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_CITY	MAIL_MAIL_ZIP
108426 1008	HENNING SAMUEL G		15232 CAPE DR S	JACKSONVILLE	FL 32226-1271
108426 1002	FENDER PAUL		15208 CAPE DR S	JACKSONVILLE	FL 32226
106162 0000	NATURE CONSERVANCY INC		1035 S SEMORAN BLVD STE 2 1021B	WINTER PARK	FL 32792
106166 0410	ALEXANDER THOMAS M		4739 RAMONA BLVD	JACKSONVILLE	FL 32205-4945
108426 1010	MAYO WILLIAM E JR		15240 CAPE DR S	JACKSONVILLE	FL 32226
108426 1004	MCCLLENAGHAN LOUANNA C LIFE ESTATE		15216 CAPE DR S	JACKSONVILLE	FL 32226
108426 1006	HARDEMAN JOSEPH F JR		15224 CAPE DR S	JACKSONVILLE	FL 32226-1271
106166 0420	FARRAR MELISSA J		627 DELAWARE AVE	VIRGINIA BEACH VA	23451
106166 0300	CREECH ROBERT J		14971 YELLOW BLUFF RD	JACKSONVILLE	FL 32226
106166 0200	KING GEORGE R		14955 YELLOW BLUFF RD	JACKSONVILLE	FL 32226-1237
	NORTH	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S	JACKSONVILLE	FL 32226
	M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR	JACKSONVILLE	FL 32226
	THE EDEN GROUP INC.	DICK BERRY			
	CAPE COMMUNITY HOA	DELORES SPRUILL	15333 CAPE DR S	JACKSONVILLE	FL 32226-1273