

|                     |
|---------------------|
| Date Submitted:     |
| Date Filed: 1/17/23 |

|                               |
|-------------------------------|
| Application Number: WRF-23-02 |
| 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-60  | Current Land Use Category: LDR    |                           |
| Council District: 3  | Planning District: 2              |                           |
| Previous Zoning Applications Filed (provide application numbers): WRF-21-10                        |                                   |                           |
| Applicable Section of Ordinance Code:  |                                   |                           |
| Notice of Violation(s):  |                                   |                           |
| Neighborhood Associations: Brougham Ave Golden Glades; Greater Arlington/B; W Beaches Comm. Assoc. |                                   |                           |
| Overlay: none  |                                   |                           |
| LUZ Public Hearing Date:   | City Council Public Hearing Date: |                           |
| Number of Signs to Post: 1   | Amount of Fee: 1343 <sup>00</sup> | Zoning Asst. Initials: AJ |

| PROPERTY INFORMATION   |  |
|--|--|
| 1. Complete Property Address: 0 EURONA DRN.  | 2. Real Estate Number: 146872-0020   |
| 3. Land Area (Acres): .30  | 4. Date Lot was Recorded:  |
| 5. Property Located Between Streets:   | 6. Utility Services Provider:<br>City Water / City Sewer <input type="checkbox"/><br>Well / Septic <input checked="" type="checkbox"/> |
| 7. Waiver Sought: We are not seeking a Waiver for any reduction as the Lot is already 75' wide. Reduce Required Minimum Road Frontage from 48 feet to 10 feet. |  |
| 8. In whose name will the Waiver be granted? Omko, Inc.  |  |

Page 1 of 5

| OWNER'S INFORMATION (please attach separate sheet if more than one owner)                                    |   |
|--|---|
| 9. Name:<br><b>DMKO, INC</b>   | 10. E-mail:<br><b>TANA@AMIRCOLLc.COM</b>        |
| 11. Address (including city, state, zip):<br><b>1506 PRUDENTIAL DR. 2ND FLOOR<br/>JACKSONVILLE, FL 32207</b> | 12. Preferred Telephone:<br><b>904-864-0311</b> |

| APPLICANT'S INFORMATION (if different from owner)  |  |
|--|--|
| 13. Name:<br><b>BGRP ENGINEERING GROUP</b>   | 14. E-mail:<br><b>projects@bgrpengineering.com</b> |
| 15. Address (including city, state, zip):<br><b>PO Box 684<br/>Crystal River, FL 34423</b> | 16. Preferred Telephone:<br><b>904-368-6969</b>    |

| 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.

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. |   |
| <input checked="" type="checkbox"/>                                    | Survey  |
| <input checked="" type="checkbox"/>                                    | Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger  |
| <input checked="" type="checkbox"/>                                    | Property Ownership Affidavit (Exhibit A)  |
| <input checked="" 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.coj.net/pao_propertySearch/Basic/Search.aspx">http://apps.coj.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.

Owner(s)

Print name: John KOLUKABANY

Signature: 

Applicant or Agent (if different than owner)

Print name: Billy Gause, C.P.E.

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 - Corporation**

Date: 6-2-2021

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: OLGECIA Dr. N. RE#(s): 166872-0020

To Whom it May Concern:

I, John Kowkabanly, as PRESIDENT of OMKO, Inc. a corporation organized under the laws of the state of FLORIDA, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for REZONING submitted to the Jacksonville Planning and Development Department.

