

Date Submitted:	7/11/22
Date Filed:	7/11/22

Application Number:	WRF-22-22
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:	RLD-90	Current Land Use Category: LDR
Council District:	5	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.305 A.II.(d)(i)(iv) 656.407		
Notice of Violation(s): none found		
Neighborhood Associations: Goodby's Creek Association, Better Bay Meadows, Inc. Villa San Jose Civic Assoc.		
Overlay: none		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post: 1	Amount of Fee: \$1385	Zoning Asst. Initials: CIR

PROPERTY INFORMATION	
1. Complete Property Address: 8695 Sanchez Road	2. Real Estate Number: 148139-0000
3. Land Area (Acres): 0.5	4. Date Lot was Recorded: 08/23/2021
5. Property Located Between Streets: Baymeadows Rd and Olde Pine LN	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 72 feet to 47 feet.	
8. In whose name will the Waiver be granted? Marie Suzette Lopez	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Marie Suzette Lopez	10. E-mail: Suzette516@gmail.com
11. Address (including city, state, zip):  8695 Sanchez Road, Jacksonville, FL 32217	12. Preferred Telephone:  904-874-1983

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

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"> <li>i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li>ii. <i>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></li> <li>iii. <i>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></li> <li>iv. <i>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></li> <li>v. <i>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></li> </ul>

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.

The waiver being sought is to allow access to utilize driveway provided to property 148139-0000 from Sanchez Rd. The driveway in question appears to have already been approved for access to 3 other properties coming off of Sanchez Rd.

**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.coj.net/pao\\_propertySearch/Basic/Search.aspx](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>.
- 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.

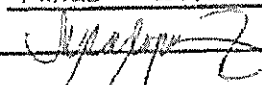
<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

**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.

<p>Owner(s) Print name: <u>MARIE SUZETTE LOPEZ</u> Signature: <u></u></p>	<p>Applicant or Agent (if different than owner) Print name: _____ Signature: _____  <i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>
<p>Owner(s) Print name: _____ Signature: _____</p>	

**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: 6/10/2022

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: 8695 Sanchez Rd. RE#(s): 148139-0000

To Whom It May Concern:

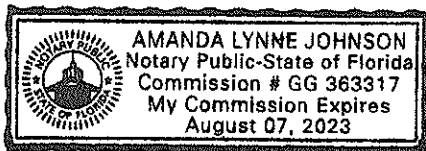
I Marie Suzette Lopez hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Waiver of Road Frontage submitted to the Jacksonville Planning and Development Department.

By   
Print Name: MARIE SUZETTE LOPEZ

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 21 day of June 2022 by Suzette Lopez, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

  
(Signature of NOTARY PUBLIC)



\_\_\_\_\_  
(Printed name of NOTARY PUBLIC)

State of Florida at Large  
My commission expires

**Prepared By:**

Gibraltar Title Services, LLC  
Attn: Tahnya Gary  
4190 Belfort Road, Suite 475  
Jacksonville, FL 32216

**Return To:**

Gibraltar Title Services, LLC  
Attn: David Ubbens  
4190 Belfort Road, Suite 475  
Jacksonville, FL 32216

Order No.: GTS-2160889

Property Appraiser's Parcel I.D. (folio) Number:  
148139-0000

**WARRANTY DEED**

THIS WARRANTY DEED dated August 10, 2021, by Darrell L. Butcher and Elizabeth Montney Butcher, husband and wife, whose post office address is 2478 Castellon Drive, Jacksonville, Florida 32217-2602 (the "Grantor"), to Marie Suzette Lopez, a married person, whose post office address is 4949 Tiger Lily Lane, Jacksonville, Florida, 32257-8196 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Duval, State of Florida, viz:

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Debbie da Silva  
Witness Signature

Debbie da Silva  
Printed Name of First Witness

[Signature]  
Witness Signature

[Signature]  
Printed Name of Second Witness

[Signature]  
Darrell L. Butcher

[Signature]  
Elizabeth Montney Butcher

**Grantor Address:**  
2478 Castellon Drive  
Jacksonville, FL 32217-2602

STATE OF FLORIDA  
COUNTY OF DUVAL

THE FOREGOING instrument was acknowledged before me by means of  physical presence or  online notarization, this 10th day of August, 2021, by Darrell L. Butcher and Elizabeth Montney Butcher, who have produced their driver's licenses as identification.

