

Date Submitted: 1/12/22
Date Filed: 1/14/22

Application Number: WRF-22-02
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: LDR	
Council District: 12	Planning District: 4	
Previous Zoning Applications Filed (provide application numbers): N/A		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s):		
Neighborhood Associations: GLEN EAGLE, WEST JAX CIVIC ASSOC., SOUTHWEST		
Overlay: N/A		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1378.00	Zoning Asst. Initials: gm

PROPERTY INFORMATION	
1. Complete Property Address: 0 Beagle Lane, Jacksonville, FL 32221	2. Real Estate Number: 008965-0120
3. Land Area (Acres): 1.5 acres	4. Date Lot was Recorded: 7/18/2021
5. Property Located Between Streets: Chaffee Road South and Falkland Road E	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 80 feet to 0 feet.	
8. In whose name will the Waiver be granted? Delaney Gandy	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Deianey Gandy	10. E-mail: delaneygandy@gmail.com
11. Address (including city, state, zip): 2820 OAK ST	12. Preferred Telephone: 720-618-6035

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Lee A Bradley / Bradley's Construction	14. E-mail: Leebradleycbc@aol.com
15. Address (including city, state, zip): 1401 Cesery Terrace Jacksonville, Florida 32211	16. Preferred Telephone: (904) 759-1222

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.

This waiver is being sought because my husband & I are building our forever home on my family's property. In order for our home to be built successful is by having access to the Road frontage on Beagle LN.

Thank you,  
Delaney Sandy

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, <a href="http://apps.coi.net/pao_propertySearch/Basic/Search.aspx">http://apps.coi.net/pao_propertySearch/Basic/Search.aspx</a> , or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <a href="http://search.sunbiz.org/Inquiry/CorporationSearch/ByName">http://search.sunbiz.org/Inquiry/CorporationSearch/ByName</a> .
<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: Delaney Gandy  
Signature: Delaney Gandy

Applicant or Agent (if different than owner)

Print name: Lee A Bradley  
Signature: Lee A Bradley

Owner(s)

Print name: Jonah Gandy  
Signature: Jonah Gandy

*\*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

Property Ownership Affidavit - Individual

Date January 5, 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: RE#(s)

To Whom it May Concern:

I, Delaney Gandy hereby certify that Delaney and Jonah Gandy  
is the Owner of the property described in Exhibit 1 in connection with filing application(s) for  
Waiver of Minimum Road Frontage submitted to the  
Jacksonville Planning and Development Department.

By Delaney Gandy  
Print Name: Delaney Gandy

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of  physical presence or  
 online notarization, this 6<sup>th</sup> day of January 2022, by  
Teresa Depontes, as \_\_\_\_\_, of \_\_\_\_\_  
personally known to me or who has produced \_\_\_\_\_ as identification  
and who took an oath.

Teresa Depontes  
(Signature of NOTARY PUBLIC)

Teresa Depontes  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: March 20, 2022

Agent Authorization - Individual

Date January 5, 2022

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 Beagle Lane, Jacksonville, FL 32221

RE#(s) 19822-01611

To Whom it May Concern:

You are hereby advised that Delaney Gandy of 0 Beagle Lane, Jacksonville, Florida 32221 Owner

hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Lee A. Bradley / Bradley's Construction to act as agent to file application(s) for any and all applications required 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 Delaney Gandy  
Print Name Delaney Gandy

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of [  ] physical presence or [  ] online notarization, this 6th day of January, 2022 by Teresa Depoites who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Teresa Depoites  
(Signature of NOTARY PUBLIC)

Teresa Depoites  
(Printed name of NOTARY PUBLIC)