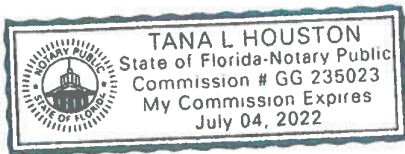
(signature) [Handwritten Signature]

(print name) JOHN KOWKABANLY

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 2ND day of JUNE 2021, by John Kowkabanly, as PRESIDENT, of OMKO, Inc., a FLORIDA corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



[Handwritten Signature]  
(Signature of NOTARY PUBLIC)

TANA L. HOUSTON  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: \_\_\_\_\_

**EXHIBIT B**

**Agent Authorization - Corporation**

Date: 6-2-2021

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: O GERONA DR N. RE#(s): 1668720020

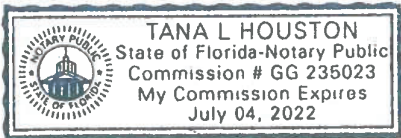
To Whom it May Concern:

You are hereby advised that John Kowkabany, as PRESIDENT of OMKO, INC, a corporation organized under the laws of the state of FLORIDA, hereby authorizes and empowers BGRP ENGINEERING GROUP, LLC to act as agent to file application(s) for ALL PERMITS & APPLICATIONS for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]  
(print name) JOHN KOWKABANY

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 2nd day of JUNE 2021, by John Kowkabany, as PRESIDENT, of OMKO, INC., a FLORIDA corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



[Handwritten Signature]  
(Signature of NOTARY PUBLIC)  
TANA L Houston  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: \_\_\_\_\_



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

## Detail by Entity Name

Florida Profit Corporation  
OMKO, INC.

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | P19000002446 |
| <b>FEI/EIN Number</b>  | 51-0567694   |
| <b>Date Filed</b>      | 01/04/2019   |
| <b>Effective Date</b>  | 01/01/2019   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

1506 PRUDENTIAL DRIVE  
2ND FLOOR  
JACKSONVILLE, FL 32207

### Mailing Address

1506 PRUDENTIAL DRIVE  
2ND FLOOR  
JACKSONVILLE, FL 32207

### Registered Agent Name & Address

DEWAN, DEVRY E, CPA  
7006 ATLANTIC BLVD.  
JACKSONVILLE, FL 32211

### Officer/Director Detail

#### **Name & Address**

Title P

KOWKABANY, JOHN  
1506 PRUDENTIAL DRIVE, 2ND FLOOR  
JACKSONVILLE, FL 32207

### Annual Reports

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2020               | 06/24/2020        |
| 2021               | 04/19/2021        |
| 2022               | 04/15/2022        |



This instrument prepared by & return to: Maxine Quinney  
Jacksonville Title and Trust, LLC  
8785 Perimeter Park Boulevard  
Ste 200  
Jacksonville, FL 32216  
Consideration: \$55,000.00  
Rec.: \$18.50  
Tax ID No: 166872-0020  
Our File: 2022-241

## General Warranty Deed

Made this 6th day of January, 2023 by **Ana Ferras Investor LLC, a Florida Limited Liability Company**, whose post office address is: **1656 Debutante Drive, Jacksonville, FL 32246**, hereinafter called the grantor, to: **OMKO, Inc., a Florida Corporation** whose post office address is: **1506 Prudential Drive, 2nd Floor, Jacksonville, FL 32207** hereinafter called the grantee,

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** that the grantor, for and in consideration of the sum of Fifty-Five Thousand and 00/100 Dollars (\$55,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Duval, Florida, viz:

**The West 1/2 of Lot 8, Block 22, Golden Glades Unit No. 3-A, a subdivision according to the plat thereof recorded in Plat Book 22, Page 60, of the Public Records of Duval County, Florida.**

**Parcel ID Number: 166872-0020**

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2022.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]  
Witness  
Printed Name: Charmia Cameron-Smith

[Signature]  
Witness  
Printed Name: Indra Jones

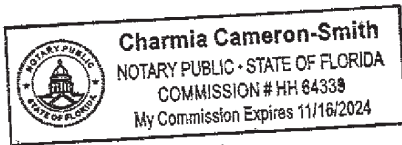
Ana Ferras Investor LLC

By: [Signature]  
Ana S Ferras-Concepcion, Managing Member

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10th day of January, 2023 by Ana S Ferras-Concepcion, Managing Member of Ana Ferras Investor LLC who  is personally known or  has produced a driver's license as identification.

