

orig copy

Date Submitted:	10/24/23
Date Filed:	

Application Number:	WRF. 24-16
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:	R2D-60	Current Land Use Category:	LDR
Council District:	3	Planning District:	2
Previous Zoning Applications Filed (provide application numbers):		2023-545-W	
Applicable Section of Ordinance Code:			
WRF-21-10			
Notice of Violation(s):			
N/A			
Neighborhood Associations:			
Overlay:			
N/A			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	1	Amount of Fee:	
		Zoning Asst. Initials:	g.t.

PROPERTY INFORMATION	
1. Complete Property Address: 0 N. GERONA DR Jacksonville FL 32246	2. Real Estate Number: 166872-0020
3. Land Area (Acres): .30	4. Date Lot was Recorded: 5.21.2020
5. Property Located Between Streets: Brougham Ave & Westham Rd	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/> 1/2 acres neg
7. Waiver Sought: Reduce Required Minimum Road Frontage from <u>48</u> feet to <u>0</u> feet.	
8. In whose name will the Waiver be granted? Caspian Group, Inc.	

NOT A LOT OF RECORD.

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Caspian Group, Inc.	10. E-mail: janet@amircollc.com
11. Address (including city, state, zip): 8636 BEACH BLVD JACKSONVILLE, FL 32216	12. Preferred Telephone: 904-374-0384

APPLICANT'S INFORMATION (if different from owner)	
13. Name: BGRP ENGINEERING GROUP	14. E-mail: Permits@bgrpengineering.com
15. Address (including city, state, zip): 654 SE FORT ISLAND TRL CRYSTAL RIVER, FL 34429	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.

ATTACHMENTS


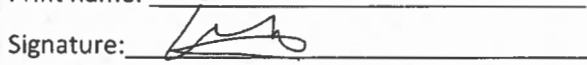
The following attachments must accompany each copy of the application.

- 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	
<p>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.</p> <p>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.</p> <p>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>	
<p>Owner(s) Print name: <u>Amir Sabat</u> Signature: </p>	<p>Applicant or Agent (if different than owner) Print name: <u>Billy Gause, C.P.E.</u> Signature: </p>
<p>Owner(s) Print name: _____ 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>

SUBMITTAL
<p>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.</p> <p><u>Submit applications to:</u> Planning and Development Department, Zoning Section 214 North Hogan Street, 2nd Floor Jacksonville, Florida 32202 (904) 255-8300</p>



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity

Caspian Group, Inc.

Owner Name

0 Gerona Drive North

Address(es) for Subject Property

166872-0020

Real Estate Parcel Number(s) for Subject Property

Billy Gause / BGRP Engineering Group

Appointed or Authorized Agent(s)

Waiver of Road Frontage

Type of Request(s)/Application(s)

STATE OF FL

COUNTY OF Duval


BEFORE ME, the undersigned authority, this day personally appeared AMIR Sabet, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

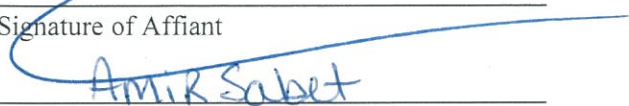
- Affiant is the pres of Caspian Group INC, a FL corp (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
- Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
- That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.



 Signature of Affiant



 Printed/Typed Name of Affiant


* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 17, day of June, 2024, by Amir Sabet, as Pres for Caspian Group Inc, who is personally known to me or has produced identification and who took an oath.

Type of identification produced _____.



 Notary Public Signature


 Printed/Typed Name – Notary Public

[NOTARY SEAL]



My commission expires: 1/3/26

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
CASPIAN GROUP, INC

Filing Information

Document Number P07000032408
FEI/EIN Number 20-8615900
Date Filed 03/13/2007
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 06/26/2009
Event Effective Date NONE