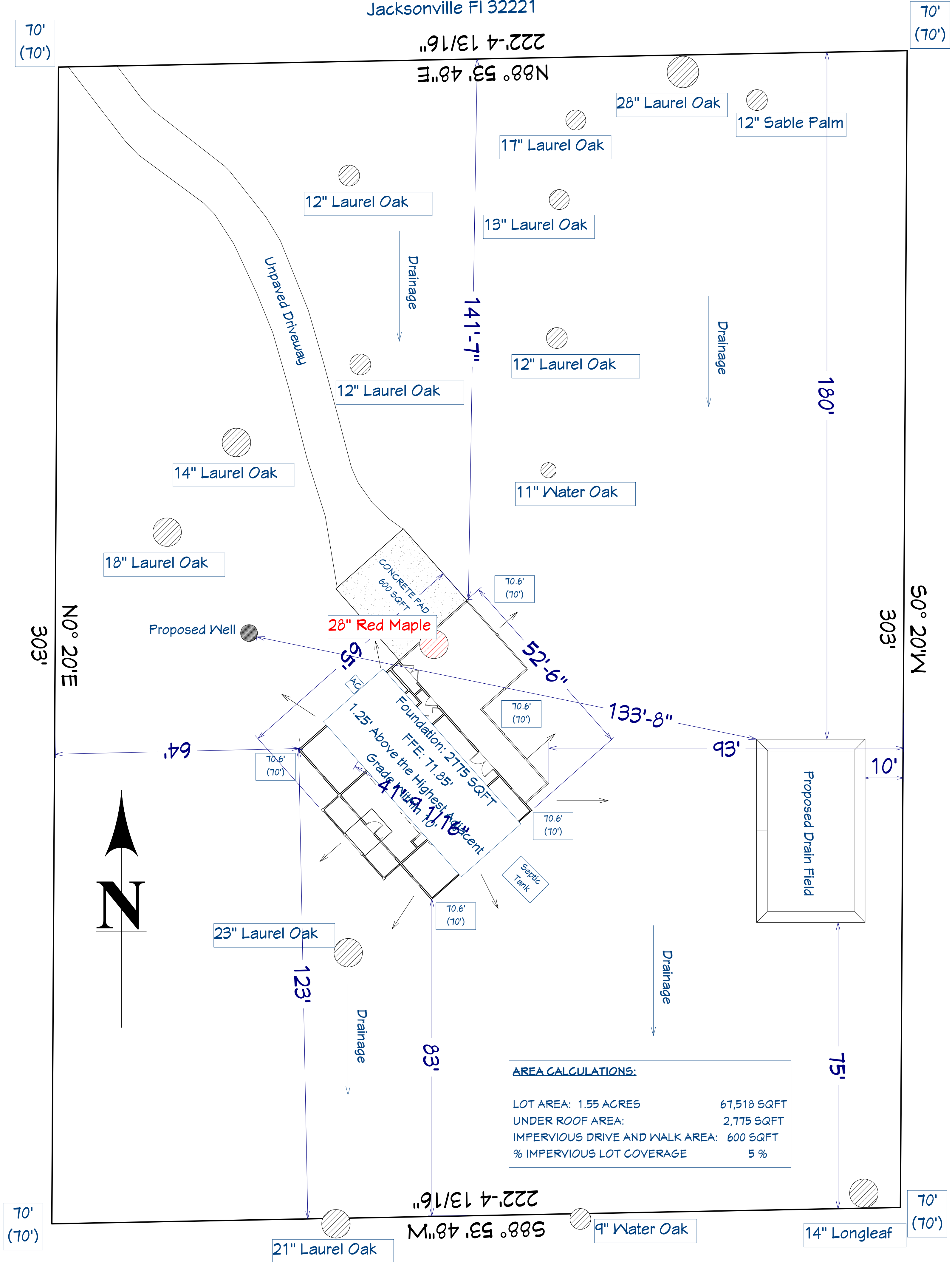
State of Florida at Large.