[Seal]



[Signature]  
Notary Public  
Print Name: Charmia Cameron-Smith  
My Commission Expires: 11/16/2024

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 28, PAGE 60 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLA

PREPARED BY: ROBERT ROBERT MORRELL AND IRENA MARIE MORRELL; LANDMARK TITLE

DATE: 11/19/2020

SCALE: 1"=80'

OFFICIAL RECORDS 774A, PAGE 2137

188' 3.25' (ACT) 74.81' (ACT)  
188' 3.25' (ACT) 74.81' (ACT)

74.81' (ACT) 74.81' (ACT)  
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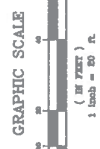
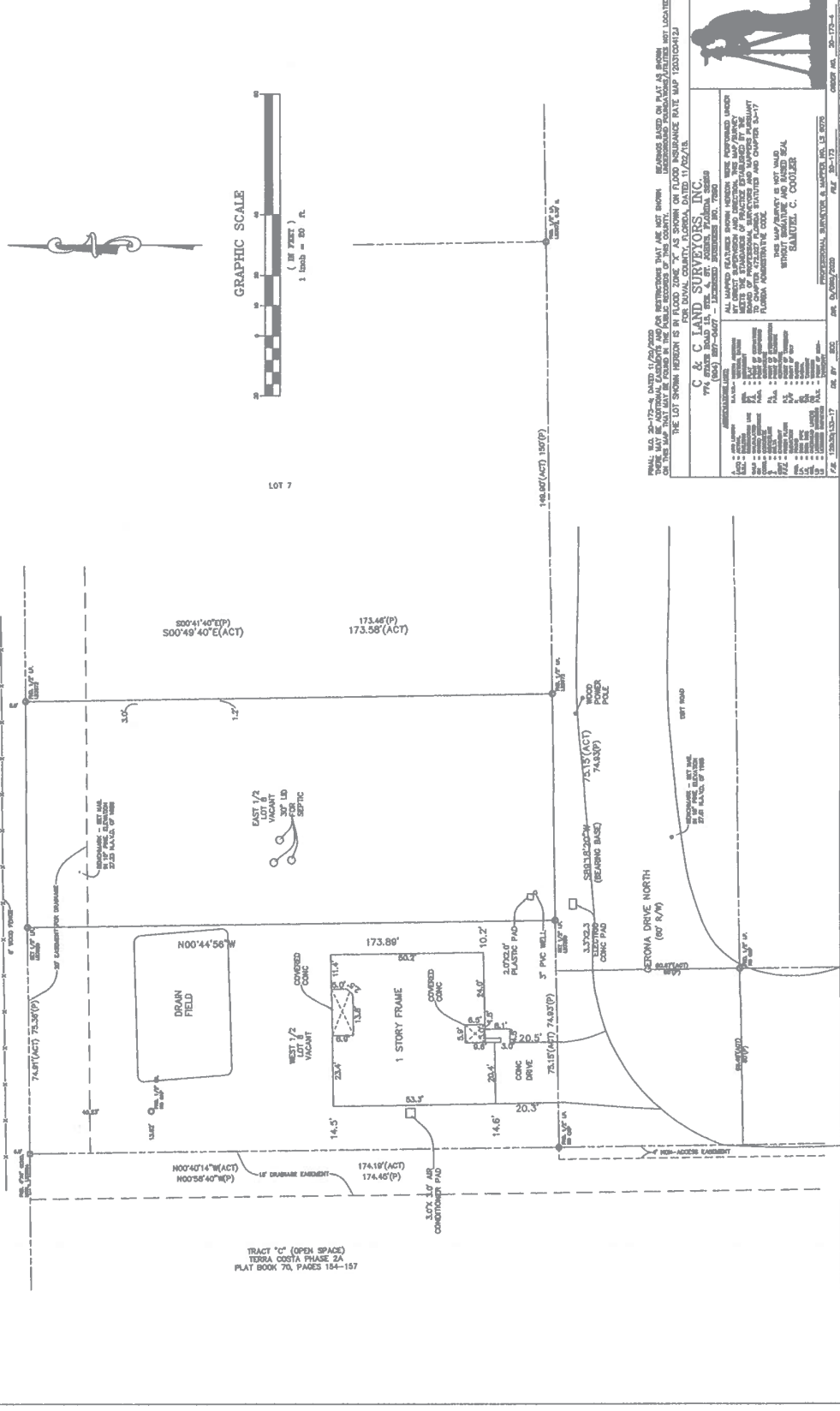
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74.81' (ACT) 74.81' (ACT)