Principal Address

8636 Beach Blvd
Suite A
Jacksonville, FL 32216

Changed: 01/28/2013

Mailing Address

8636 Beach Blvd
Suite A
Jacksonville, FL 32216

Changed: 01/28/2013

Registered Agent Name & Address

Schade, Janet M
8636 Beach Blvd
JACKSONVILLE, FL 32216

Name Changed: 04/11/2022

Address Changed: 01/10/2014

Officer/Director Detail

Name & Address

Title PSTD

Annual Reports

Report Year	Filed Date
2022	04/11/2022
2023	01/30/2023
2024	03/21/2024

Document Images

03/21/2024 -- ANNUAL REPORT	View image in PDF format
01/30/2023 -- ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
02/05/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
04/19/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- ANNUAL REPORT	View image in PDF format
03/16/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
02/21/2011 -- ANNUAL REPORT	View image in PDF format
02/04/2010 -- Off/Dir Resignation	View image in PDF format
01/12/2010 -- ANNUAL REPORT	View image in PDF format
06/26/2009 -- Amendment	View image in PDF format
01/12/2009 -- ANNUAL REPORT	View image in PDF format
04/18/2008 -- ANNUAL REPORT	View image in PDF format
03/13/2007 -- Domestic Profit	View image in PDF format

CASPIAN INC
8636 BEACH BLVD
JACKSONVILLE, FL 32216

Primary Site Address
0 N GERONA DR
Jacksonville FL 32246

Official Record Book/Page
20834-00732

Tile #
8435

0 N GERONA DR

Property Detail

RE #	166872-0020
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03049 GOLDEN GLADES UNIT 03A
Total Area	13150

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$63,356.00	\$63,356.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$63,356.00	\$63,356.00
Assessed Value	\$44,962.00	\$63,356.00
Cap Diff/Portability Amt	\$18,394.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$44,962.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property](#).

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20834-00732	10/5/2023	\$100.00	QC - Quit Claim	Unqualified	Vacant
20547-02315	1/6/2023	\$55,000.00	WD - Warranty Deed	Qualified	Vacant
19834-00411	7/13/2021	\$75,000.00	SW - Special Warranty	Qualified	Vacant
19568-01313	1/5/2021	\$100.00	QC - Quit Claim	Unqualified	Improved
19215-02402	5/21/2020	\$64,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	75.00	175.00	Common	75.00	Front Footage	\$63,356.00

Legal

LN	Legal Description
1	22-60 35-2S-28E 0.3
2	GOLDEN GLADES UNIT NO 3A
3	W 1/2 OF LOT 8 BLK 22

Buildings

No data found for this section

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$44,962.00	\$0.00	\$44,962.00	\$462.58	\$508.83	\$465.15
Public Schools: By State Law	\$63,356.00	\$0.00	\$63,356.00	\$132.27	\$201.66	\$185.90
By Local Board	\$63,356.00	\$0.00	\$63,356.00	\$91.89	\$142.42	\$129.14
FL Inland Navigation Dist.	\$44,962.00	\$0.00	\$44,962.00	\$1.31	\$1.29	\$1.29
Water Mgmt Dist. SJRWMD	\$44,962.00	\$0.00	\$44,962.00	\$8.07	\$8.06	\$8.06
School Board Voted	\$63,356.00	\$0.00	\$63,356.00	\$0.00	\$63.36	\$0.00
Totals				\$696.12	\$925.62	\$789.54

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$40,875.00	\$40,875.00	\$0.00	\$40,875.00
Current Year	\$63,356.00	\$44,962.00	\$0.00	\$44,962.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

