

Date Submitted:	6/15/21
Date Filed:	8/20/21

Application Number:	WRF-21-12
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): <i>yes</i>		
<del>656 305 (d)(i)(ii)</del>		
Applicable Section of Ordinance Code:	656 305 (d) (i) (iv) / 656.407	
Notice of Violation(s):	none found	
Neighborhood Associations:	Hammock Oaks Beautician	
Overlay:	none	
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post:	1	Amount of Fee: \$1343. Zoning Asst. Initials: CIR

*(CR 593 631)*

PROPERTY INFORMATION	
1. Complete Property Address: 3233 Marbon Rd	2. Real Estate Number: 158905-1000
3. Land Area (Acres): 2.51	4. Date Lot was Recorded: 11/17/1977
5. Property Located Between Streets: ABACO LN (WEST OF LOT) SAWYER RIDGE (EAST OF LOT)	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 72' feet to 0' feet *	
8. In whose name will the Waiver be granted? Benet JAKAJ	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: BENET JAKAJ	10. E-mail: albania23@yahoo.com
11. Address (including city, state, zip): 3233 MARBON RD JACKSONVILLE, FL 32223	12. Preferred Telephone: (904) 482-5155

APPLICANT'S INFORMATION (if different from owner)	
13. Name:	14. E-mail: ALBANIA23@YAHOO.COM
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"> <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.

Only want to subdivide existing  
Parcel 3 from deed. New parcel, 3  
would be 120' of road frontage  
on Abaco Lane.

ATTACHMENTS	
The following attachments must accompany each copy of the application.	
<input checked="" type="checkbox"/>	Survey
<input type="checkbox"/>	Site Plan – two (2) copies on 8 1/2 x 11 and two (2) copies on 11 x 17 or larger
<input checked="" type="checkbox"/>	Property Ownership Affidavit (Exhibit A)
<input 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 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.

<b>Owner(s)</b> Print name: <u>BENZI JAKAJ</u> Signature: <u><i>Benzi Jakaj</i></u>	<b>Applicant or Agent (if different than owner)</b> Print name: _____ Signature: _____
<b>Owner(s)</b> Print name: _____ Signature: _____	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

**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: 6-15-21

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: 3133 MARGON RD RE#(s): 158905-1000

To Whom it May Concern:

I BENET JAKAJ 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 Benet Jakaj  
Print Name: BENET JAKAJ

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 15<sup>TH</sup> day of JUNE 2021, by BENET JAKAJ, who is personally known to me or who has produced DL/FLORIDA as identification and who took an oath.

JOHN F. METZGER  
Notary Public, State of Florida  
My Comm. Expires 02/05/2023  
Commission No. GG298588

John Metzger  
(Signature of NOTARY PUBLIC)  
JOHN F. METZGER  
(Printed name of NOTARY PUBLIC)

State of Florida at Large  
My commission expires: 2/5/23

**JAKAJ BENET**  
3233 MARBON RD  
JACKSONVILLE, FL 32223

**Primary Site Address**  
0 MARBON RD  
Jacksonville FL 32223

**Official Record Book/Page**  
19350-02082

**Title #**  
7618

**0 MARBON RD**

**Property Detail**

RE #	158907-0005
Tax District	GS
Property Use	9400 Right-Of-Way
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	52671

**Value Summary**

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$1,510.00	\$1,510.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,510.00	\$1,510.00
Assessed Value	\$1,510.00	\$1,510.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,510.00	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
19350-02082	8/24/2020	\$100.00	QC - Quit Claim	Unqualified	Vacant
17208-00179	6/5/2015	\$272,000.00	SW - Special Warranty	Unqualified	Vacant
17115-00146	3/24/2015	\$100.00	CT - Certificate of Title	Unqualified	Vacant
09525-02199	1/21/2000	\$100.00	QC - Quit Claim	Unqualified	Vacant
04798-00932	1/16/1979	\$100.00	MS - Miscellaneous	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	9400	RIGHT-OF-WAY & STS	RR-ACRE	0.00	0.00	Common	1.51	Acreage	\$1,510.00

**Legal**

LN	Legal Description
1	40-4S-27E 1.51
2	J SUMMERLAND GRANT
3	PT RECD O/R 19350-2082
4	BEING PARCEL 2

