Date Submitted: /	
3/22/2	5
Date Filed:	-
6/4/20	

Current Zoning District:

DP

Application Number:
WRF-25-06
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	Current Land Use Category: LDR		
Council District: 2	Planning District:		
Previous Zoning Applications Filed (provide applicat	tion numbers): none found		
Applicable Section of Ordinance Code: 656	. 407		
Notice of Violation(s): none foun	d		
Neighborhood Associations: Overlay: none	ha & don Graun Ina		
Overlay: none	The Court of toup the.		
LUZ Public Hearing Date:	City Council Public Hearing Date:		
Number of Signs to Post: / Amount of Fee	E: \$1357. Zoning Asst. Initials: L.P.		
PROPERTY INFORMATION			
1. Complete Property Address:	2. Real Estate Number:		
1991 Faye Rd, Jex FC 32218	110914-0000		
3. Land Area (Acres):	4. Date Lot was Recorded:		
5. Property Located Between Streets:	12/30/1899		
	6. Utility Services Provider:		
Guinn Rd.	City Water / City Sewer		
Eyster Creek Rd.	Well / Septic		
7. Waiver Sought:			
Reduce Required Minimum Road Frontage from	10 feet to 120 feet.		
8. In whose name will the Waiver be granted? Brian Michael Jo	hnson		
	1 of 5		

last update: 1/10/2017

OWNER'S INFORMATION (please attach separate sheet if more than one owner)				
Brion Michael Johnson	10. E-mail: g luckson. jax eg mail. Com			
1 11 Addrese linebulling eitz etata sint	12. Preferred Telephone:			
1991 Faye Rd Jacksonville, Fr 32218	904 545 5581			

APPLICANT'S INFORMATION (if different	from owner)	
13, Name:	14. E-mail:	
15. Address (including city, state, zip):	16. Preferred Telephone:	

CRITERIA

Section 658.3.03(I), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum. streat frontage, pursuant to Section 656.407, Ordinance Code."

Section \$50.133(d)), 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 Countil makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:

- j. There are practical or economic difficulties in carrying out the strict letter of the regulation;
- VI. The request is not based exclusively upon the desire to reduce the cost of developing the site or to chromovene the requirements of Chapter 654 (Code of Subdivision Regulations);
- 571 The gropused waiver will not substantially diminish property values in, nor alter the essential when active 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 Minute which is maintained by the City or approved private street;
- The projected waiver will not be detrimental to the public health, safety or welfare, result in 1. additional expanse, the creation of nulsances or conflict with any other applicable law.

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request water 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 applicant to adequately substantiate the need for the request and to meet the criteria set forth result in a denial.	h the
Building a new house in middle of the property. Single drive way to access both properties.	<u>.</u>
the property. Single drive way	
to access both properties.	

ATTACHMENTS					
The following attachments must accomp	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	17 or larger			
Property Ownership Affidavit (Exhi	bīt A)				
Again: 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 m	etes and bounds (Exhibit 1)			
Preci of property ownership - may	be print-out of property ap	praiser record card if individual			
owner, http://spps.coj.net/pao_pro	opertySearch/Basic/Search.a	spx, or print-out of entry from the			
Florida Department of State Divisio	n of Corporations if a corpor	ate owner,			
hstp://search.sunbiz.org/Inquiry/Co	orporationSearch/ByName.				
Proof of valid and effective easement for access to the property.					
FIUNG FEES					
*Applications filed to correct existing zo	ning violations are subject to	a double fee.			
Base Fee	Public Notices	Advertisement			
Residential Districts: \$1,161,00 \$7.00 per Addressee Billed directly to owner/agent					
Non-residential Districts: \$3,173.00					

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 reade un 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 rmy knowledge. Applicant or Agent (if different than owner) Chenantal Print numer Brisin Michael Johnson Print name: Signature: *An agent authorization letter is required if the application is made by any person other than the property owner. dwr.e. Print nazie: Signature: SUSANITIAL 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

unabsorrelle, Florida 32202

(304) 255 8300

Page 5 of 5

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

JOHNSON BRIAN MICHAEL 🭱 1991 FAYE RD JACKSONVILLE, FL 32218

Primary Site Address 1991 FAYE RD Jacksonville FL 32218Official Record Book/Page 17105-02226

Tile# 7303

1991 FAYE RB

Property Deta	
RE#	110914-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	4
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01933 DUNNS CREEK GARDENS
Total Area	148145

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 this 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.