My commission expires: March 20, 2022



# Beagle Lane RE#-008965-0120

Jacksonville FL 32221



**AREA CALCULATIONS:**

LOT AREA: 1.55 ACRES	67,518 SQFT
UNDER ROOF AREA:	2,775 SQFT
IMPERVIOUS DRIVE AND WALK AREA:	600 SQFT
% IMPERVIOUS LOT COVERAGE	5 %

	Leave Trees
	Remove Trees

**SITE PLAN**  
1"=15'

Preliminary

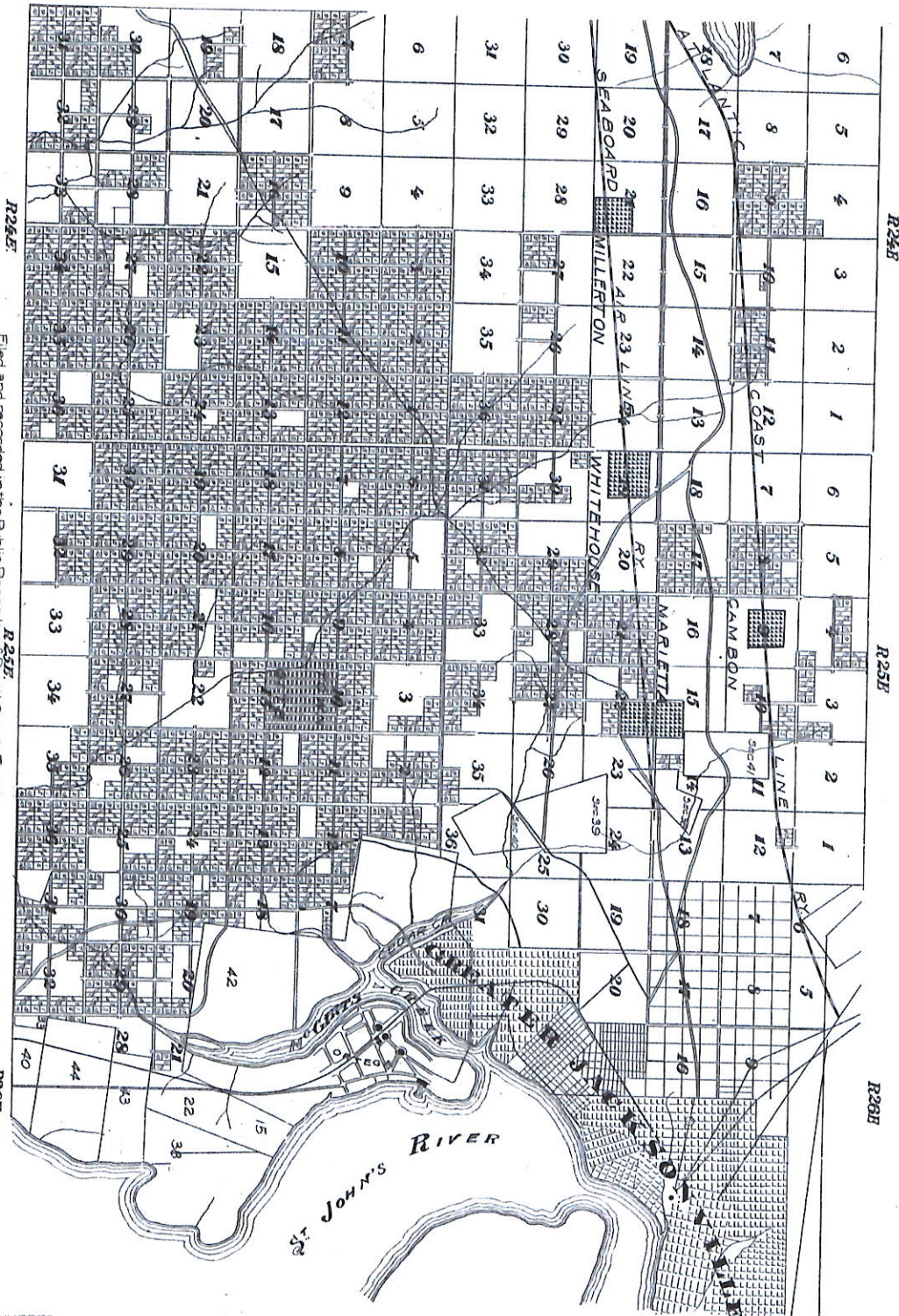
On File  
Page 8 of 15

SHEET: A 2 of 11	SCALE: 1/4" or as noted	DATE: 1/4/2022	PROJECT DESCRIPTION: <b>Delaney and Jonah Gandy Residence</b>	SHEET TITLE: <b>SITE PLAN</b>	NO.	DESCRIPTION	BY	DATE	CompuDesign 904-219-3350
		DATE: 1/4/2022							