**Buildings**

No data found for this section

**2020 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	\$1,510.00	\$0.00	\$1,510.00	\$17.28	\$17.28	\$16.55
Public Schools: By State Law	\$1,510.00	\$0.00	\$1,510.00	\$5.89	\$5.52	\$5.68
By Local Board	\$1,510.00	\$0.00	\$1,510.00	\$3.39	\$3.39	\$3.27
FL Inland Navigation Dist.	\$1,510.00	\$0.00	\$1,510.00	\$0.05	\$0.05	\$0.05
Water Mgmt Dist. SJRWMD	\$1,510.00	\$0.00	\$1,510.00	\$0.36	\$0.35	\$0.35
Gen Gov Voted	\$1,510.00	\$0.00	\$1,510.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$1,510.00	\$0.00	\$1,510.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>				<b>\$26.97</b>	<b>\$26.59</b>	<b>\$25.90</b>

  

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$1,510.00	\$1,510.00	\$0.00	\$1,510.00
Current Year	\$1,510.00	\$1,510.00	\$0.00	\$1,510.00

**2020 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.

**2020**



Login is for County Staff Only  
[Login](#)

[Property Tax Search](#)   [Account Detail](#)

- [Welcome](#)
- [Property Tax Search](#)
- [Tangible Tax Search](#)
- [Local Business Tax Search](#)
- [Collection Cart](#)
- [Tax Collector Home](#)

## Account Detail

**Search Results**

### Important Notice

The information contained herein does not constitute a title search and should not be relied on as such. There may be additional balances that do NOT display on this website: unpaid liens, installment accounts or deleted accounts.

To better serve property owners, homestead and other exemption-related liens filed by the Property Appraiser's Office have been added to the Tax Collector's software. These exemption-related liens are now viewable and payable online. These lien types may be researched at the Clerk of Court's website [www.duvalclerk.com](http://www.duvalclerk.com)

#### Property Tax Account Details

Account	Property Type	Last Update
158905-1000	REAL ESTATE	5/4/2021 10:46:26 AM
<b>Mailing Address:</b> JAKAJ BENET 3233 MARBON RD JACKSONVILLE, FL 32223		<b>SITUS:</b> 3233 MARBON RD 32223
<b>Millage Code</b> GS	<b>Escrow Code</b>	
<b>Legal Description</b>		
40-4S-27E 2.51 J SUMMERLAND GRANT PT RECD O/R 19350-2028 BEING PARCEL 1		

#### Pay Current Taxes

Select a payment option:

2020 - \$6,327.77

[ADD TO CART](#)

#### Pay Delinquent Taxes

No delinquent payment due for this account.

Cart: \$0.00

#### Nuisance and Demolition Liens

Nuisance and Demolition Liens are NOT included in the Property Tax bill. These liens must be paid separately. Please call (904) 255-7000 for information regarding these specific lien types.

No Nuisance or Demolition Liens Found

#### Property Tax Bills

Tax Year	Folio	Owner Name	Amount Due
<b>2020</b>	1278244.0000	JAKAJ BENET	\$6,327.77
<b>2019</b>	1274975.0000	GAVOCI XHOANA	\$0.00
<b>Total</b>			\$6,327.77



Account Detail

Tax Year	Folio	Owner Name	Amount Due
2018	1271948.0000	GAVOCI XHOANA	\$0.00
2017	1270395.0000	GAVOCI XHOANA	\$0.00
2016	1269275.0000	GAVOCI XHOANA	\$0.00
2015	1268678.0000	GAVOCI XHOANA	\$0.00
2014	1265199.0000	SANDRIE ROSE	\$0.00
2013	1264338.0000	SANDRIE ROSE	\$0.00
2012	1264202.0000	SANDRIE ROSE	\$0.00
2011	1263967.0000	SANDRIE ROSE	\$0.00
2010	1264621.0000	SANDRIE ROSE	\$0.00
2009	1262527.0000	SANDRIE ROSE	\$0.00
2008	1263004.0000	SANDRIE ROSE	\$0.00
2007	1263525.0000	SANDRIE ROSE	\$0.00
2006	1251247.0000	SANDRIE ROSE	\$0.00
2005	1238579.0000	SANDRIE ROSE	\$0.00
2004	1233464.0000	SANDRIE ROSE	\$0.00
<b>Total</b>			<b>\$6,327.77</b>

**Unpaid Tax Certificates**  
No Records Found