Value Summary		1000	
Value Description	2024 Certified	2025 In Progress	
Value Method	CAMA	CAMA	
Total Building Value	\$165,583.00	\$165,168.00	
Extra Feature Value	\$0.00	\$0.00	
Land Value (Market)	\$137,547.00	\$137,547.00	
Land Value (Agris.)	\$0.00	\$0.00	
Just (Market) Value	\$303,130.00	\$302,715.00	
Assessed Value	\$113,977.00	\$117,282.00	
Cap Diff/Portability Amt	\$189,153.00 / \$0.00	\$185,433.00 / 50.00	
Exemptions	\$50,000.00	See below	
Taxable Value	\$63,977.00	See below	

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 \$117,282.00 Assessed Value - \$25,000.00 Homestead (HX) Homestead Banding 196.031(1)(b) (HS) - \$25,722.00

SIRMMD/FIND Taxable value	
Assessed Value	\$117,282.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,722.00

Taxable Value	\$92,282.00
Homestead (HX)	- \$25,000.00
Assessed Value	\$117,282.00
School Taxable Value	

\$66,560.00 **Taxable Value**

\$66,560.00 **Taxable Value**

Sales History						
Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved	
17105-02226	2/20/2015	\$100.00	WD - Warranty Deed	Unqualified	Improved	
16943-01837	9/24/2014	\$98,000.00	WD - Warranty Deed	Qualified	Improved	
16889-01382	8/25/2014	\$100.00	QC - Quit Claim	Unqualified	Improved	P
14112-00645	7/26/2007	5100.00	MS - Miscellaneous	Unqualified	Improved	1
14112-00643	7/26/2007	\$1,00.00	MS - Miscellaneous	Unqualified	Improved	- 1
13144-01605	3/14/2006	\$100,00	OC - Quit Claim	Unqualified	Improved	i
01224-00535	12/30/1899	\$100,00	- Unknown	Unqualified	Improved	1

Extra Features No data found for this section

L

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Land	1						-		
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	<u>Land</u> <u>Type</u>	Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	3.58	Acreage	\$137,547.00

Lega	
LN	Legal Description
1	18-53 46-1S-27E 3.58
2	DUNNS CREEK GARDENS S/D PT SEC 17
3	LOT 35 LYING S OF I-295

Buildings 🛅 Building 1 **Building 1 Site Address** 1991 FAYE RD Unit Jacksonville FL 37218-

			-
Element	Code	Detail	
Exterior Wall	4	4 Single Siding	
Roof Struct	3	3 Gable or Hip	

On File Page 6 of 13

Detail

Building Type	0103 - SER SPEIT-EEVEL
Year Built	1970
Building Value:	\$165,168.00

Туре	Gross Area	Heated Area	Effective Area
Unfinished Garage	560	(t	352
Finished Open Porch	308	à	25
Finished Storage	560	Ø	280
Base Area	1604	1604	1604
Unfinished Garage	560	Ć.	252

Roofing Cover	3	3 Asph/Comp Shing	
Interior Wall	4	4 Plywond panel	
Int Flooring	ò	9 Pine/Soft Wood	
Heating Fuel	4	4 Electric	
Heating Type	4	4 Forced-Ducted	
Air Cond	3	3 Central	

Code

2.000

LIGH FOR	3 irst
BAS	

Porch	308	0	92	Bedrooms	2.000
Finished Storage	560	Ø	280	B aths	2.000
Base Area	1604	1604	1604	Roams / Units	1.600
Unfinished Garage	560	()	252		
Total	3592	1604	2480	¥ 20	
2024 11 11 (. Wantan Masta	a CTOTAL Making)	