5-93

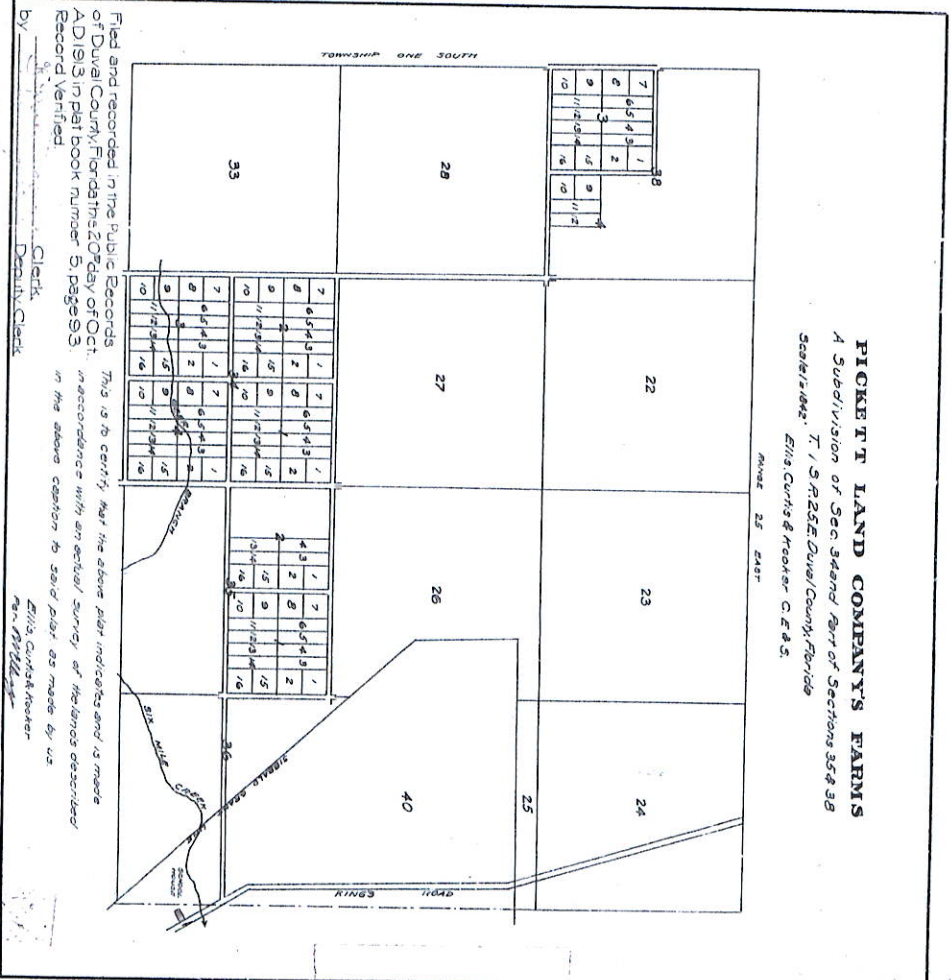
Map Showing Lands of Jacksonville Heights Improvement Co.



