

Date Submitted:	8/9/21
Date Filed:	1/13/22

Application Number:	WRF-22-01
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:	6	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.305 / 656.407		
Notice of Violation(s): none found?(CV 368647?)		
Neighborhood Associations: Pickwick Park Civic Assoc; Mandarin Garden Club		
Overlay: none		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	1	Amount of Fee: \$1364.
		Zoning Asst. Initials: <i>AK</i>
CR # 599862		

PROPERTY INFORMATION	
1. Complete Property Address: 10544 Scott Mill Rd Jacksonville, FL 32257	2. Real Estate Number: 158835-0000
3. Land Area (Acres): 3.33 Acres	4. Date Lot was Recorded:
5. Property Located Between Streets: Oak Bluff + Plumers Cove	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 <u>72'</u> 135 feet to <u>0</u> feet. <i>with Right of way</i>	
8. In whose name will the Waiver be granted? ANTOINE KASSIS	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: HAZAR DEMETREE ANTOINE KASSIS	10. E-mail: AMKASSIS@hotmail.com
11. Address (including city, state, zip): 10544 Scott Mill Rd Jacksonville, FL 32257	12. Preferred Telephone: 904-887-8034

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

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 purpose of this waiver is to separate the parcels from (1) to (2) parcels for the purpose of selling the front property with a right of way to our house.

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: ANTOINETTE KASSIS

Signature: 

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

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

Owner(s)

Print name: HAZAR DEMETREE

Signature: 

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: 7-28-2021

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: 10544 Scott Mill Rd RE#(s): 158835-0000
Jacksonville, FL 32257

To Whom it May Concern:

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

By [Signature]
Print Name: ANTOINE KASSIS

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 28th day of July 2021 by Antoine Kassis, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)
Janice D Trask
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: April 22, 2022

Property Ownership Affidavit - Individual

Date: 7-27-2021

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:

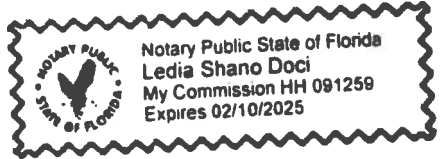
Address: 10544 Scott Mill Rd RE#(s): 158835-0000
JACKSONVILLE, FL 32257

To Whom it May Concern:

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

By [Signature]

Print Name: HAZAR DEMETREE



**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 27th day of JULY 2021 by HAZAR DEMETREE, who is personally known to me or who has produced FLORIDA DL as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

LEDIA DOCI
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 2/10/2025

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-1920185

Property Appraiser's Parcel I.D. (folio) Number:
158835-0000

TRUSTEE'S DEED

THIS TRUSTEE'S DEED made and executed May 6, 2019 by David G. Orr, individually and as Trustee of The David G. Orr Living Trust, a revocable living trust, joined by Dora Lynn Orr, his wife (the "Grantor"), to Antoine Kassis and Hazar Demetree, husband and wife, whose post office address is 10544 Scott Mill Road, Jacksonville, FL 32257-6263 (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 any wise 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, 2018.

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

David G. Orr

David G. Orr, individually and as Trustee of The David G. Orr Living Trust, a revocable living trust

Grantor Address:
4365 Kelnepa Drive
Jacksonville, FL 32207-6227

Signed, sealed and delivered in presence of:

Ruthanne L. Kowalski

Witness Signature

Ruthanne L. Kowalski
Printed Name of First Witness

Tannya Gary

Witness Signature

Tannya Gary
Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING instrument was acknowledged before me this 6th day of May, 2019, by David G. Orr, individually and as Trustee of The David G. Orr Living Trust, a revocable living trust, who has produced his driver's licenses as identification.