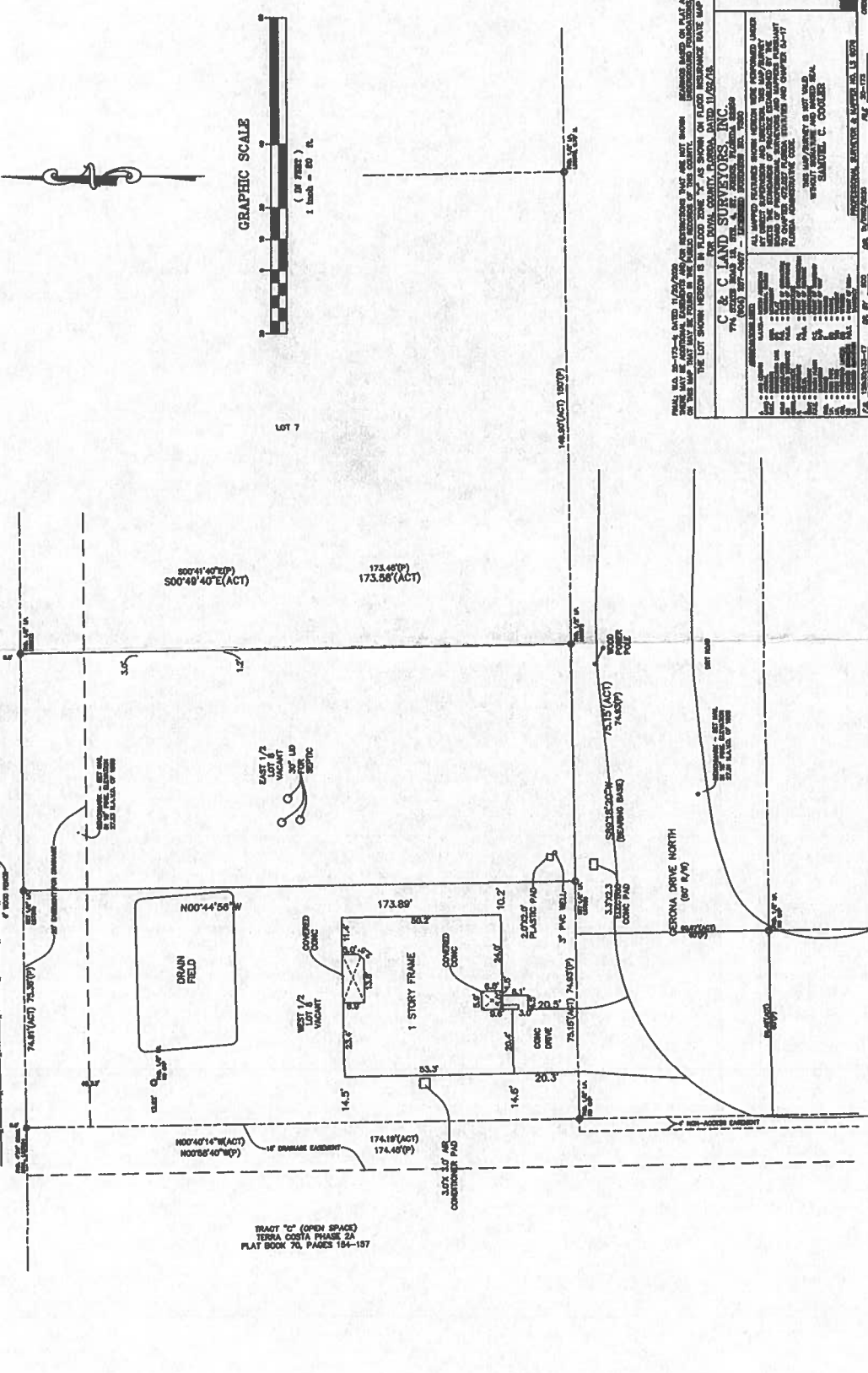
2023

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 60 OF THE CURRENT PUBLIC RECORDS OF KOVAL COUNTY, FLA
 CERTIFIED TO: JOSEPH ROBERT MORRELL AND LISA MARIE MORRELL; LANDMARK TITLE
 DATE: 11/10/2000

SCALE: 1"=60'

OFFICIAL RECORDS 7746, PHASE 2137

189°20'57"W 74.30(P)
 189°22'20"E(ACT) 74.91(ACT)

