

Date Submitted:	6/23/21
Date Filed:	7-1-21

Application Number:	WRF-21-10
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-400	Current Land Use Category:	LDR
Council District:	3	Planning District:	2
Previous Zoning Applications Filed (provide application numbers):			
∅			
Applicable Section of Ordinance Code:			
656.305 / 656.407			
Notice of Violation(s):			
∅			
Neighborhood Associations: West Beaches Community, Golden Glades, Greater Arlington			
Overlay:			
∅			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	1	Amount of Fee:	1329.00
		Zoning Asst. Initials: JA	

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
0 GERONA DRN.	166872-0020
3. Land Area (Acres):	4. Date Lot was Recorded:
.30	
5. Property Located Between Streets:	6. Utility Services Provider:
	City Water / City Sewer <input type="checkbox"/>
	Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: We are not seeking a Waiver for any reduction as the Lot is already 75' wide.	
Reduce Required Minimum Road Frontage from 96' feet to 0' feet. (2 lots)	
8. In whose name will the Waiver be granted? Type text here Omko, Inc.	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: DMKO, INC	10. E-mail: TANA@AMIRCOLLC.COM
11. Address (including city, state, zip): 1506 PRUDENTIAL DR. 2ND FLOOR JACKSONVILLE, FL 32207	12. Preferred Telephone: 904-864-0311

APPLICANT'S INFORMATION (if different from owner)	
13. Name: BGRP ENGINEERING GROUP	14. E-mail: projects@bgrpengineering.com
15. Address (including city, state, zip): PO Box 684 Crystal River, FL 34423	16. Preferred Telephone: 904-368-6969

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.

This parcel was purchased with the intent and understanding of buildability for (1) Sngl Fam Res. The COJ, Sean Kelly, has advised that the parcel is required to get a Waiver of Minimum required Road Frontage due to it being Split from the original Lot of Record in 2020. The Lot currently has 75' of roadway Frontage in RLD-60 Zoning. The COJ cites that this parcel, among (8) others is on an unmaintained City ROW and therefore requires a Waiver to build. The parcel exceeds the minimum required 6,000 S.F. and 60' L.F. of frontage for RLD-60 Zoning.

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PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 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.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>John KOLUKABANY</u> Signature: </p>	<p>Applicant or Agent (if different than owner) Print name: <u>Billy Gause, C.P.E.</u> Signature: _____</p> <p><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, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: 6-2-2021

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: OGERONA DR. N. RE#(s): 160872-0020

To Whom it May Concern:

I, John Kowkabany, as PRESIDENT of OMKO, Inc. a corporation organized under the laws of the state of FLORIDA, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for REZONING submitted to the Jacksonville Planning and Development Department.

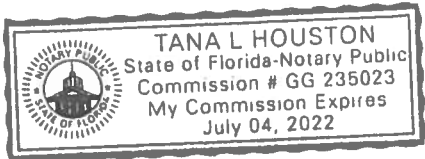
(signature) [Handwritten Signature]
(print name) JOHN KOWKABANY

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 2ND day of JUNE 2021, by John Kowkabany, as PRESIDENT, of OMKO, Inc., a FLORIDA corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)
TANA L. Houston
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: _____

EXHIBIT B

Agent Authorization - Corporation

Date: 6-2-2021

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 GERONA DR. N. RE#(s): 1668720020

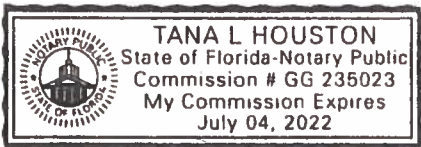
To Whom it May Concern:

You are hereby advised that JOHN KOWKABANY, as PRESIDENT of OMKO, INC, a corporation organized under the laws of the state of FLORIDA, hereby authorizes and empowers BGRP ENGINEERING GROUP, LLC to act as agent to file application(s) for ALL PERMITS & APPLICATIONS 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.

(signature) [Signature]
(print name) JOHN KOWKABANY

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 2ND day of JUNE 2021, by JOHN KOWKABANY, as PRESIDENT, of OMKO, INC., a FLORIDA corporation, who is personally known to me or who has produced _____ as identification and who took an oath.



