

Date Submitted: 1-11-22  
 Date Filed: 1-26-22

Application Number: WRF-22-04  
 Public Hearing:

**Application for Waiver of Minimum Required Road Frontage**  
 City of Jacksonville, Florida  
 Planning and Development Department

COMP AD

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: LDR
Council District:	3	Planning District: 2
Previous Zoning Applications Filed (provide application numbers): N/A		
Applicable Section of Ordinance Code: 656.407/656.305		
Notice of Violation(s):	N/A	
Neighborhood Associations: WEST BEACHES COMM. ASSOC. / BRINKHAM AVE. GOLDEN GRADDES		
Overlay:	N/A	
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	Amount of Fee: 1378.00 Comp AD 966.00 \$2,344	Zoning Asst. Initials: [Signature]

PROPERTY INFORMATION	
1. Complete Property Address: Dchayne Rd. Jacksonville, FL 32246	2. Real Estate Number: 142851-0000
3. Land Area (Acres): .29	4. Date Lot was Recorded:
5. Property Located Between Streets: Verona & Malapa	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 <del>48'</del> 48' feet to <del>50'</del> 0' feet.	
8. In whose name will the Waiver be granted? Ana Plaku nevtan Kore	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: James Brinkley Judy Brinkley	10. E-mail: jwsaltwater@yahoo.com
11. Address (including city, state, zip): 9283 Saltwater Way Jacksonville, FL 32256	12. Preferred Telephone: 904.343.5959

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Ana Plaku's Neutjan Kore	14. E-mail: anaplaku@kw.com
15. Address (including city, state, zip): 8120 Summergate Ct. Jacksonville, FL 32256	16. Preferred Telephone: 904.888.5983

**CRITERIA**

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."

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;*
- 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);*
- 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;*
- 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;*
- 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.*

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.

I, Ana Plaku would like to approve the  
hood frontage from 60 to 50'.

All we are trying to do is build a Single  
Family home, within limits.

See Attached Site plans, 1600 sqft home.

Page 3 of 5

**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

**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.coi.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coi.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: James W. Bandy  
Signature: [Signature]

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

Print name: Ana Plaka  
Signature: [Signature]

**Owner(s)**

Print name: Judy I. Binkley  
Signature: [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 A**

**Property Ownership Affidavit - Individual**

Date: 01/07/2022

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 CHEYNE RD RE#(s): 166801-0000

To Whom it May Concern:

JUDY L BRINKLEY  
JAMES W BRINKLEY hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for waiver of min. postage submitted to the Jacksonville Planning and Development Department.

By JUDY L BRINKLEY  
JAMES W BRINKLEY  
Print Name: Judy L Brinkley

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 7th day of January 2021, by James and Judy Brinkley, who is personally known to me or who has produced Florida Driver's License as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

Jordver Nunez  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 12-17-24

**EXHIBIT B**

**Agent Authorization - Individual**

Date: 1-7-22

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: Ocheyne Rd. RE#(s): 166801-0000

To Whom it May Concern:

You are hereby advised that James & Judy Brinkley as owners of Ocheyne Rd., hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Anna Plakou & Elizabeth Kora to act as agent to file application(s) for waiver of minimum frontage 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: Judy Brinkley  
James W. Brinkley  
Print Name: JAMES W. BRINKLEY

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 7th day of January 2021 by James and Judy Brinkley, who is personally known to me or who has produced Florida Driver's License as identification and who took an oath.

Lordver Nunez  
(Signature of NOTARY PUBLIC)  
Lordver Nunez  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 12-17-24

**GOLDEN GLADES UNIT NO. 2**

BEING A SUBDIVISION OF THE EAST HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 28 EAST, LYING NORTH OF BEACH BOULEVARD, DUAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A CONCRETE MONUMENT SET AT THE NORTHEAST CORNER OF LOT 44, BLOCK 1, GOLDEN GLADES UNIT NO. 1, AS RECORDED IN PLAT BOOK 22 PAGE 23 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE N0°30'40"W ALONG THE EASTERY LINE OF SAID SECTION 35, A DISTANCE OF 1163 FEET TO A CONCRETE MONUMENT SET AT THE NORTHEAST CORNER OF SAID SECTION 35, THENCE S08°25'45"W ALONG THE WESTERY LINE OF SAID SECTION 35, A DISTANCE OF 8664 FEET TO A CONCRETE MONUMENT, THENCE S0°24'40"E, A DISTANCE OF 1160 FEET TO THE WATERSHED CORNER OF LOT 13, BLOCK 1 OF GOLDEN GLADES UNIT NO. 1, THENCE N89°18'20"E, A DISTANCE OF 308.16 FEET, THENCE N0°41'40"W, A DISTANCE OF 20 FEET, THENCE N0°30'40"E, A DISTANCE OF 8164 FEET, THENCE S0°41'40"E, A DISTANCE OF 20 FEET, THENCE N89°18'20"E, A DISTANCE OF 191.84 FEET TO THE POINT OF BEGINNING.