Element

Stories

2024 Notice of Proposed	d Prop	erty Taxes Notice	(TRIM Notice)				
Taxing District		Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B		\$113,977.00	\$50,000.00	\$63,977.00	\$586.46	\$724.02	\$701.19
Public Schools: By State Law		5113,977.00	\$25,000.00	\$88,977.00	\$272.65	\$275.12	\$280.19
By Local Board		\$113,977.00	\$25,000.00	\$88,977.00	\$192.56	\$200.02	\$196.94
FL Inland Navigation Dist.		\$113,977.00	\$50,000.00	\$63,977.00	\$1.75	\$1.84	\$1.70
Water Mgmt Dist. SJRWMD		\$113,977.00	\$50,000.00	\$63,977.00	\$10.88	\$11.47	\$10.79
School Board Voted		\$113,977.00	\$25,000.00	\$88,977.00	\$85.66	\$88.98	\$88.98
				Totals	\$1,249.96	\$1,301.45	\$1,279.79
Description	Ju	st Value	Assessed Value	Exen	ptions	Taxable V	alue
Lost Y	cur \$2	79,358.00	\$110,658.00	\$50,0	00.00	560,658.00	
Current Y	ear \$3	03,130.00	\$113,977.00	\$50,0	00.00	\$63,977.00	

2024 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 properly details and values at the time of Tax Roll Certification in October of the year listed.

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

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

More Information

ontact Us | Parcel Tax Record | GIS Map | Man this property on Google Maps | City Fees Record

On File Page 7 of 13



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

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT Individual

Brian Michael Johnson
Owner (Affiant) Name
1991 Faye RD Jecksonville, FL 32216
Address(es) for Subject Property
110914-0000
Real Estate Parcel Number(s) for Subject Property
Appointed or Authorized Agent(s)
Waiver of Minimum Required Road Frontage
Type of Request(s)/Application(s)
STATE OF FLORSOR
COUNTY OF ALMAL
BEFORE ME, the undersigned authority, this day personally appeared Bases Mecuaer Jours

٥ 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 Properties (5)/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 suther thank 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.
- 1 ariconwiecige 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 he submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

4. I further solutionledge 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 paralty of perjury, I hereby declare that I have examined this Affidavit and to the best of my law releage and belief, it is true, correct and complete.

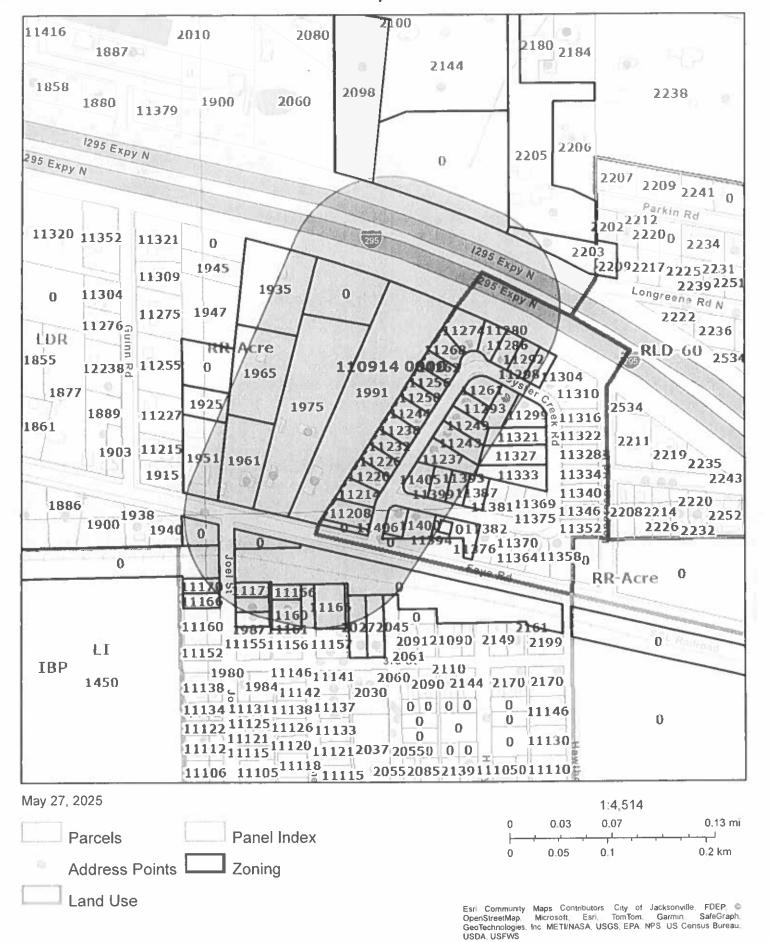
NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