FINAL P.L. 20-175-A, DATED 07/20/2020. BEARINGS BASED ON PLAT AS SHOWN. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN. THE LOT SHOWN HEREIN IS IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 120120412A FOR DUVAL COUNTY, FLORIDA, DATED 11/02/18.

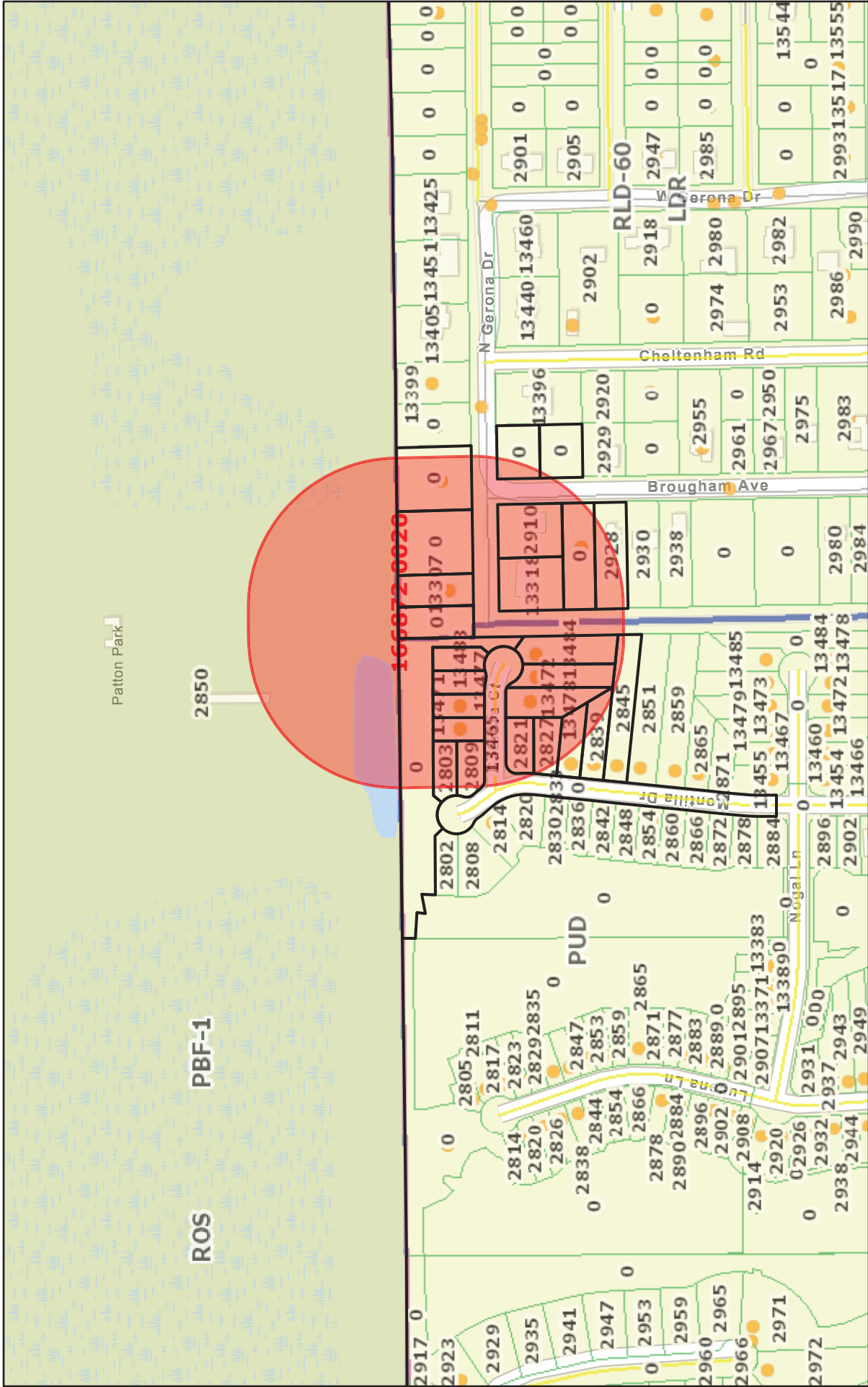
**C & C LAND SURVEYORS, INC.**  
774 (MO) 827-0477 - LICENSED PROFESSIONAL SURVEYOR, 7820