Ruthanne L. Kowalski

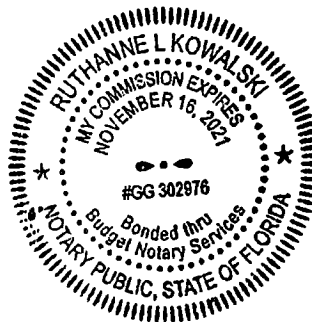
Notary Public - State of Florida

Ruthanne L. Kowalski

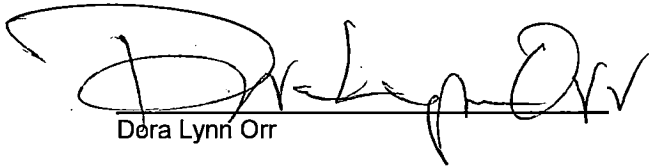
Name of Notary Typed, Printed or Stamped

My Commission Expires: 11-16-2021

(Notary Seal)

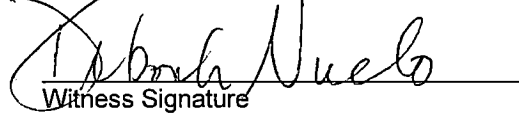


IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

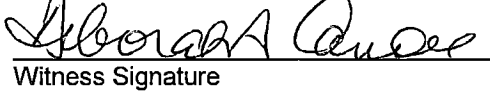

Dora Lynn Orr

Grantor Address:
4365 Kelnepa Drive
Jacksonville, FL 32207-6227

Signed, sealed and delivered in presence of:


Witness Signature

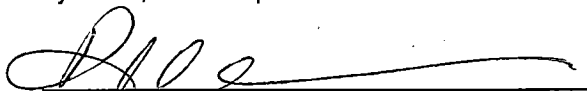
Deborah Nuelo
Printed Name of First Witness


Witness Signature

DEBORAH A. CARROLL
Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING instrument was acknowledged before me this 6 day of May, 2019, by Dora Lynn Orr, who has produced her driver's license as identification.



Notary Public - State of Florida
Katherine B. Morgan
Name of Notary Typed, Printed or Stamped

My Commission Expires: 9-5-2021

(Notary Seal)



KATHERINE B MORGAN
Commission # GG 103394
Expires September 5, 2021
Bonded Thru Budget Notary Services

Exhibit "A"

PARCEL 1:

A PORTION OF LOT 4, AS SHOWN ON MAP OF SYLVAN BLUFF, AS RECORDED IN PLAT BOOK 16, PAGES 39 AND 39A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 4, SAID POINT LYING IN THE NORTHWESTERLY RIGHT OF WAY LINE OF SCOTT MILL ROAD (AN 80 FOOT RIGHT OF WAY PER SAID PLAT OF SYLVAN BLUFF); THENCE NORTH 45°47'07" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 774.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY, ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50 FEET, AN ARC DISTANCE OF 113.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°22'06" WEST, 90.78 FEET; THENCE SOUTH 45°00'01" WEST, A DISTANCE OF 3.86 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 4; THENCE NORTH 46°24'58" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 729.73 FEET TO THE BULKHEAD LINE AS SHOWN ON SAID PLAT OF SYLVAN BLUFF; THENCE NORTH 72°58'14" EAST, ALONG SAID BULKHEAD LINE, A DISTANCE OF 115.60 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 4; THENCE SOUTH 45°47'07" EAST, ALONG SAID NORTHEASTERLY LINE OF LOT 4, A DISTANCE OF 658.60 FEET TO THE POINT OF BEGINNING.