**ADOPTION AND DEDICATION**

THIS IS TO CERTIFY THAT THE NORTHWEST QUARTER BOUNDS DEVELOPMENT COMPANY, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA IS THE LAWFUL OWNER OF THE LANDS DES IN THE CAPTION HEREOF AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SIGNED AND THIS PLAT MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AND THE TRUE AND CORRECT PLAT OF SAID LANDS AND ALL ROADS AND EASEMENTS SHOWN ON SAID PLAT ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE COUNTY OF DUAL AND ITS SUCCESSORS.

IN WITNESS WHEREOF THE NORTHWEST QUARTER BOUNDS DEVELOPMENT COMPANY HAS CAUSED THESE ENTRIES TO BE SIGNED BY ITS PRESIDENT AND SECRETARY RESPECTIVELY, BY AND AUTHORITY OF ITS BOARD OF DIRECTORS, IN ITS NAME AND WITH ITS CORPORATE AFFIXED THIS 10TH DAY OF AUGUST, A.D. 1950

SIGNED AND SEALED IN THE PRESENCE OF

R. H. McManus WITNESSES  
Joseph R. Gifford

BY R. L. Crossdell PRESIDENT  
Frances Anderson SECRETARY

STATE OF FLORIDA  
COUNTY OF DUAL  
I HEREBY CERTIFY THAT ON THIS 10TH DAY OF AUGUST, A.D. 1950 PERSON APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS L. H. ANDERSON AND FRANCES ANDERSON RESIDENTLY PRESIDENT AND SECRETARY OF THE NORTHWEST QUARTER BOUNDS DEVELOPMENT COMPANY UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE TH PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND WH UNTARIALLY AS SUCH OFFICERS BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND THAT THEY AFFIXED HERETO THE OFFICIAL SEAL OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, IN THE COUNTY OF EASTERN FLORIDA, THIS 10TH DAY OF AUGUST, A.D. 1950

R. L. Crossdell  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MARCH 11, 1955



THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED AND DESCRIBED ABOVE AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED THEREON ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THAT ALL THE DUAL COUNTY ZONING RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS 10TH DAY OF AUGUST, A.D. 1950

R. L. CROSSDELL AND CO. (NOT INC)

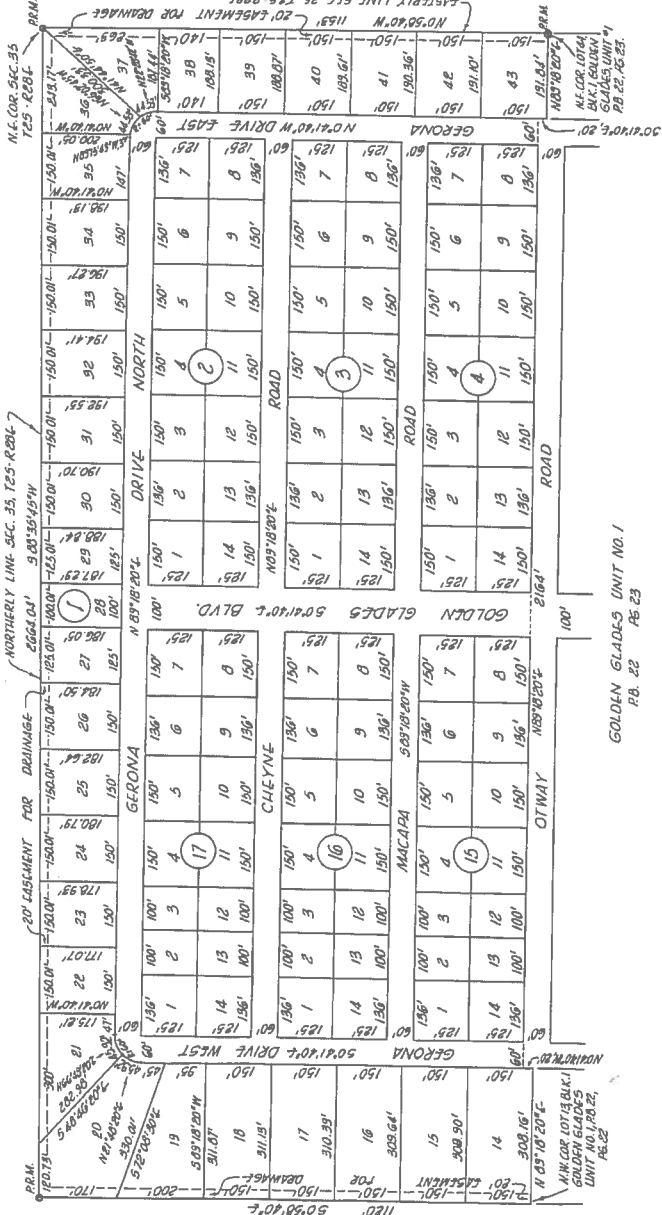
BY R. L. Crossdell  
REGISTERED SURVEYOR  
CERTIFICATE NO. 798

EXAMINED AND APPROVED THIS 15TH DAY OF AUGUST, A.D. 1950 BY THE BOARD OF COUNTY COMMISSIONERS OF DUAL COUNTY, FLORIDA

BY Richard J. Green CHAIRMAN  
W. I. Thorne EX OFFICIO CLERK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLES WITH CHAPTER NO. 10725 LAWS OF FLORIDA OF 1925 AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK NO. 22 PAGE NO. 32 OF THE PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, THIS 15TH DAY OF AUGUST, A.D. 1950.

