

Date Submitted: 8/27/21	<b>COMPANION APPLICATION</b>	Application Number: WRF-21-17
Date Filed: 9.2.21		Public Hearing: AD-21-52

**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.

<b>For Official Use Only</b>		
Current Zoning District: RR	Current Land Use Category: LDR	
Council District: 8	Planning District: 6	
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.304 A.I. (d)(1)		
Notice of Violation(s): none found		
Neighborhood Associations: The Eden Group Inc, Angel Lakes HOA		
Overlay: none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$2288.	Zoning Asst. Initials: DJK

Total Companion Fee  
Cr# 602286 WRF + AD

<b>PROPERTY INFORMATION</b>	
1. Complete Property Address: 5716 Ada Johnson Road Jacksonville, Florida 32218	2. Real Estate Number: 004258-1780
3. Land Area (Acres): 1.71	4. Date Lot was Recorded: 6-19-2003
5. Property Located Between Streets: V.C. Johnson Road James C Johnson Road	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>160</u> feet to <u>154.85</u> feet.	
8. In whose name will the Waiver be granted? Michelle Carrafa Tuttle and David Leroy Tuttle	

**OWNER'S INFORMATION (please attach separate sheet if more than one owner)**

9. Name: <b>Michelle Carrafa</b>	10. E-mail: <b>dmtuttle11@gmail.com</b>
11. Address (including city, state, zip): 5716 Ada Johnson Road Jacksonville, Florida 32218	12. Preferred Telephone: (904)434-7111

**APPLICANT'S INFORMATION (if different from owner)**

13. Name: <b>Michelle Carrafa Tuttle</b>	14. E-mail: <b>dmtuttle11@gmail.com</b>
15. Address (including city, state, zip): 5716 Ada Johnson Road Jacksonville, Florida 32218	16. Preferred Telephone: (904)434-7111

**CRITERIA**

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."

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:

- i. *There are practical or economic difficulties in carrying out the strict letter of the regulation;*
- ii. *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);*
- iii. *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;*
- iv. *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;*
- v. *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.*

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.

I am needing the waiver to be able to put a mobile home on my property so that I can move my parents to my home from Keystone Heights Florida to take care of them. They are age 82 and age 70 and are having health issues and need to be here to be taken care of. It is important to get the waiver as soon as possible due to I have someone who is giving me a mobile home for them to stay here on my property, but it is needing to be moved soon.

**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.

**Owner(s)**

Print name: Michelle Carrafa Tuttle

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: \_\_\_\_\_

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, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

**EXHIBIT A**

**Property Ownership Affidavit - Individual**

Date: 8/22/2021

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: 5716 Ada Johnson Road Jacksonville, Florida 32218 RE#(s): 004258-1780

To Whom it May Concern:

I Michelle Carrafa Tuttle 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 Michelle Tuttle

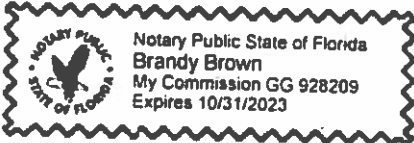
Print Name: Michelle Carrafa Tuttle

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 24 day of August 2021, by Michelle Tuttle, who is personally known to me or who has produced Driver License as identification and who took an oath.

Brandy Brown  
(Signature of NOTARY PUBLIC)

Brandy Brown  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 10/31/2023

**CARRAFA MICHELLE**  
 5716 ADA JOHNSON RD  
 JACKSONVILLE, FL 32218-1594

**Primary Site Address**  
 5716 ADA JOHNSON RD  
 Jacksonville FL 32218

**Official Record Book/Page**  
 05922-02030

**Tile #**  
 6306

**5716 ADA JOHNSON RD**

**Property Detail**

<b>RE #</b>	004258-1780
<b>Tax District</b>	GS
<b>Property Use</b>	0100 Single Family
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00042 DINSMORE FARMS S/D SEC
<b>Total Area</b>	74163

