

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE**

**ORDINANCE 2022-23 (WRF-21-27)**

**FEBRUARY 15, 2022**

**Location:** 3515 Alcoy Road – terminus of Alcoy Road

**Real Estate Number(s):** 001209-0000

**Waiver Sought:** Reduce Minimum Required Road Frontage from 70 Feet to 0 Feet for two lots

**Present Zoning:** Agriculture (AGR)

**Current Land Use Category:** Residential Rural (RR)

**Planning District:** 4-Southwest

**Applicant:** Nazaire Paul Aucoin  
3515 Alcoy Road  
Jacksonville, FL 32221

**Owner:** Nazaire Paul Aucoin  
3515 Alcoy Road  
Jacksonville, FL 32221

**Staff Recommendation:** APPROVE

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-23 (WRF-21-27)** seeks to reduce the required minimum road frontage from 70 feet to 0 feet for two lots in order to allow for a lot split. The owner intends to keep the existing house on one lot and give the other lot to his son. The subject property is approximately 9.81 acres at the end of Alcoy Road.

**DEFINITION**

According to Section 656.1601 of the Zoning Code, the term *waiver* means a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the

Zoning Code. Waivers of Road Frontage are granted by the City Council pursuant to the criteria set forth in Section 656.133 of the Zoning Code.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.133 of the Zoning Code, a waiver for minimum required street frontage may be granted if the City Council makes a positive finding based on substantial, competent evidence that the application meets all of the following criteria:

- (i) ***Are there practical or economic difficulties in carrying out the strict letter of the regulation?***

Yes. It is impractical to impose the strict road frontage requirement for this property as the city maintained right of way ends at the subject property. The two proposed lots will be consistent with the character of the area.

- (ii) ***Is the request 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)?***

No. There is no evidence that granting the waiver would reduce the cost of developing the site. The proposed lot split will result in the creation of two lots. The Code of Subdivision Regulations applies when creating three or more lots.

- (iii) ***Will the proposed waiver substantially diminish property values in, or alter the essential character of, the area surrounding the site and will the waiver substantially interfere with or injure the rights of others?***

No. The surrounding area to the south is zoned RR-Acre with the lots ranging from 1 acre to 9 acres in size. Granting this waiver will allow a lot that is consistent with the area.

- (iv) ***Is there a valid and effective easement for adequate vehicular access connected to a public street maintained by the City or an approved private street?***

N/A. The two proposed lots have frontage directly on a portion of Alcoy Road which at that point is a 30 foot wide unopened platted road, so an easement is not needed.

- (v) ***Will the proposed waiver be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law?***

No. The proposed lots have adequate road frontage and access to allow for City services including first responders. The proposed lots are consistent with the pattern of development and there is no evidence they will be a nuisance or public safety concern.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **February 4, 2022** by the Planning and Development Department the required Notice of Public Hearing sign was posted correctly.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-23 (WRF-21-27)** be **APPROVED**.