Noten, Fublic State of Florida Catny M Wise Lly Commission HM 454311 Expires 2/6/2028 My commission expires: 2-6-2928

INTERSTATE 295 246-46: 197 297 298 216 297 297 297 297 297 297 297 29
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TO VARYING SITE CONDITIONS, THE LOCATION OF THE HOUSE, DRIVELIAY, SIDELIALKS, EASEMENTS, SETBACKS, EXISTING AND PROPOSED FEATURES, ETC. ARE APPROVIDED RECT TO CHANGE WITHOUT NOTICE. THIS SITE FLAN IS FOR DIAGRAPHATIC PURPOSES ONLY, AND THEREFORE THE BUILDER RESERVES THE RIGHT TO HAVE PELD HOUSEAUD ONTICE TO THE BUYER. THE EXACT LOCATION OF THE HOUSE AND OTHER HAVE RITTED SHALL BE FREID VERWED AND DRAWN ON THE RIVAL SURVEY BY THE SURVEY TO THE DIAGRAPHATIC HAUTHER OF THIS SITE FLAN THE DIAGRAP CANNOT GET HELD RESPONSED FOR TITES WHICH ARE ON OR NEAR THE LOT, BUT ARE NOT SHOUN ON THE PLAN (FOR EXAMPLE). TREES, STORM DRAWS, CABLE BOVES, ELECTRICAL, TRANSFORTERS, PHONE BOVES, ETC.)
TO THE DIAGRAPHATIC NATURE OF THIS BITE PLAN THE BUILDER CANNOT BE HELD RESPONSIBLE FOR THESS BHICH ARE ON OR NEAR THE LOT, BUT ARE NOT SHOUN ON THE PLAN (FOR SCAPFLE TREES, STORY DRANS, CASLE BOXES, ELECTRICAL TRANSPORTERS, PHONE BOXES, ETC.) THAT DOON. IS DAGES. 53 SDH