Filed and recorded in the Public Records of Duval County Florida this 30th day of Sept. A.D. 1913 in plat book number 5 page 93.  
 Record Verified  
 Clerk  
 by Deputy Clerk

**BLOCK NUMBERS**  
 Block numbers referred to in deeds represent the following uniform arrangement in all sections platted:  
 Block #1 - The NE 1/4 of each section  
 Block #2 - The NW 1/4 of each section  
 Block #3 - The SE 1/4 of each section  
 Block #4 - The SW 1/4 of each section  
 This is to certify that the above plat made as authorized, is hereby adopted as a true and correct plat of the lands described in the legend thereto. In witness whereof JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY has caused this certificate of adoption to be signed in its name and its corporate seal affixed and this certificate of adoption to be executed by its proper officers thereunto duly empowered this 30th day of September A.D. 1913.  
 Executed in our presence:  
 James Coville, Deputy Clerk  
 Scott O'Leary, Deputy Clerk  
 John H. ... Its President  
 ... Its Secretary

This is to certify that the above plat indicates, and is made in accordance with, an actual survey of the lands described in the above caption to said plat as made by us.  
 Ellis Curtis & Hooker  
 by J. Reed Hooker



Filed and recorded in the Public Records of Duval County Florida this 20th day of Oct. A.D. 1913 in plat book number 5, page 93.  
 Record Verified  
 Clerk  
 by Deputy Clerk  
 Ellis Curtis & Hooker  
 by J. Reed Hooker

QUIT CLAIM DEED

THIS INDENTURE, Made this 18<sup>th</sup> day of July, 2021, between DARYL W. GANDY and CHERYL A. GANDY, husband and wife, Grantors, and JONAH SCOTT GANDY and DELANEY CLAIRE GANDY, husband and wife, whose post office address is: 11328 Beagle Lane, Jacksonville, Florida 32221, Grantee, GRANTEE'S SSN:

WITNESSETH, that said Grantors, for and in consideration of the sum of (LOVE AND AFFECTION) and other good and valuable consideration to said Grantors, in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and do quit claim to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL IDENTIFICATION NO.: 008965-0100 (Includes caption property and other land)

NOTE TO DEPT OF REVENUE: The Grantors are the parents of Grantee. The property is Not encumbered and the sole consideration is the recited love and affection.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered  
in our presence:

Daryl W. Gandy  
PRINT NAME

Daryl W. Gandy  
DARYL W. GANDY  
Cheryl A. Gandy  
CHERYL A. GANDY

Cheryl A. Gandy  
PRINT NAME

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2021, by DARYL W. GANDY and CHERYL A. GANDY, husband and wife. They are personally known to me or have produced DRIVERS LICENSES as identification.

Teresa Depantes  
Notary Public, State of Florida  
My commission expires:

[Signature]  
Witness John Smith

[Signature]  
Witness Matthew Kinnally

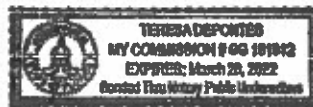
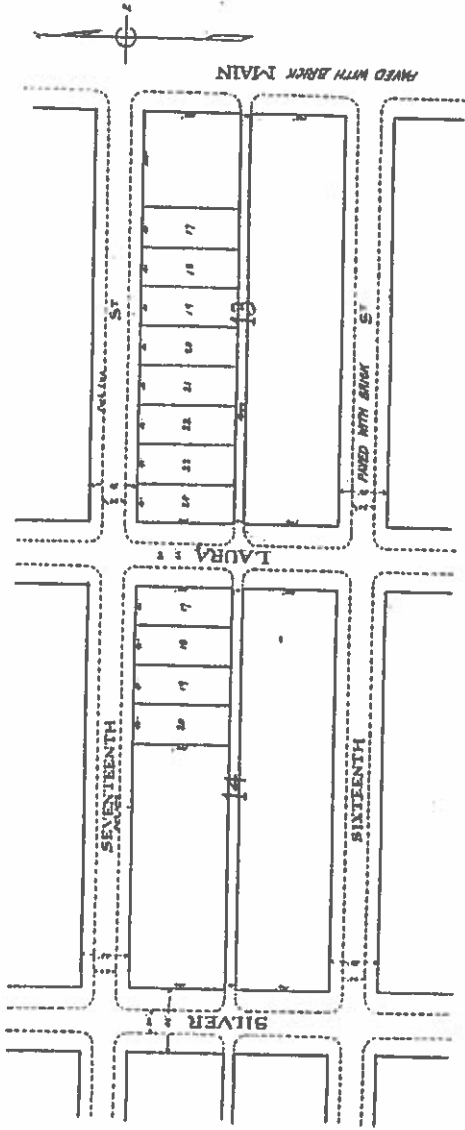