Entrance to subject property



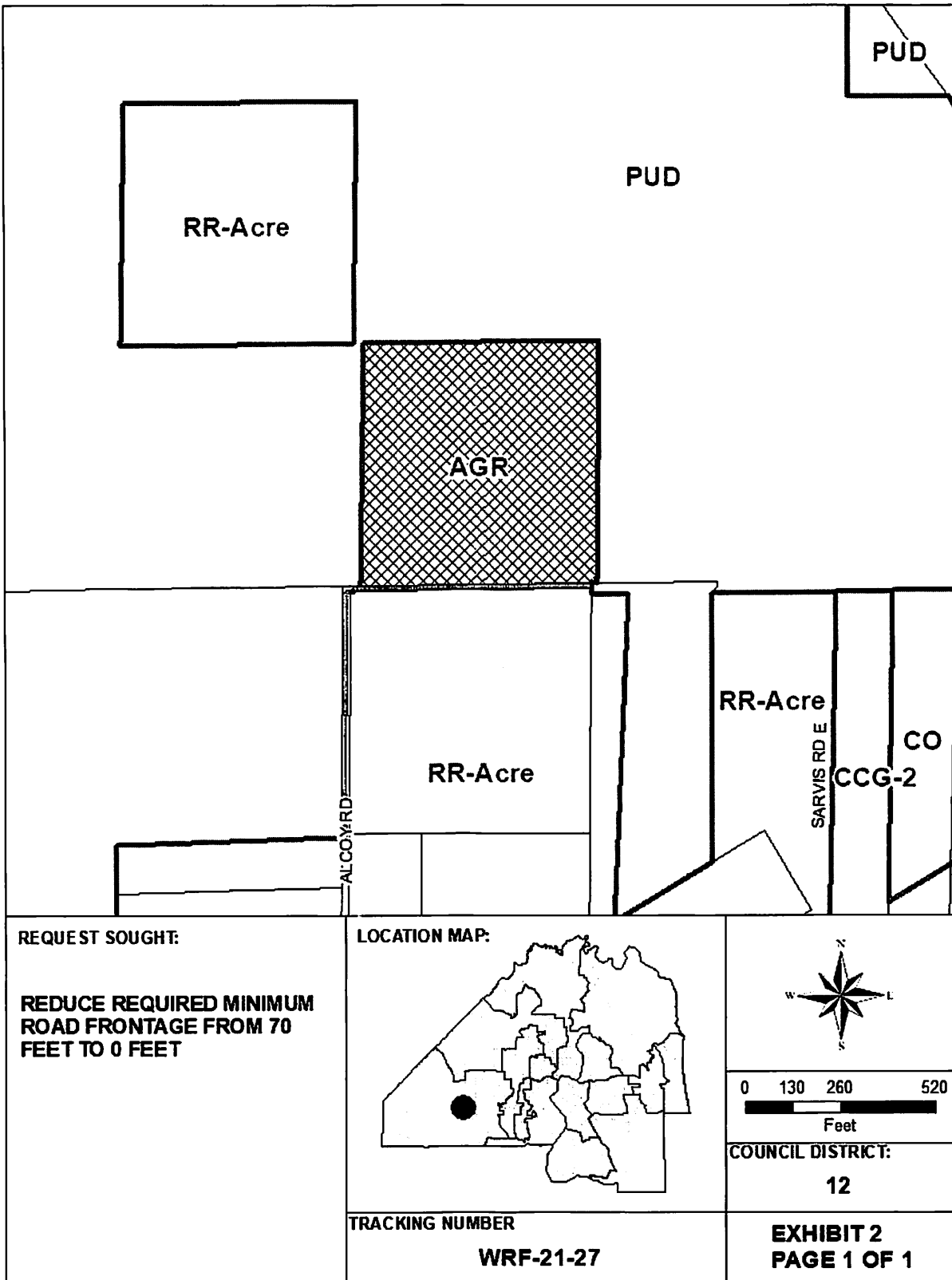
Aerial view of subject property



Alcoy Road (dirt before subject property)



Alcoy Road (pavement from Normandy Blvd)



Date Submitted:	12-3-21
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: <b>AGR</b>		Current Land Use Category: <b>RR</b>	
Council District: <b>12</b>		Planning District: <b>4</b>	
Previous Zoning Applications Filed (provide application numbers): <del>NONE</del> 2003-1507 <b>RELAND</b>			
Applicable Section of Ordinance Code: <b>656.407</b>			
Notice of Violation(s):			
Neighborhood Associations: <b>NONE</b>			
Overlay: <b>NONE</b>			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee: <b>1,203</b> <sup>6 MONTH</sup>	Zoning Asst. Initials: <b>DR</b>	

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

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

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name:	14. E-mail:
15. Address (including city, state, zip):	16. Preferred Telephone:

<b>CRITERIA</b>
<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.**

**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](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.

<b>Owner(s)</b> Print name: <u>LAZAIRE Paul Austin</u> Signature: <u><i>Paul Austin Lazaire</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

**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

**Title #**  
 4502

**3515 ALCOY RD**

**Property Detail**

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

**Value Summary**

Value Description	2021 Certified	2022 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$66,677.00	\$64,208.00
<b>Extra Feature Value</b>	\$112,613.00	\$98,992.00
<b>Land Value (Market)</b>	\$102,225.00	\$102,225.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$281,515.00	\$265,425.00
<b>Assessed Value</b>	\$281,515.00	\$265,425.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$50,000.00	See below
<b>Taxable Value</b>	\$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 Alcoa Rd  
Address: RE#(s): 002109-0000  
Jacksonville, FL.  
32221

To Whom It May Concern:

I, NAZAIRE PAUL AUCCOIN hereby certify that NAZAIRE PAUL AUCCOIN  
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 AUCCOIN

Print Name: NAZAIRE PAUL AUCCOIN

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 AUCCOIN, as OWNER, of  
3515 ALCOA RD, JACK 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. HN 71267

State of Florida at Large.

My commission expires: 01/12/2025