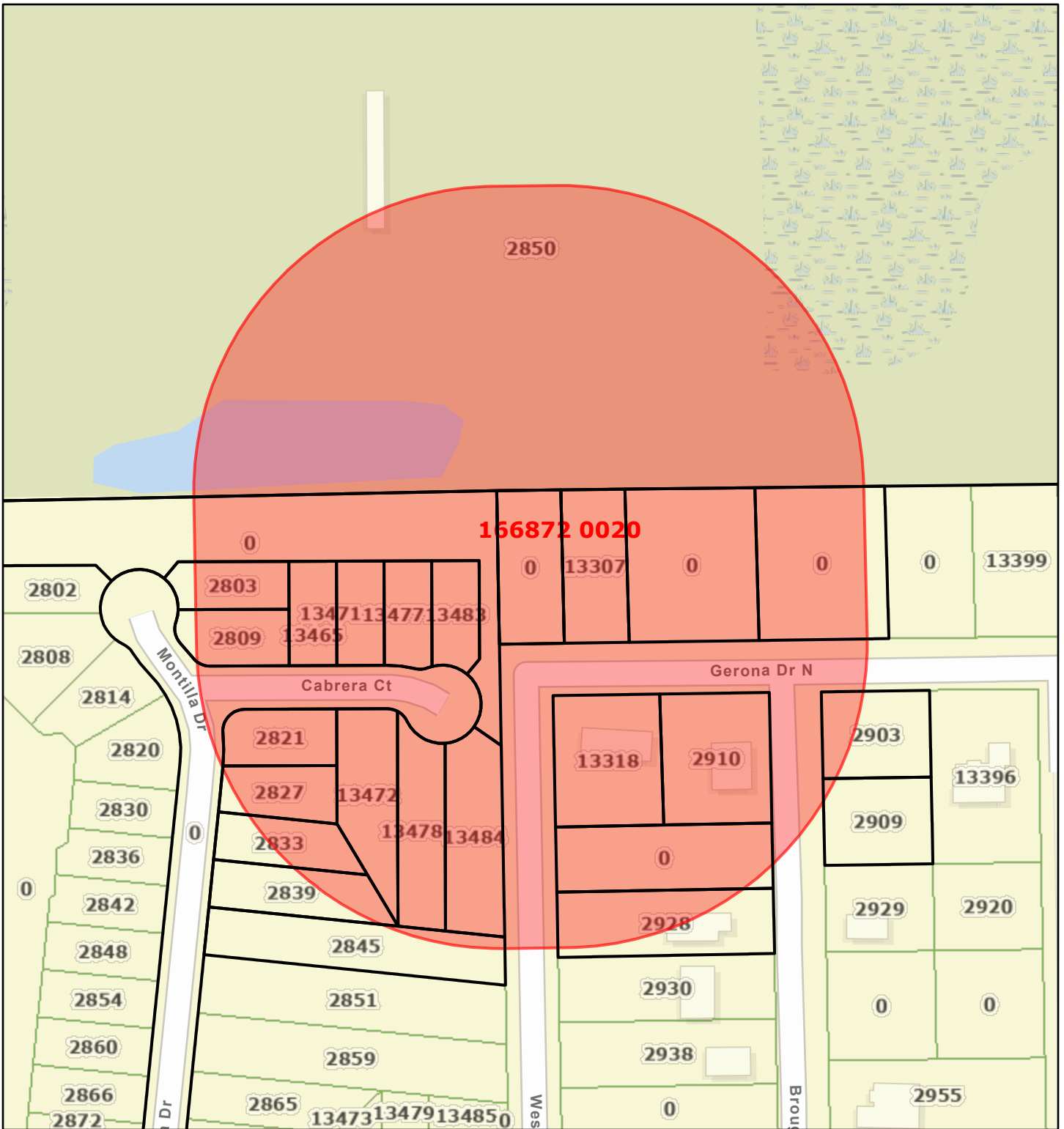


TRACT "C" (OPEN SPACE)
 TERRA COSTA PHASE 2A
 PLAT BOOK 74, PAGES 154-157

C & C LAND SURVEYORS, INC.
 174 CROOK ROAD SE, BOX 4, SE 22338 WOODLAND BLVD
 (904) 397-0977 - TAMPA, FLORIDA 33610
 ALL SURVEYED BOUNDARIES AND INTERIORS ARE SHOWN UNDER THE ASSUMPTION THAT THE SURVEY WAS MADE ACCORDING TO THE PROVISIONS OF FLORIDA STATUTES CHAPTER 349, PART I, CHAPTER 349.01(1) THROUGH 349.04(1) AND CHAPTER 349.05(1) THROUGH 349.05(7). THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE LAND OR THE ADJACENT LANDS. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE ADJACENT LANDS. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE ADJACENT LANDS. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE ADJACENT LANDS.