EXHIBIT "A"

A portion of Tract 4, Block 2, Section 31, Township 2 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the current Public Records of Duval County Florida, Being a portion of that land described in Official Records Book 8307, Page 47, of the current Public Records of said Duval County, being more particularly described as follows:

For a point of reference, commence at the northwest corner of said section 31; thence easterly along the north line thereof, north 88°53'46" east, a distance of 1370.59 feet; thence south 00°20'00" west, a distance of 15.00 feet to the north line of said tract 4 and the point of beginning; thence easterly along the north line of said tract 4, north 88°53'46" east, a distance of 222.40 feet; thence south 00°20'00" west, a distance of 303.00 feet; thence south 88°53'46" west, a distance of 222.40 feet to a point on the easterly line of that land described in Official Records Book 8307, Page 44; thence along last said line, north 00°20'00" east, a distance of 303.00 feet to the point of beginning.



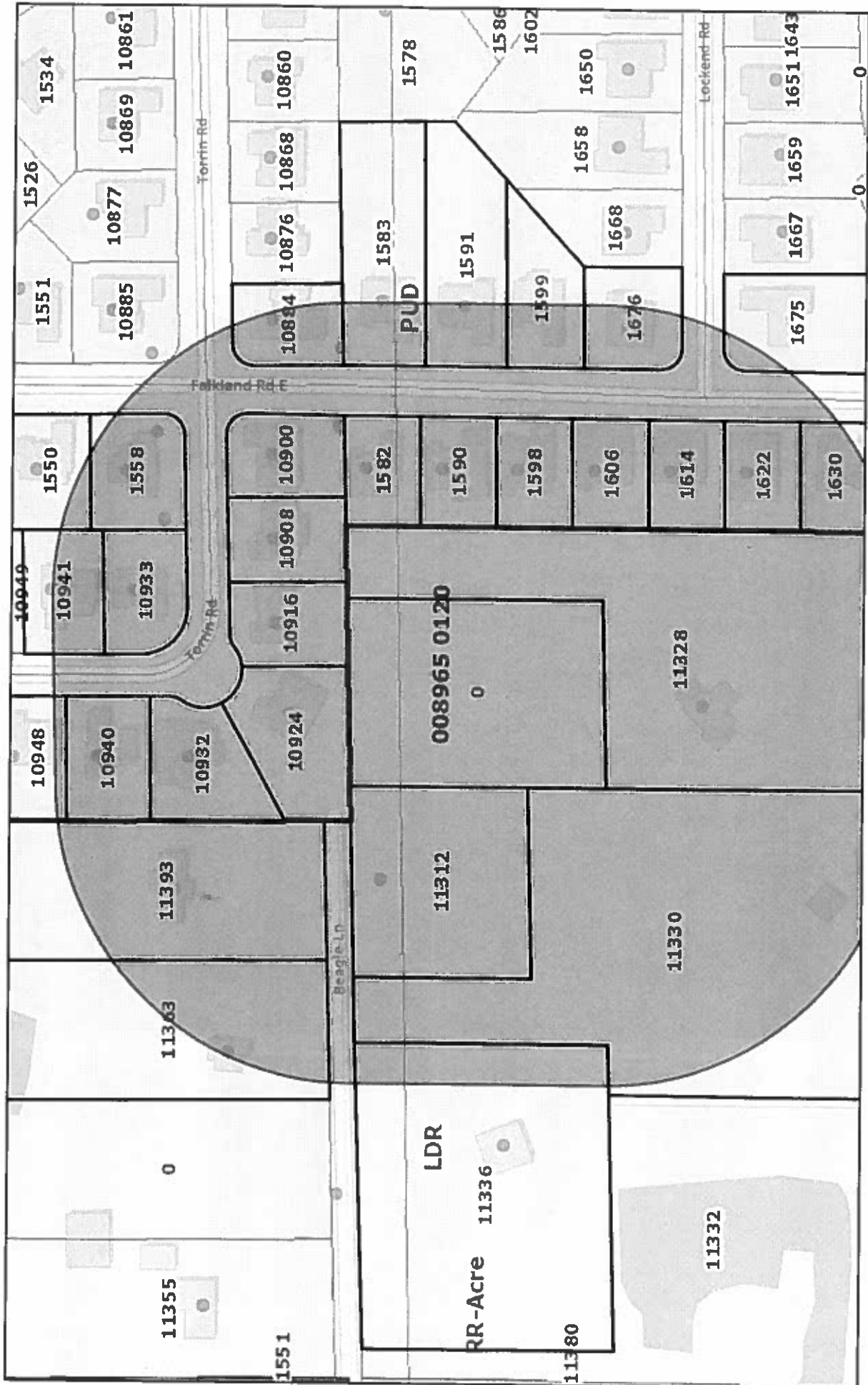
**G. S. YOUNG'S SUBDIVISION OF**

Lots 1, 2, 3, 4, 5, 6, 7, 8, and a certain strip of land adjoining Lot 8 and were particularly described as shown on the map by a line marked 'A' east of the west line of Main St. on the north by the west line of Seventeenth St. on the east by the east line of said lot 3, on the south by the north line of an alley between Seventeenth and Sixteenth streets, in Block 