

Date Submitted:	12-3-24
Date Filed:	12-7

Application Number:	WRF-21-27
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:	AGR	Current Land Use Category:	RR
Council District:	12	Planning District:	4
Previous Zoning Applications Filed (provide application numbers): NONE 2003-1507 REZONING			
Applicable Section of Ordinance Code: 656.407			
Notice of Violation(s):			
Neighborhood Associations: NONE			
Overlay: NONE			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	1	Amount of Fee:	1,203 ^{6 MONTHS}
		Zoning Asst. Initials:	<i>[Signature]</i>

PROPERTY INFORMATION	
1. Complete Property Address: 3515 Alcoy Road Jacksonville, FL 32221	2. Real Estate Number: 002109-0000
3. Land Area (Acres): 10 Acres	4. Date Lot was Recorded: 06/23/2003
5. Property Located Between Streets: New World Avenue State Road 23	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>70'</u> feet to <u>0'</u> feet. (2 HOMES ^{EXISTING})	
8. In whose name will the Waiver be granted? Nazaire Paul Aucoin	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Nazaire Paul Aucoin	10. E-mail: paulaucoin@lrvolusia.com
11. Address (including city, state, zip): 3515 Alcoy Road Jacksonville, FL 32221	12. Preferred Telephone: 904-525-6898

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

I am allotting an acre of land in the NW corner of my property for my son to place a home on as his main residence. This application is to allow access to that section of the property. Please review site plan to see where this dwelling will be placed.

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>LAZAIRE Paul Austin</u> Signature: <u>[Signature]</u></p>	<p>Applicant or Agent (if different than owner) Print name: _____ 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

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

AUCOIN NAZAIRE PAUL
 3515 ALCOY RD
 JACKSONVILLE, FL 32221-2219

Primary Site Address
 3515 ALCOY RD
 Jacksonville FL 32221

Official Record Book/Page
 18389-02050

Tile #
 4502

3515 ALCOY RD

Property Detail

RE #	002109-0000
Tax District	GS
Property Use	0200 Mobile Home
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00019 JAX HEIGHTS SEC
Total Area	427459

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$66,677.00	\$64,208.00
Extra Feature Value	\$112,613.00	\$98,992.00
Land Value (Market)	\$102,225.00	\$102,225.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$281,515.00	\$265,425.00
Assessed Value	\$281,515.00	\$265,425.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$231,515.00	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.](#)

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	AGR	0.00	0.00	Common	6.75	Acreage	\$101,250.00
2	9604	JURISDICTIONAL WETLANDS	AGR	0.00	0.00	Common	3.25	Acreage	\$975.00

Legal

LN	Legal Description
1	5-93 02-3S-24E
2	JACKSONVILLE HEIGHTS
3	TRACT 10 BLK 4

Property Ownership Affidavit - Individual

Date: 12-1-21

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: 3515 Alcoy Rd
Address: RE#(s): 002109-0000
Jacksonville, FL.
32221

To Whom it May Concern:

I, Nazaire Paul Aucoin hereby certify that Nazaire Paul Aucoin
is 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 Nazaire Paul Aucoin

Print Name: NAZAIRE PAUL AUCOIN

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or
 online notarization, this 02 day of DECEMBER 2021, by
NAZAIRE PAUL AUCOIN, as OWNER, of
3515 ALCOY RD, JAX FL 32221, a _____ corporation, who is
personally known to me or who has produced FL DLIC as identification
and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