W. I. Thorne CLERK  
Frances Anderson DEPUTY CLERK



RECORDED  
5-15-1950  
BY R. L. Crossdell  
NOTARY  
BY Frances Anderson  
ATTORNEY  
MISSION





RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDF	MAIL_CITY	MAIL_ZIP
166865 0000	HUANG GUO XU		13425 GERONA DR N		JACKSONVILLE	JACKSONVILLE	FL 32246-1230
166698 0000	WEBB EDWARD R		4600 BERKLEY LAKE RD		NORCROSS	NORCROSS	GA 30071-1641
166802 0000	SYCAMORE LLC		8670 SAN SERVERA DR W		JACKSONVILLE	JACKSONVILLE	FL 32217-4650
166697 0000	DEAN W WATERS FAMILY PARTNERSHIP LTD		15715 S DIXIE HWY SUITE #414		PALMETTO BAY	PALMETTO BAY	FL 33157
166703 0000	GAYTON TABETHA LYNN ET AL		4411 HANOVER PARK DR		JACKSONVILLE	JACKSONVILLE	FL 32224
166798 0000	BROWN THOMAS E		2901 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1245
166793 0100	GEDROIT OLGA		13545 MACAPA RD		JACKSONVILLE	JACKSONVILLE	FL 32246
166811 0500	FROHLICH CHERYL J		2947 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1245
166805 0000	MEISBERGER FAMILY TRUST		3085 NESTALL RD		JACKSONVILLE	JACKSONVILLE	CA 92651
166704 0000	BERNERI DRITAN		4640 RIDGE WALK LN		JACKSONVILLE	JACKSONVILLE	FL 32257
166797 0000	BROWN THOMAS E		2901 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1245
166796 0000	DEICHMILLER VALLE K		2985 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1245
166800 0000	MARCHETTI D		90 WINTHROP AVE		PROVIDENCE	PROVIDENCE	RI 02908-3824
166793 0000	GEDROIT GENNADIY		13545 MACAPA RD		JACKSONVILLE	JACKSONVILLE	FL 32246
166702 0000	FATHOLLAHI MINOOSH		2796 CARLENE CT		JACKSONVILLE	JACKSONVILLE	FL 32223
166696 0000	TRAN CHARLIE		4663 SHERMAN HILLS PKWY		JACKSONVILLE	JACKSONVILLE	FL 32210
166809 0000	SMITH GEORGE E ET AL		213 GREENCREST DR		PONTE VEDRA BEACH	PONTE VEDRA BEACH	FL 32082-2120
166801 0000	BRINKLEY JAMES W		9283 SALTWATER WAY		JACKSONVILLE	JACKSONVILLE	FL 32256
166808 0000	SMITH GEORGE E		213 GREENCREST DR		PONTE VEDRA	PONTE VEDRA	FL 32082-2120
166812 0000	SCHREIBER BRENDA S LIFE ESTATE		2905 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246
166792 0060	BONDARENKO PETER		13639 OTWAY RD		JACKSONVILLE	JACKSONVILLE	FL 32246
166784 0000	PATTERSON VALLE K		2985 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1245
166699 0000	ST JOHN RUGBY LLC		3997 AMERICA AVE		JACKSONVILLE BEACH	JACKSONVILLE BEACH	FL 32250
166794 0010	SEHOVIC BIDO ET AL		5631 BENEDICT RD		JACKSONVILLE	JACKSONVILLE	FL 32209-2604
166795 0000	FROHLICH CHERYL J		2947 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1245
166787 0000	BONDARENKO DMITRIY		13540 CHEYNE RD		JACKSONVILLE	JACKSONVILLE	FL 32246
166807 0000	PARR SAMUEL W & C/O DOROTHY P WRIGHT		1425 SHARONWOOD LN		JACKSONVILLE	JACKSONVILLE	FL 32221-6599
165284 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	JACKSONVILLE	FL 32202
166816 0000	DICKINSON FRANKLIN F		2918 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1246
166815 0000	SMITH WALTER E		2902 GERONA DR W		JACKSONVILLE	JACKSONVILLE	FL 32246-1246
166814 0000	SHAUGHNESSY JONATHAN		13460 GERONA DR N		JACKSONVILLE	JACKSONVILLE	FL 32246-1223
	WEST BEACHES COMMUNITY ASSOCIATION						
	BROUGHAM AVENUE GOLDEN GLADES	TRACY HALL	2983 BROUGHAM AVE		JACKSONVILLE	JACKSONVILLE	FL 32246
	GREATER ARLINGTON/B	WILL MESSER	13823 SCHOONER POINT DR		JACKSONVILLE	JACKSONVILLE	FL 32225