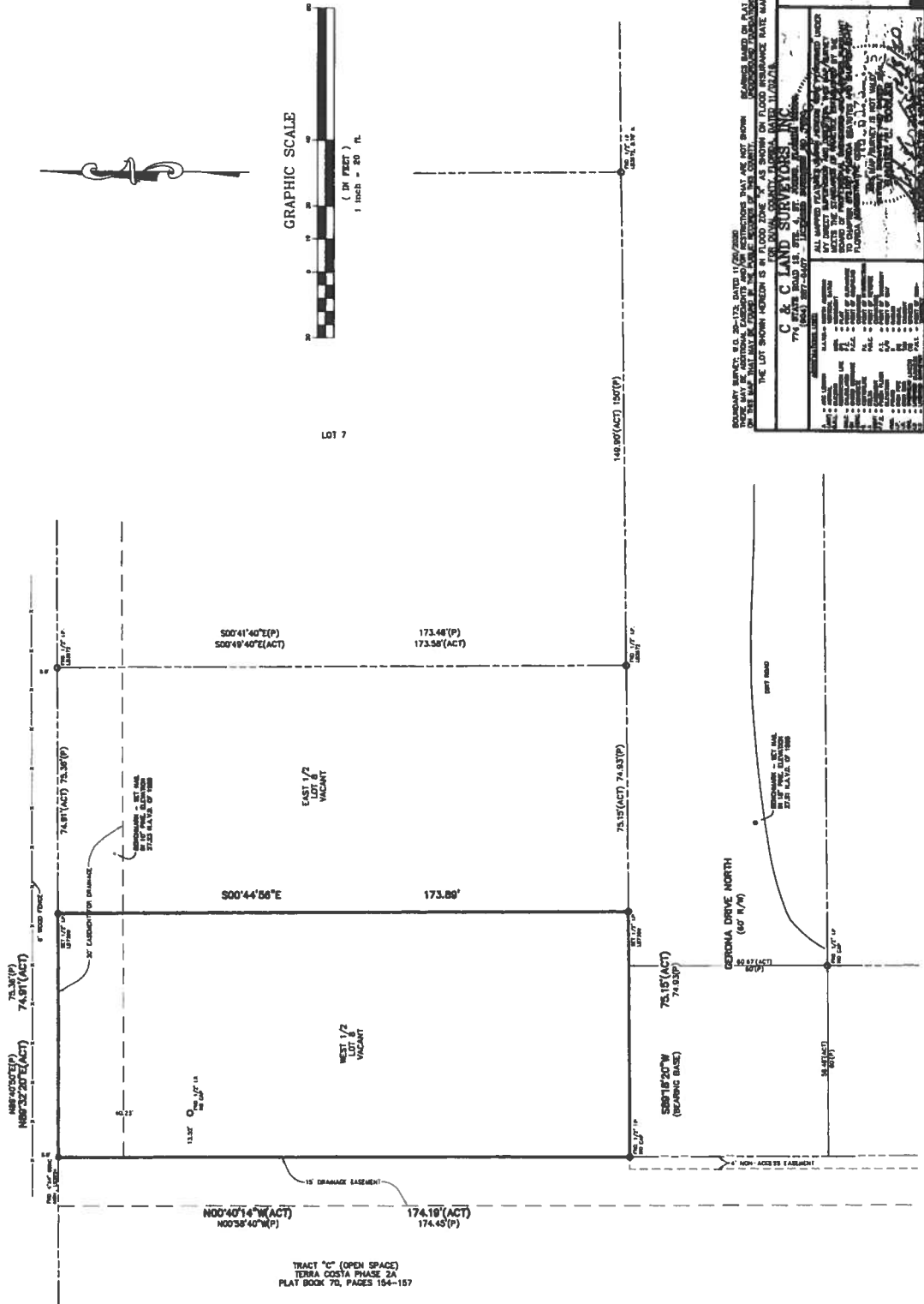
[Signature]
(Signature of NOTARY PUBLIC)
TANA L HOUSTON
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

**MAP SHOWING BOUNDARY OF
WEST 1/2 OF LOT 8, BLOCK 22, AS SHOWN ON MAP OF
GOLDEN GLADES UNIT NO. 3-A
AS RECORDED IN PLAT BOOK 22, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DIVAL COUNTY, FLA.
CERTIFIED TO: OP LAND, INC.**

DATE: 11/19/2020

SCALE: 1"=20'
OFFICIAL RECORDS 7144, PAGE 2137



C & C LAND SURVEYS, INC.
7700 W. US HWY 1, SUITE 100, TAMPA, FL 33611
TEL: 813.833.8888 FAX: 813.833.8889
WWW.CANDC.SURVEYS.COM

ALL SURVEYS PERFORMED BY C & C LAND SURVEYS, INC. ARE IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT, CHAPTER 47, F.S. THE SURVEYOR'S SEAL IS A REQUIREMENT FOR THE VALIDITY OF ANY SURVEY. THE SURVEYOR'S SEAL IS NOT VALID UNLESS IT IS USED IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT, CHAPTER 47, F.S. THE SURVEYOR'S SEAL IS NOT VALID UNLESS IT IS USED IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT, CHAPTER 47, F.S. THE SURVEYOR'S SEAL IS NOT VALID UNLESS IT IS USED IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT, CHAPTER 47, F.S.

BOUNDARY SURVEY: S.D. 20172, DATED 11/19/2020
THE LOT SHOWN HEREON IS IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12010412A.
THE LOT SHOWN HEREON IS IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12010412A.