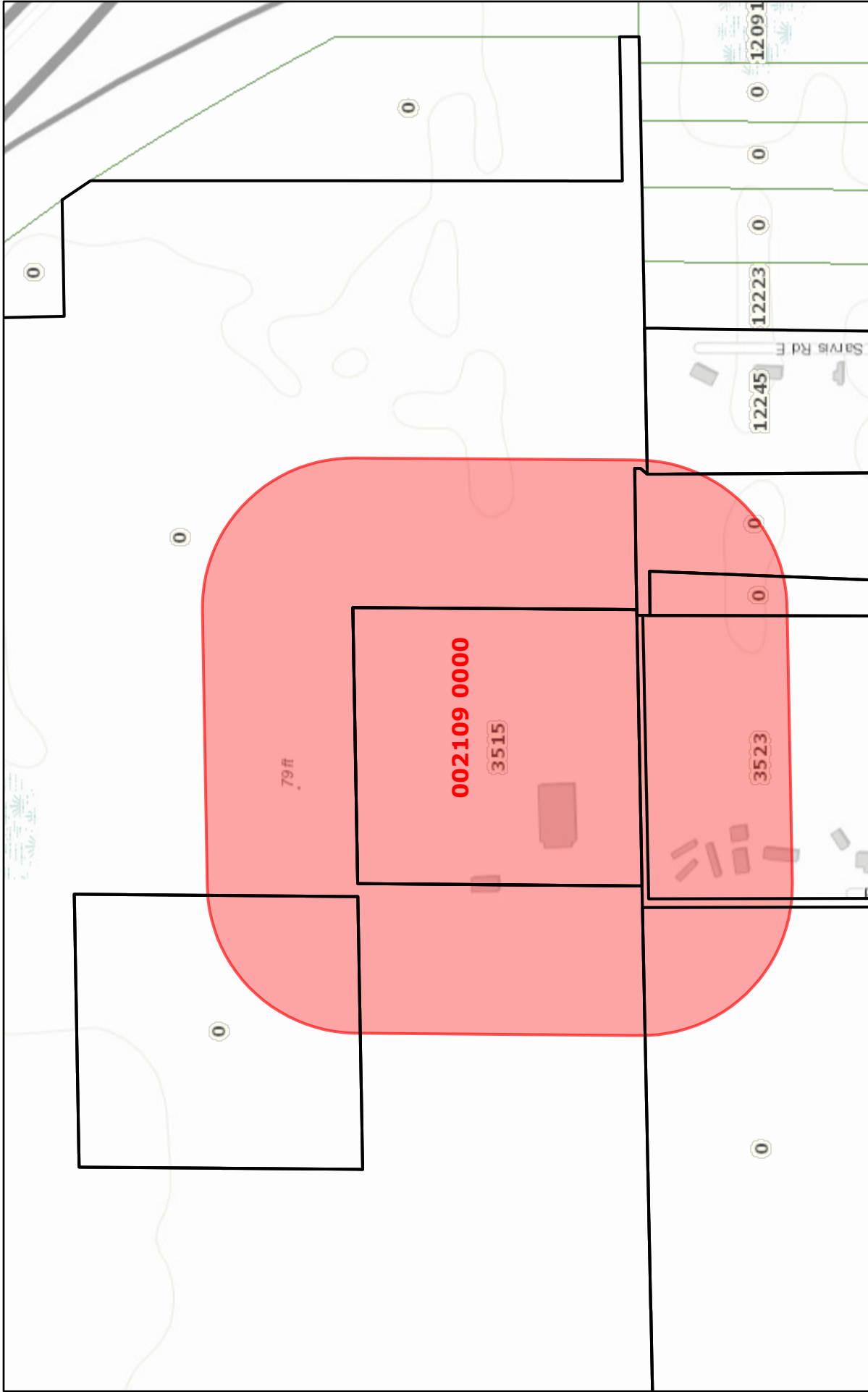
IRWAN TITO
(Printed name of NOTARY PUBLIC)



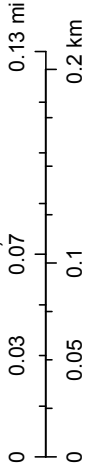
Irwan Tito
Notary Public, State of Florida
My Commission Expires 01/12/2025
Commission No. HH 71267

State of Florida at Large.
My commission expires: 01/12/2025

Land Development Review



1:4,514



December 3, 2021

Parcels

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MA	MAIL_CITY	MAI	MAIL_ZIP
2	002105 0000	RANDALL JASON		8541 HERLONG RD			JACKSONVILLE	FL	32210
3	002176 0000	STOCKWELL TRUST		5221 MANN MANOR LN			JACKSONVILLE	FL	32210
4	002174 0000	SHR MARINO INC		3818 ELDRIDGE AVE			ORANGE PARK	FL	32073
5	002096 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
6	002109 0000	AUCOIN NAZAIRE PAUL		3515 ALCOY RD			JACKSONVILLE	FL	32221-2219
7		SOUTHWEST	DR. WILLIE CROSBY	6746 SHINDLER DR			JACKSONVILLE	FL	32222