[Signature]  
Notary Public - State of Florida

\_\_\_\_\_  
Name of Notary Typed, Printed or Stamped

My Commission Expires: \_\_\_\_\_

(Notary Seal)



CARL D. LUETTICH, JR.  
Commission # HH 100358  
Expires March 6, 2025  
Bonded Thru Budget Notary Services



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Part of the Dorcas Black Donation, Section 21, Township 3 South, Range 27 East, more particularly described as follows:

Commencing at the intersection of the North line of Goodbys Creek, commonly known as Goodbys Lake, and the East right of way line of Sanchez Road; running North degree 30 minutes West along the Southeasterly right of way line of Sanchez Road 202 feet, more or less, to an iron pipe; thence North 72 degrees 30 minutes East 72 feet; thence North 59 degrees 44 minutes 40 seconds East 72 feet to a point; thence North 57 degrees 31 minutes 40 seconds East a distance of 66 feet to a point for the point of beginning; said point of beginning also being the most northerly corner of lands conveyed to Charles W. Hendershot and Lorena A. Hendershot, his wife, by deed recorded in Deed Book 1691, page 387; thence tun North 42 degrees 54 minutes West a distance of 47 feet to a point; thence run North 0 degrees 24 minutes 40 seconds West a distance of 28.84 feet to a point; thence run North 89 degrees 35 minutes 20 seconds East a distance of 188 feet to a point; thence run South 0 degrees 24 minutes 40 seconds East a distance of 6 feet; thence run North 89 degrees 35 minutes 20 seconds East a distance of 15 feet to the waters of said Goodbys Creek, commonly known as Goodby's Lake; thence run South and Southwest along the meandering of said Goodbys Creek a distance of 190 feet, more or less, to a point where the waters of Goodbys Creek are intersected by a line which runs South 44 degrees 18 minutes 20 seconds East from the point of beginning, said line being the northeasterly boundary line of lands conveyed to Charles W. Hendershot and Lorenz A. Hendershot, his wife, by deed recorded in Deed Book 1691, page 387; thence run North 44 degrees 18 minutes 20 seconds West a distance of 175.20 feet, more or less, to the point of beginning, according to a survey made by R. L. Croasdell & Co., dated August 17, 1955.

TOGETHER WITH AN EASEMENT, in common with others being a perpetual casement for ingress and egress over and upon the following described property:

That certain piece, parcel or tract of land, situate, lying and being in the County of Duval, State of Florida, known and described as a part of the Dorcas Black Donation, Section 21, Township 3 South, Range 27 East, more particularly described as follows:

Commencing at the intersection of the North line of Goodby's Creek (commonly known as Goodby's Lake) and the Easterly right of way line of Sanchez Road; thence North 1 degree 30 minutes West along the Easterly right of way line of said Sanchez Road, 361.5 feet more or less to an iron pipe for the point of beginning; thence South 1 degree 30 minutes East along the Easterly right of way line of said Sanchez Road, 20 feet; thence North 89 degrees 35 minutes 20 seconds East, 86.62 feet; thence North 0 degrees 24 minutes 20 seconds West, 12 feet; thence North 89 degrees 35 minutes 20 seconds East, 71.53 feet; thence North 0 degrees 24 minutes 40 seconds West, 4 feet; thence North 89 degrees 35 minutes 20 seconds East, 188 feet thence South 0 degrees 24 minutes 40 seconds East, 6 feet; thence North 89 degrees 35 minutes 20 seconds East, 15 feet to the waters of Goodby's Lake; thence in a Northerly direction along the waters of said Goodbys Lake following the meanderings thereof 10 feet more or less to a point which bears North 89 degrees 35 minutes 20 seconds East from the point of beginning; thence South 89 degrees 35 minutes 20 seconds West, 361.5 feet, more or less, to the point of beginning.