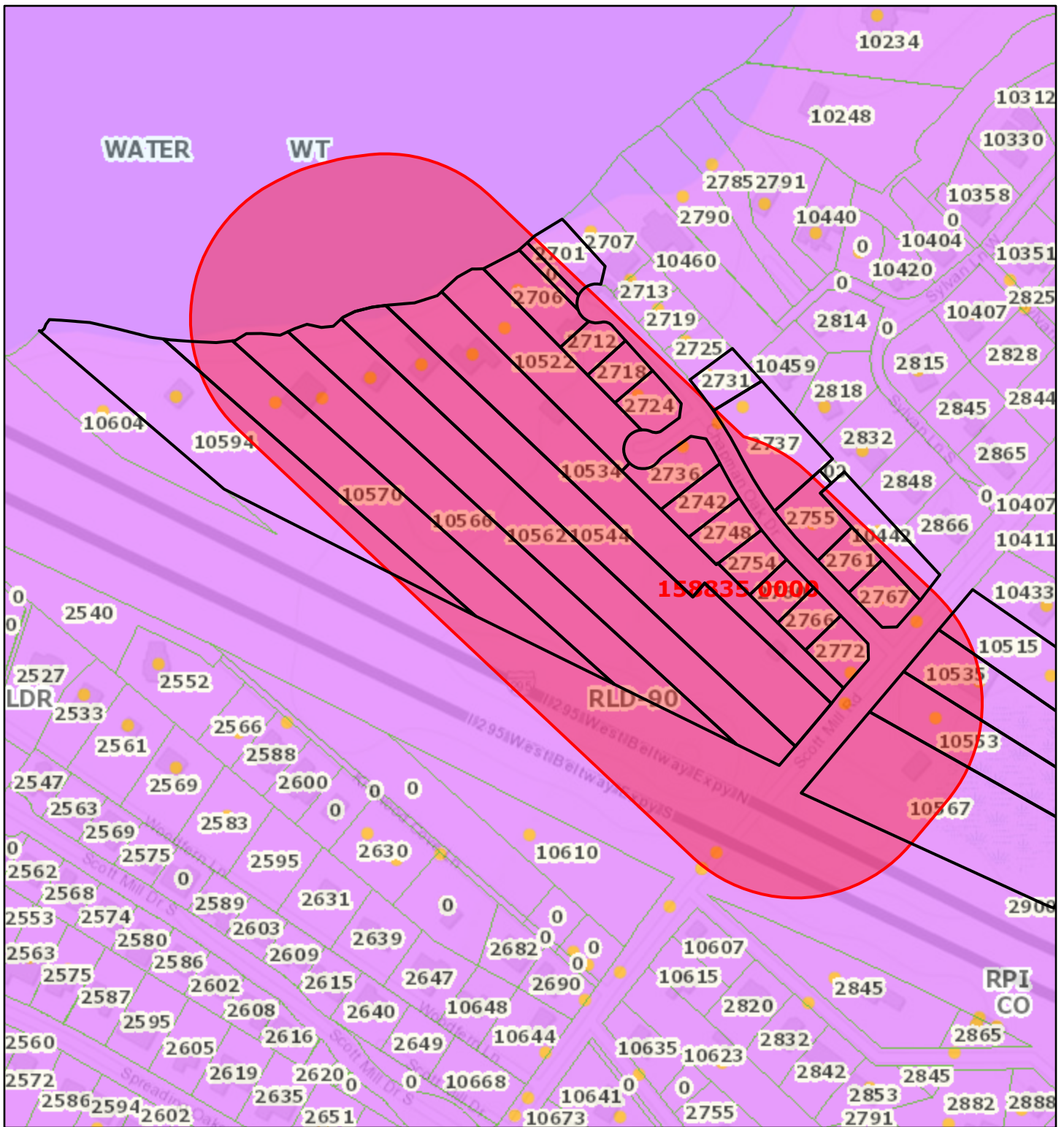
PARCEL 2:

A PORTION OF LOTS 4 AND 5, AS SHOWN ON MAP OF SYLVAN BLUFF, AS RECORDED IN PLAT BOOK 16, PAGES 39 AND 39A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT LYING IN THE NORTHWESTERLY RIGHT OF WAY LINE OF SCOTT MILL ROAD (AN 80 FOOT RIGHT OF WAY PER SAID PLAT OF SYLVAN BLUFF) AND ALSO BEING THE SOUTHEAST CORNER OF LOT 21, AS SHOWN ON MAP OF BLUFFS ON PLUMMERS COVE, AS RECORDED IN PLAT BOOK 68, PAGES 77 THROUGH 80 OF SAID PUBLIC RECORDS; THENCE SOUTH 41°52'55" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 42.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 41°52'55" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 127.36 FEET; THENCE NORTH 46°24'58" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 762.39 FEET; THENCE NORTH 45°00'01" EAST, A DISTANCE OF 3.86 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 113.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°22'06" EAST, 90.78 FEET TO THE LINE DIVIDING SAID LOTS 4 AND 5; THENCE SOUTH 45°47'07" EAST, A DISTANCE OF 361.51 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17195, PAGE 909; THENCE NORTH 44°12'53" EAST, A DISTANCE OF 45.31 FEET TO IT'S NORTHWEST CORNER; THENCE SOUTH 45°22'15" EAST, ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 411.13 FEET TO THE POINT OF BEGINNING.