ALL MAPPED FEATURES SHOWN HEREON WERE FORWARDED UNDER THE PROVISIONS OF CHAPTER 173, F.S., AND THE SURVEYOR HAS MADE THE NECESSARY CHECKS TO VERIFY THE ACCURACY OF THE DATA AND TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 173, F.S. AND THE FLORIDA ADMINISTRATIVE CODE.

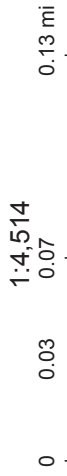
WITHOUT WARRANTY AND REGARDLESS OF ANY MANNER OF USE, THE SURVEYOR SHALL NOT BE LIABLE FOR ANY DAMAGE TO PERSONS OR PROPERTY.

SAMUEL C. COOLIDGE  
PROFESSIONAL SURVEYOR, LICENSE NO. 15, 8770  
P.O. BOX 1173  
CORNER NO. 20-175-A

# Land Development Review



January 10, 2023



1:4,514

- Parcels
- Address Points
- Noise Contours 60, 65, 70, 75, 80, 85
- Historic Districts
- Riverside-Avondale
- Springfield
- St Johns Quarter
- Downtown DDRB Overlay Districts
- Land Use
- Zoning

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

| RE          | LNAME                                  | LNAME2      | MAIL_ADDR1                    | MAIL_ADDR2             | MAIL_CITY          | MAIL_MAIL_ZIP |
|-------------|--|-------------|-------------------------------|------------------------|--------------------|---------------|
| 166903 1885 | ADLER JOHANNA ET AL                    |             | 2839 MONTILLA DR              |                        | JACKSONVILLE       | FL 32246      |
| 166903 1835 | AHMED SHEIKH                           |             | 13465 CABRERA CT              |                        | JACKSONVILLE       | FL 32246      |
| 166872 0020 | ANA FERRAS INVESTOR LLC                |             | 1656 DEBUTANTE DR             |                        | 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 JAMES SHARPE                     |             | 2833 MONTILLA DR              |                        | JACKSONVILLE       | FL 32246      |
| 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      |
| 166903 1830 | LIVINGSTON GARY FLOYD JR               |             | 2809 MONTILLA DR              |                        | JACKSONVILLE       | FL 32246      |
| 166903 1845 | MINSER MEGAN L                         |             | 13477 CABRERA CT              |                        | 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      |
| 166870 0000 | VU NHI                                 |             | 4663 SHERMAN HILLS PKWY       |                        | JACKSONVILLE       | FL 32210      |
| 166874 0000 | WILLIAMS HERBERT G                     |             | PO BOX 7634                   |                        | TALLAHASSEE        | FL 32314-7634 |
|             | BROUGHAM AVENUE GOLDEN GLADES          | TRACY HALL  | 2983 BROUGHAM AVE             |                        | JACKSONVILLE       | FL 32246      |
|             | GREATER ARLINGTON/B                    | WILL MESSER | 13823 SCHOONER POINT DR       |                        | JACKSONVILLE       | FL 32225      |