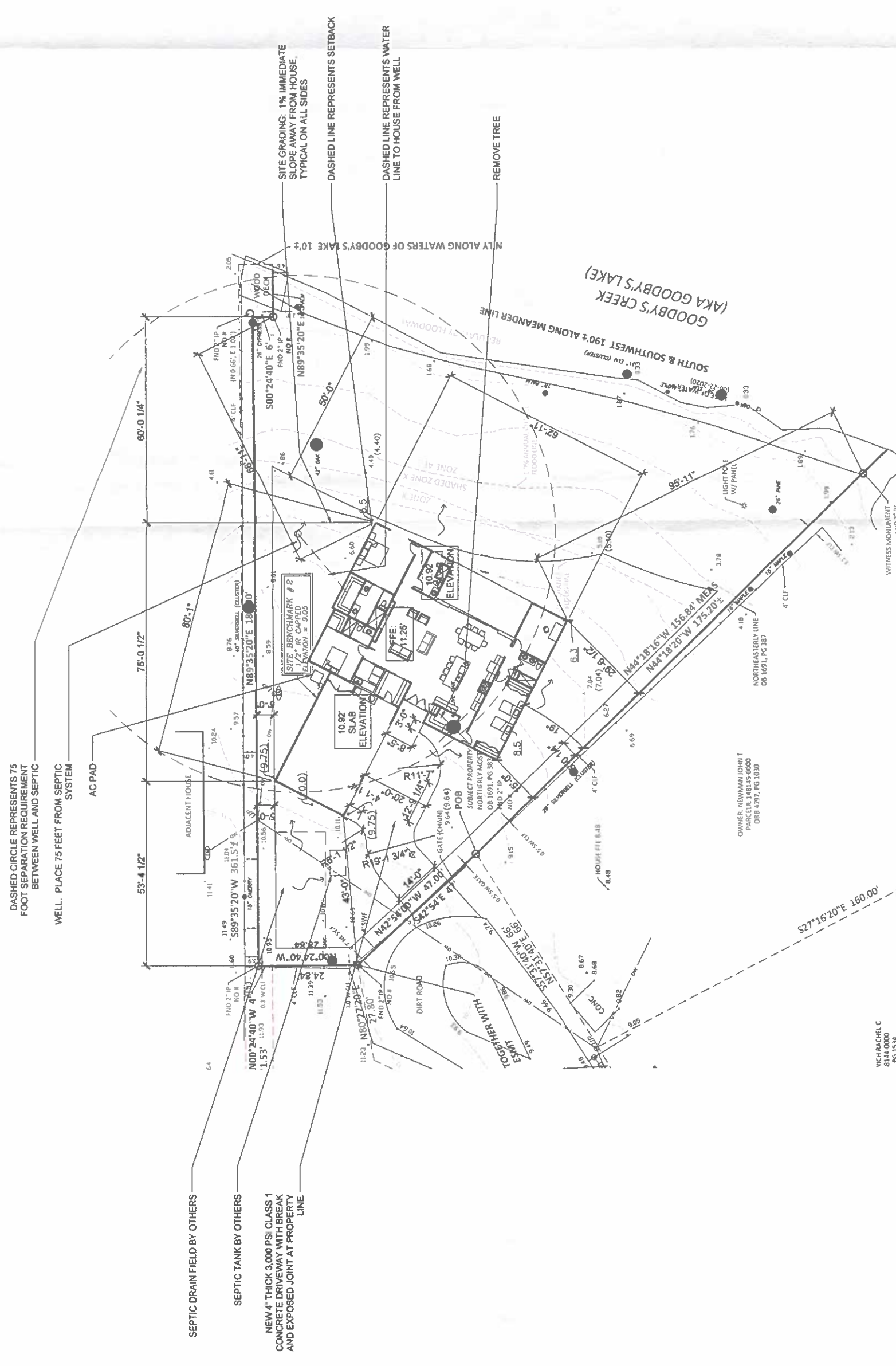
TOGETHER WITH AN EASEMENT in common with others over:

That certain piece, parcel or tract of land situate, lying and being in the County of Duval and State of Florida, known and described as a part of the Dorcas Black Donation, Section 21, Township 3 South, Range 27 East, snore particularly described as follows:

Commencing at the intersection of the North line of Goodbys Creek (commonly known as Goodbys Lake) and the Easterly right of way line of Sanchez Road; thence North 1 degree 30 minutes West along the Easterly right of way line of said Sanchez Road, a distance of 227 feet, more or less, to a point, said point being the most Southerly corner of lands conveyed to Clarence W. Britton and Ethel N. Britton, his wife, by Deed Book 1762, page 589; thence North 72 degrees 30 minutes East a distance of 65.11 feet to a point; thence North 59 degrees 44 minutes 40 seconds East a distance of 45 feet to a point; thence North 25 degrees 40 minutes East a distance of 62 feet to a point; thence North 80 degrees 27 minutes 20 seconds East a distance of 27.80 feet to a point; thence South 42 degrees 54 minutes East a distance of 47 feet to a point, said point being the most Northerly corner of lands conveyed to Charles W. Hendershot et use., by Deed Book 1691, page 387; thence South 57 degrees 31 minutes 40 seconds West a distance of 66 feet to a point; thence South 59 degrees 44 minutes 40 seconds West a distance of 72 feet to a point thence South 72 degrees 30 minutes West a distance of 72 feet to a point in the Easterly right of way line of Sanchez Road, said point being the Northwesterly corner of lands contained in Deed Book 1624, page 142; thence North 1 degree 30 minutes West along the Easterly right of way line of Sanchez Road a distance of 25 feet to the point of beginning.



- SITE NOTES**
1. MIN LOT AREA: 9,900 SF
  2. ACTUAL LOT AREA: 21,714 SF
  3. MAX HEIGHT: 35 FEET
  4. ACTUAL HEIGHT: 18'-22.75"
  5. REAR SETBACK: 10 FEET
  6. SIDE SETBACK: 5 FEET
  7. FRONT SETBACK: 20 FEET
  8. BUILDING PAD = 3,609 SQ. FT.
  9. DRIVEWAY, SIDEWALK, CONCRETE = 801 SQ. FT.
  10. TOTAL IMPERVIOUS AREA = 4,410 SQ. FT.
  11. MAX ISR: 0.55
  12. ACTUAL ISR: 0.21
  13. PROJECT SCOPE: NEW SINGLE FAMILY RESIDENCE ONE STORY HOUSE ON EXISTING LOT. EXISTING SEPTIC TO BE REMOVED. NEW SEPTIC AND WELL.



DASHED CIRCLE REPRESENTS 75 FOOT SEPARATION REQUIREMENT BETWEEN WELL AND SEPTIC WELL. PLACE 75 FEET FROM SEPTIC SYSTEM

AC PAD

ADJACENT HOUSE

SEPTIC DRAIN FIELD BY OTHERS

SEPTIC TANK BY OTHERS

NEW 4" THICK 3,000 PSI CLASS 1 CONCRETE DRIVEWAY WITH BREAK AND EXPOSED JOINT AT PROPERTY LINE

SITE BENCHMARK #2

10.92' SLAB ELEVATION

REMOVE TREE

DASHED LINE REPRESENTS WATER LINE TO HOUSE FROM WELL

DASHED LINE REPRESENTS SETBACK

SITE GRADING: 1% IMMEDIATE SLOPE AWAY FROM HOUSE. TYPICAL ON ALL SIDES

GOBBY'S CREEK (AKA GOBBY'S LAKE)

SOUTH & SOUTHWEST 190' ± ALONG MEANDER LINE

REMOVE TREE

WITNESS MONUMENT

OWNER: NEWMAN JOHNT

PARCELS: 8145-0000 DB 4287, PG 1000

OWNER: NEWMAN JOHNT

PARCELS: 8145-0000 DB 4287, PG 1000

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PARCELS: 8145-0000 DB 4287, PG 1000

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PARCELS: 8145-0000 DB 4287, PG 1000

OWNER: NEWMAN JOHNT

PARCELS: 8145-0000 DB 4287, PG 1000

OWNER: NEWMAN JOHNT

PARCELS: 8145-0000 DB 4287, PG 1000

NEW SITE PLAN  
 SCALE: 1/32" = 1'-0"