RE#: 158835-0000

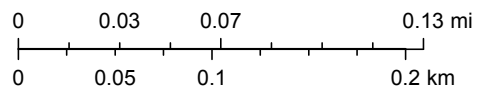
Land Development Review



August 10, 2021

1:4,514

- | | |
|---------------------------------|--|
| Parcels | HORIZONTAL SURFACE ELEV 50' |
| Address Points | HORIZONTAL SURFACE ELEV 150' |
| Height Restriction Zones | |
| Runway Protection Zone | HORIZONTAL SURFACE ELEV 300' |
| HORIZONTAL SURFACE ELEV 0' | HORIZONTAL SURFACE ELEV 500' |
| HORIZONTAL SURFACE ELEV 35' | APZ1 |
| | Military Accident Potential Zones |



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADD	MAIL_ADD	MAIL_CITY	MAIL_MAIL_ZIP
158847 0360	VILLEGAS AUGUSTO E		2701 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158847 0320	SY JAMA		2761 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158847 0415	ADAMS KAMI ADAIR		2772 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158847 0060	ST JOHN MARK D		10553 SCOTT MILL RD			JACKSONVILLE	FL 32257
158847 0335	COULTRIP JEFFREY		2731 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158847 0405	PRATT ROBERTS SANDRA A		2760 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158847 0050	CRAWFORD CLAUDIA C		10567 SCOTT MILL RD			JACKSONVILLE	FL 32257-6227
158847 0325	DEATS JAMESJOSEPH		2755 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158847 0315	BELLOMO ROBERT C		2767 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158847 0365	JONES ARTHUR GRAHAM		2706 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158847 0300	ELACORA PLUMMERS COVE LLC		371 CENTENNIAL DR STE 200			DENVER	CO 80027
158838 0010	CARRASQUILLO HIRAM A		10522 BLUEJACK CT			JACKSONVILLE	FL 32257
158847 0400	KING ADRIENNE LEIGH DESANTIS		2754 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158833 0000	SHAW HOWARD		10460 SYLVAN LN W			JACKSONVILLE	FL 32257
158847 0410	ROBERT L PEKAAR REVOCABLE TRUST		2766 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158847 0030	HOLLIDAY MARLA		10515 SCOTT MILL RD			JACKSONVILLE	FL 32257
158847 0330	JACKSON MAURICE		2737 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158847 0375	RIZK CYNTHIA ET AL		2718 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158816 0000	PETERSON RICHARD K		10594 SCOTT MILL RD			JACKSONVILLE	FL 32257-6263
158847 0395	BASTIKS DAGMARA E		2748 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158847 0040	FENDT FAMILY TRUST		10535 SCOTT MILL RD			JACKSONVILLE	FL 32257-6227
158841 0070	SCHUDEL JOHN G III ET AL		10442 SCOTT MILL RD			JACKSONVILLE	FL 32257-6228
158847 0380	HECHT BENJAMIN A		2724 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158832 0000	CHICK GARLAND F		10570 SCOTT MILL RD			JACKSONVILLE	FL 32257-6263
158847 0390	SHAHLA MOWAFK		2742 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158834 0000	NOE PHILLIP		10562 SCOTT MILL RD			JACKSONVILLE	FL 32257-6263
158847 0385	JOOS LOUIS M		2736 CHAPMAN OAK DR			JACKSONVILLE	FL 32257
158847 0370	MOSLEY GREGORY F		2712 CHAPMAN OAK DRIVE			JACKSONVILLE	FL 32257
158836 0000	DIZON RAMON		10534 SCOTT MILL RD			JACKSONVILLE	FL 32257-6263
	SOUTHEAST CPAC	CAROL D'ONOFRIO	7938 MCLAURIN RD			JACKSONVILLE	FL 32256
	PICKWICK PARK CIVIC ASSOCIATION	MANNY AKERS	3345 PICKWICK DRIVE SOUTH			JACKSONVILLE	FL 32257
	MANDARIN GARDEN CLUB	STACIA SNUGGS	2892 LORETTO RD			JACKSONVILLE	FL 32223