11, Sub/Block 1014 City of Land's subdivision of part of lot 3 Sec. 5 T2 S. R. 24 E, Devel. Co. Plc. on the same are marked, numbered and described in a certain plat as aforesaid, recorded in the correct records of said Co. in Plat Book 2, Page 90.

**G. S. YOUNG'S SUBDIVISION** Surveyed Oct. 31, 1912  
 Book 2, Page 90  
 Filed and recorded in the Public Records of Devel. Co. Plc. on the day of November 1912 in Plat Book 1015 page 23.  
 Record Verified  
*[Signature]* Clerk.  
 By *[Signature]* D.C.

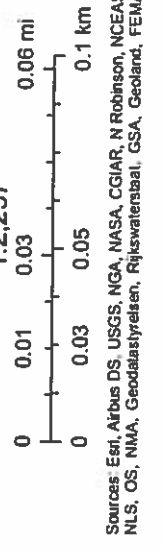
- **Real Estate #:**008965 0120
- **Owner:**GANDY JONAH SCOTT
- **Address:**0 BEAGLE LN
- **Zip Code:**32221
- **Transaction Price:**\$100
- **Transaction Year:**2021
- **Acres:**1.55
- **Book-Page:**1982201611
- **Map Panel:**5431
- **Legal Descriptions:**5-93 31-25-25E 1.55 JACKSONVILLE HEIGHTS TRACT 4 RECD O/R 19822-1611
- **Flood Zone:**ZONE X
- **AshSite:**
- **EDA Level:**NOT DISTRESSED
- **Evacuation Zone:**NONE
- **Planning District:**4
- **Noise Zone:**NA
- **APZ:**NA
- **Civ HH Zone:**CECIL/HERLONG-3
- **MI HH Zone:**WHITEHOUSE-4
- **Lighting Reg:**NA
- **Civ Notice Zone:**NA
- **MI Notice Zone:**NA

# Land Development Review



On January 12, 2022

1:2,257



- Parcels
- Noise Contours  60  65  70  75  80  85
- Address Points
- Land Use
- Springfield
- Historic Districts
- St Johns Quarter
- Panel Index
- Riverside-Avondale
- Downtown DDRB Overlay Districts
- Zoning

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA.