CONSTRUCTION COMPANY SUBDIVILOT: DUNNS CREEK GARDENS, LOT 39n FileNORTH MAY 21, 2025

Land Development Review



On File Page 11 of 13

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1 RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADC MAIL_CITY	MAIL_CITY	MAILS	MAIL_STA MAIL_ZIP
2 110982 0010	0 DIAL SQUARE JAX LLC		8818 GOODBYS EXECUTIVE DR		-	JACKSONVILLE	႕	32217-4605
3 110911 0000	00 WEEDEN HELEN E		C/O KATHY KEY	1947 FAYE RD		JACKSONVILLE	권	32218
4 110916 0185	IS UPWARD AMERICA SOUTHEAST PROPERTY OWNER LP		C/O DALLAS WARREN	500 E MOREHEAD ST STE 300	Ų	CHARLOTTE	NC	28202
5 110992 0000			11170 JOEL ST		7	JACKSONVILLE	7	32218
6 110916 0000	10 JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST		Т.	JACKSONVILLE	ч	32202
7 110916 0245	15 UPWARD AMERICA SOUTHEAST PROPERTY OWNER LP		C/O DALLAS WARREN	500 E MOREHEAD ST STE 300	U	CHARLOTTE	NC	28202
8 110913 0000	00 FLOWERS DAVID JET AL		1435 JAN LN		Ī	JACKSONVILLE	ಹ	32218
9 110903 0045	LYONS JAMES JACOB		2205 PARKIN RD		ſ	JACKSONVILLE	ᄰ	32218-2151
10 110912 0020	IO RUSH JOE		1965 FAYE RD		_	IACKSONVILLE	귵	32218
11 110983 0000	00 SAPP MELISSA		11171 JOEL ST			JACKSONVILLE	권	32218
12 110916 0010	.0 OYSTER CREEK PROPERTY OWNERS ASSOCIATION INC		2800 N 6TH STREET UNIT 1 305		01	ST AUGUSTINE	4	32084
13 110976 0100	00 PRIME LIFESTYLE ASSETS LLC		2153 S REMINGTON AVE		VI.	SARATOGA SPRINGS	SS UT	84045
14 110910 0000	00 KAPETANOVIC NEDIM		1961 FAYE RD		1	ACKSONVILLE	료	32218
15 110909 0010	.0 FISCHER FRANK C		1637 SIMMONS RD			FERNANDINA BEACH	H H	32034
16 110964 0000	00 PEREZ MANUEL J		2203 LONGREENE RD N			JACKSONVILLE	균	32218-2145
17 110991 0000	00 BCEL 8D LLC		7563 PHILIPS HWY STE 208			JACKSONVILLE	చ	32256
18 110904 0040	10 STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		1109 S MARION AVE MS 2009			LAKE CITY	4	32025-5874
19 110978 0000	00 ALLEN TIMOTHY D		450 OLIFF PL			KINGSLAND	GA	31548
20 110986 0000	00 BUNTING GEORGE DORRELL JR		11166 PINE ST		7.	JACKSONVILLE	근	32218-2254
21 109480 6110	10 C S X TRANSPORTATION INC		500 WATER ST STE 800			ACKSONVILLE	F	32202
22 109707 0000	MCGLOTHLIN BRYAN N		3707 OAKFIELD DR			MIDDLEBURG	근	32068
23 109707 0010	10 OWEN EDWARD		1940 FAYE RD			JACKSONVILLE	ᅺ	32218-2232
24 110912 0010	10 RAULERSON RANDOLPH S		1935 FAYE RD		_	JACKSONVILLE	근	32218-2231
25 110904 0050	60 BELL DANIEL E		2098 DAVIS RD			JACKSONVILLE	균	32218-2121
26 110976 0200	00 2045 3RD STREET TRUST		21301 STATE ROUTE 410 E UNIT 150			BONNEY LAKE	WA	98391
27 110913 0050	50 HONKANEN LAWANDA M		6700 CONNIE JEAN RD			JACKSONVILLE	ď	32222
28 110916 0125	UPWARD AMERICA SOUTHEAST PROPERTY OWNER LP		C/O DALLAS WARREN	500 E MOREHEAD ST STE 300		CHARLOTTE	NC	28202
29 110909 0000	00 MORRIS DEBRA A		1951 FAYE RD			JACKSONVILLE	۲,	32218-2265
30	NORTH	JAMIE LACY	352 RIO RD		. 7.	JACKSONVILLE	ದ	32218
31	M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR			JACKSONVILLE	교	32226
32	THE EDEN GROUP INC.	DICK BERRY					-	

XXX Notice

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On File Page 12 of 13

Duval County, City Of Jacksonville Jim Overton, Tax Collector

231 l: Forsyth Street Licksonville, FL 32202

General Collection Receipt

Account No. CR775911 User: Rule, Cynthia - PWDS

Date: 5/ Email CRuler

REZONING/VARIANCE/EXCEPTION

Name: BRIAN MICHAEL JOHNSON Address: 1991 FAYE ROAD JACKSONVILLE, FL 32218 Description: APPLICATION FOR WAIVER OF ROAD FRONTAGE

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104003	000000	00000000	00000	0000000	1357 (8)	0.00
00111	140302	342218	000000	00000000	00000	0000000	11 (16)	1357.00

Jim Overron Duyal Counts

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im Overton, Tax Collector

CARROLLINA VICTOR HOLL WEIGHT

ACCOUNT NO. CITY

REZONING/VARIANCE/EXCEPTION

Jeneral Collections Receipt of Jacksonville, Duval County

Name BRIAN MICHAEL JOHNSON Address: 1991 FAYE ROAD JACKSONVILLE, FL 32218 Description APPLICATION FOR WAIVER OF ROAD FRONTAGE

Total Due: \$1,

Date: 5/2"

Total Due: \$1,