DATE: 11/10/2000
 FILE: 20-175-1

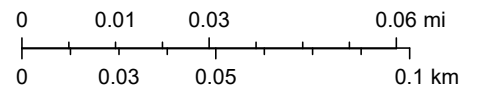
Land Development Review



June 14, 2024

 Parcels

1:2,257



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RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP
166903 1885	ADLER JOHANNA ET AL		2839 MONTILLA DR		JACKSONVILLE	FL	32246
166903 1835	AHMED SHEIKH		13465 CABRERA CT		JACKSONVILLE	FL	32246
166875 0000	ANDERSON GARY L JR		2928 BROUGHAM AVE		JACKSONVILLE	FL	32246-1204
166903 1850	ANSAIDO DAVID MAYO		13483 CABRERA CT		JACKSONVILLE	FL	32246
166903 1880	BYRNE JOINT REVOCABLE LIVING TRUST		2833 MONTILLA DR		JACKSONVILLE	FL	32246
166872 0020	CASPIAN GROUP INC		8636 BEACH BLVD		JACKSONVILLE	FL	32216
166903 1890	CHAU ENG KIM ET AL		2845 MONTILLA DR		JACKSONVILLE	FL	32246
165284 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202
166873 0000	GANZINI GORDON L		13318 GERONA DR N		JACKSONVILLE	FL	32246
166903 1825	JOLLY RICHARD CHRISTOPHER ET AL		2803 MONTILLA DR		JACKSONVILLE	FL	32246
166850 0000	LAS HOLDINGS LLC		1903 EASTERN DR		JACKSONVILLE BEACH	FL	32250
166851 0000	LAS HOLDINGS LLC		637 S POKEBERRY PL		JACKSONVILLE	FL	32259
166903 1830	LIVINGSTON GARY FLOYD JR		2809 MONTILLA DR		JACKSONVILLE	FL	32246
166872 0010	MORELLI JOSEPH		13307 GERONA DR N		JACKSONVILLE	FL	32246
166903 1870	MURPH MANSFIELD CHRISTIAN		2821 MONTILLA DR		JACKSONVILLE	FL	32246
166903 1875	NARCISO PATRICIA ALLEN		2827 MONTILLA DR		JACKSONVILLE	FL	32246
166872 0100	ORAM DAVID CRAIG		35706 CABRILLO DR		FREMONT	CA	94536
166903 1855	PAULUS ANEEL ET AL		13484 CABRERA CT		JACKSONVILLE	FL	32246
166871 0000	ST JOHN RUGBY LLC		3997 AMERICA AVE		JACKSONVILLE BEACH	FL	32250
166903 1840	TABATABAI ALI ET AL		13471 CABRERA CT		JACKSONVILLE	FL	32246
166903 1865	TANG XI GUANG		13472 CABRERA CT		JACKSONVILLE	FL	32246-5564
166903 1730	TERRA COSTA HOMEOWNERS ASSOCIATION INC		7400 BAYMEADOWS WAY SUITE 317		JACKSONVILLE	FL	32256
166903 1860	TILLMAN TERRY WAYNE		13478 CABRERA CT		JACKSONVILLE	FL	32246
166903 1845	TRAN KEVIN ET AL		12932 INDIGO RIVER CT		JACKSONVILLE	FL	32224
166870 0000	VU NHI		4663 SHERMAN HILLS PKWY		JACKSONVILLE	FL	32210
166874 0000	WILLIAMS HERBERT G		PO BOX 7634		TALLAHASSEE	FL	32314-7634
	GREATER ARLINGTON/B	TIM KELLEY	2184 HEALTH GREEN PL S		JACKSONVILLE	FL	32246
	BROUGHAM AVENUE GOLDEN GLADES	TRACY HALL	2983 BROUGHAM AVE		JACKSONVILLE	FL	32246