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
008951 2155	** CONFIDENTIAL **		10940 TORRIN RD			JACKSONVILLE	FL	32221-3821
008951 2135	** CONFIDENTIAL **		10908 TORRIN RD			JACKSONVILLE	FL	32221-3821
008951 2150	BAKER JOHN H		10932 TORRIN RD			JACKSONVILLE	FL	32221
008951 2140	BRYANT MONROE J		10916 TORRIN RD			JACKSONVILLE	FL	32221-3821
008951 2490	CAMPBELL GARRY B SR LIFE ESTATE		1591 FALKLAND RD E			JACKSONVILLE	FL	32221
008951 2195	CHRISTIE DANIEL ET AL		1558 E FALKLAND RD			JACKSONVILLE	FL	32221
008951 2350	DAUGHERTY FELICHA Y		1598 FALKLAND RD E			JACKSONVILLE	FL	32221
008951 2365	EIMERS ORIN K		1622 FALKLAND RD E			JACKSONVILLE	FL	32221
008965 0110	GANDY DARYL W		11328 BEAGLE LN			JACKSONVILLE	FL	32221
008965 0120	GANDY JONAH SCOTT		11328 BEAGLE LN			JACKSONVILLE	FL	32221-1846
008951 2330	GLEN EAGLE HOMEOWNERS ASSOCIATION		C/O LIFESTYLES PROPERTY SERVICES	586 MARSH LANDING PKWY		JACKSONVILLE BEACH	FL	32221-1846
008951 2375	GRAHAM ROBERT V		1675 LOCKEND RD			JACKSONVILLE	FL	32221-3829
008951 2340	HOLLOWAY WILLIAM F ET AL		1582 FALKLAND RD E			JACKSONVILLE	FL	32221
008951 2495	HOWARD ANTHONY A		1583 E FALKLAND RD			JACKSONVILLE	FL	32221
008951 2370	IRWIN RICHARD L		1630 FALKLAND RD E			JACKSONVILLE	FL	32221-3826
008948 0010	KEEN CLYDE		11363 BEAGLE LN			JACKSONVILLE	FL	32221
008951 2160	LANE ADRIAN K		10948 TORRIN RD			JACKSONVILLE	FL	32221
008951 2480	LIN XINGYUN		1676 LOCKEND RD			JACKSONVILLE	FL	32221
008965 0000	MARSHA ROBISON HALL REVOCABLE TRUST		11336 BEAGLE LN			JACKSONVILLE	FL	32221-1846
008951 2345	MCCRAY ALCENIA OWENS		1590 E FALKLAND RD			JACKSONVILLE	FL	32221
008951 2130	MORRELL KEVIN P		10900 TORRIN RD			JACKSONVILLE	FL	32221-3821
008951 2485	MUNOZ GILBERTO DELEON		1599 FALKLAND RD E			JACKSONVILLE	FL	32221
008965 0210	PHILLIPS JOSEPH TYLER		357 TILEFISH CT			JACKSONVILLE	FL	32225
008965 0250	PHILLIPS JOSEPH W		11330 BEAGLE LN			JACKSONVILLE	FL	32221-1846
008951 2125	PIPPIN WILLIAM M JR		10884 TORRIN RD			JACKSONVILLE	FL	32221-3819
008951 2360	RIVERA LLAVIER		1614 E FALKLAND RD			JACKSONVILLE	FL	32221
008951 2185	SOILEAU VORIS JAMES		10941 TORRIN RD			JACKSONVILLE	FL	32221
008951 2200	THOMAS DAVID A		1550 FALKLAND RD E			JACKSONVILLE	FL	32221-2812
008951 2190	TODD TINA M		10933 TORRIN RD			JACKSONVILLE	FL	32221-3822
008951 2145	WIGGINS JUSTIN C		10924 TORRIN RD			JACKSONVILLE	FL	32221
008951 2355	ZIMMERMAN JAMES R		1606 FALKLAND RD E			JACKSONVILLE	FL	32221
	GLEN EAGLE	JOHN ANDERSON	1414 SINCLAIR LN			JACKSONVILLE	FL	32221
	WEST JAX CIVIC ASSOCIATION	PAUL CARNEAL	886 CRESSWELL LN W			JACKSONVILLE	FL	32221
	SOUTHWEST	DR. WILLIE CROSBY	6746 SHINDLER DR			JACKSONVILLE	FL	32222