**Value Summary**

Value Description	2020 Certified	2021 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$157,469.00	\$163,727.00
<b>Extra Feature Value</b>	\$1,112.00	\$1,090.00
<b>Land Value (Market)</b>	\$29,070.00	\$38,475.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$187,651.00	\$203,292.00
<b>Assessed Value</b>	\$151,603.00	\$153,725.00
<b>Cap Diff/Portability Amt</b>	\$36,048.00 / \$0.00	\$49,567.00 / \$0.00
<b>Exemptions</b>	\$50,000.00	See below
<b>Taxable Value</b>	\$101,603.00	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.](#)

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	\$1,090.00

**Land & Legal**

**Land**

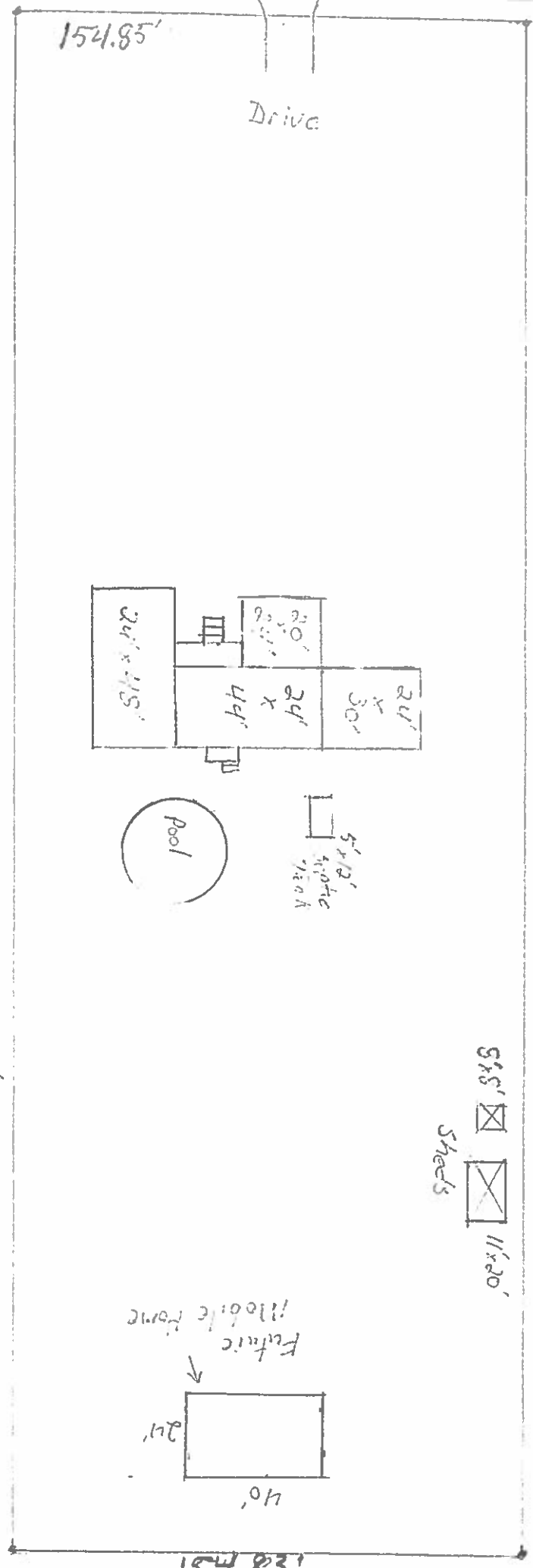
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	1.71	Acreage	\$38,475.00

**Legal**

LN	Legal Description
1	06-1S-26E 1.71
2	DINSMORE FARMS S/D
3	PT FARM 28 RECD O/R 11163-134

Ada Johnson Rd ↑  
(60' R/W)

North



Scale 1" = 44'  
Date 8/20/2021