1	RE	A	B	C	D	E	F	G	H	I
		LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAIL_ZIP		
2	148002 0020	JACKSONVILLE ELECTRIC AUTHORITY		21 W CHURCH ST		JACKSONVILLE	FL	32202-3155		
3	148022 0000	POWELL JAMAAL		7940 MEADOW WALK LN		JACKSONVILLE	FL	32256		
4	149219 0000	WAYMAN CHAPEL AME CHURCH OF JAX FL INC		8855 SANCHEZ RD		JACKSONVILLE	FL	32217-4730		
5	148002 0010	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202		
6	148229 0075	SAMUEL RONALD P		4421 GOODBYS HIDEAWAY DR N		JACKSONVILLE	FL	32217		
7	148229 0080	FURLONG SEAN P		4427 GOODBYS HIDEAWAY DR N		JACKSONVILLE	FL	32217		
8	148229 0220	MORGAN RUTH N		4423 BARNABY DR		JACKSONVILLE	FL	32217		
9	148141 0000	KUHN BARBARA W LIFE ESTATE		8647 SANCHEZ RD		JACKSONVILLE	FL	32217-4723		
10	148229 0035	BARBER JAMIE A		4442 GOODBYS HIDEAWAY DR N		JACKSONVILLE	FL	32217		
11	148020 0000	MARTIN CHARLES A		8617 SAN SERVERA DR E		JACKSONVILLE	FL	32217		
12	148229 0067	LEVY JOSEPH G LIFE ESTATE		4407 GOODBYS HIDEAWAY DR N		JACKSONVILLE	FL	32217-9332		
13	148144 0000	VUCHINICH RACHEL C		8711 SANCHEZ RD		JACKSONVILLE	FL	32217-4725		
14	148229 0215	GOLDSBERRY GERALD B		4415 BARNABY DR		JACKSONVILLE	FL	32217-9334		
15	148229 0055	SCHILLING MATTHEW		4410 GOODBYS HIDEAWAY DR N		JACKSONVILLE	FL	32217-9332		
16	148024 0000	MGMILLAN JOSEPH L		4254 SAN SERVERA DR S		JACKSONVILLE	FL	32217-4623		
17	148127 0000	DOTSON RICHARD LIFE ESTATE		C/O RICHARD & SHERRY DOTSON	8663 SANCHEZ RD	JACKSONVILLE	FL	32217		
18	148229 0045	GLUCH G RICHARD		4426 GOODBYS HIDEAWAY DR N		JACKSONVILLE	FL	32217-9332		
19	148229 0040	CELLI JOSEPH M		4434 N GOODBYS HIDEAWAY DR		JACKSONVILLE	FL	32217		
20	148229 0057	CANTRELL BRYAN K		4402 GOODBYS HIDEAWAY DR N		JACKSONVILLE	FL	32217		
21	148021 0000	KIRBY SHIRLEY ET AL		8631 SAN SERVERA DR E		JACKSONVILLE	FL	32217		
22	148229 0085	BAKER ERICA MICHELLE ET AL		4439 GOODBYS HIDEAWAY DR N		JACKSONVILLE	FL	32217		
23	148229 0071	PARKER THEODORE		4413 GOODBYS HIDEAWAY DR N		JACKSONVILLE	FL	32217-9332		
24	148145 0000	NEWMAN JOHN T		2511 VALLEY WAY		CHEVERLY	MD	20785		
25	148146 0010	FLICK BRETT		8673 SANCHEZ RD		JACKSONVILLE	FL	32217-4723		
26	149219 0300	GEBHARDT GREGORY G		8833 SANCHEZ RD		JACKSONVILLE	FL	32217		
27	148023 0000	BURCH DOROTHY ANN		1727 RIVER BLUFF RD N		JACKSONVILLE	FL	32211-4545		
28	148229 0212	SMETAK FRANK M		4400 BARNABY DR		JACKSONVILLE	FL	32217-9334		
29	148142 0000	SULLIVAN MICHELLE LYNN		8623 SANCHEZ RD		JACKSONVILLE	FL	32217		
30	148140 0000	ORENDER MORGAN K		8713 SANCHEZ RD		JACKSONVILLE	FL	32217		
31	148229 0030	SORIANO SUSAN E		4450 GOODBYS HIDEAWAY DR N		JACKSONVILLE	FL	32217		
32	148229 0050	SNIDER DAVID L		4418 GOODBYS HIDEAWAY DR N		JACKSONVILLE	FL	32217-9332		
33	148096 0000	WOOD KIMBERLY A		8811 SANCHEZ RD		JACKSONVILLE	FL	32211		
34		GOOBY'S CREEK ASSOCIATION		KEVIN CONNER	4338 SPOON HOLLOW LN.					
35		BETTER BAYMEADOWS, INC.		VALERIE EVANS	9838 OLD BAYMEADOWS RD PMB 305					
36		VILLA SAN JOSE CIVIC ASSOC		SEAN GARCIA	8616 LA LOSA DR W					
37		SOUTHEAST CPAC		JOANNE PARKER GRIFFIN	4222 LAROSA DR					

37  
 x 224. Notice  
 + 1161. Fee  
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 \$1,385. Total