

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2019-0642 (WRF-19-22)

OCTOBER 15, 2019

Location: 914 Otis Road
Between Old Plank Road & Joandale Road

Real Estate Number(s): 001628-0010

Waiver Sought: Reduce Minimum Required Road Frontage from 35 Feet to 0 Feet.

Present Zoning: Agriculture (AGR)

Current Land Use Category: Agriculture-IV (AGR-IV)

Planning District: 4-Southwest

Owner: Robert E. Williams
2323 St. Johns Avenue
Jacksonville, Florida. 32204

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2019-0642 (WRF-19-22)** seeks to reduce the required minimum road frontage from 35 feet to 0 feet to allow for a lot split for the development of a single-family dwelling in the Agriculture (AGR) Zoning District. The subject property is approximately 13.07 acres in size with access to Otis Road via a shared private easement.

The Addressing Section of the Planning and Development Department has reviewed the application and has stated that the address of 914 Otis Road is in sequence with the other address along Otis Road and should not pose an issue for emergency services to locate the property. The full extent of their comments can be found in the attached memo.

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 there are many large agricultural properties that utilize easements. The subject site will be served by an existing 60 foot wide easement property that has a shared ownership by the property owners who utilize it.

- (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.

- (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. Staff research found that the surrounding area contains many lots zoned AGR which have less than 35 feet of road frontage and are served by private easements, including the neighboring property to the west.

- (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?***

Yes. The subject site will be served by a 60 foot wide private easement that is directly connect to the public right of way of Otis Road.

- (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 **September 10, 2019** by the Planning and Development Department the required Notice of Public Hearing sign **was not** posted correctly. However, the applicant has since corrected the sign and sent in visual proof of the sign being 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 2019-0642 (WRF-19-22)** be **APPROVED**.



Aerial View

Source: JaxGIS
Date: September 19, 2019



View of the Subject Property.

Source: Planning and Development Department
Date: September 19, 2019



View of the private easement looking towards the neighboring property to the west.

Source: Planning and Development Department

Date: September 19, 2019



View of the private easement looking east towards Otis Road.

Source: Planning and Development Department

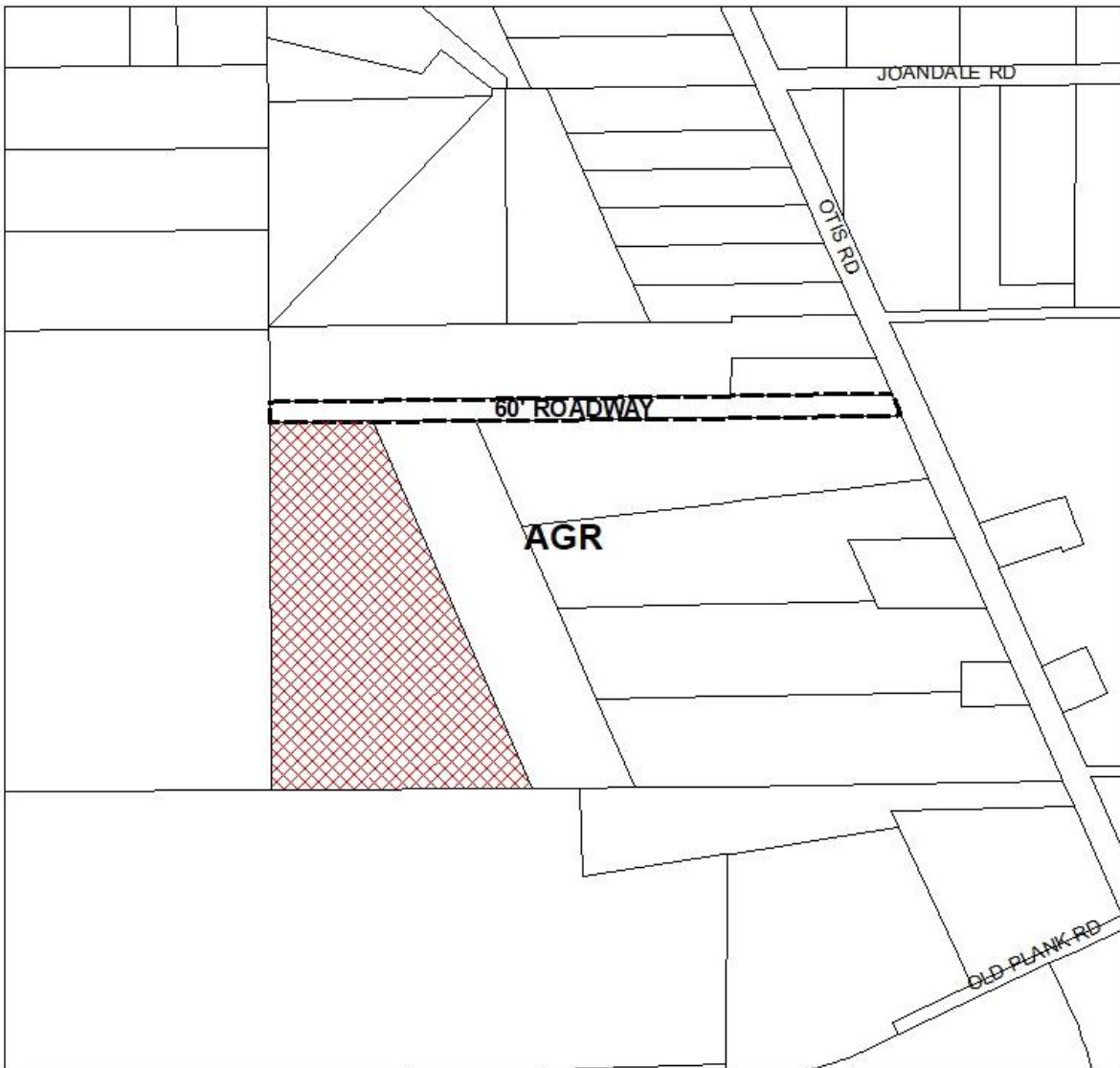
Date: September 19, 2019

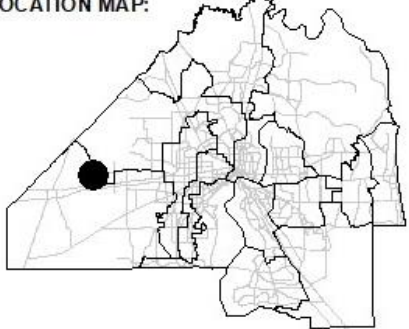
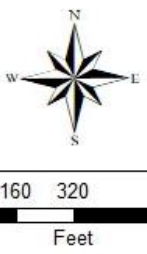


View of the entrance to the easement from Otis Road.

Source: Planning and Development Department

Date: September 19, 2019



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 35 FEET TO 0 FEET</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2019-0642</p>	<p>APPLICATION NUMBER</p> <p>WRF-19-22</p>	<p>COUNCIL DISTRICT:</p> <p>12</p> <p>EXHIBIT 3 PAGE 1 OF 1</p>

Legal Map

Source: JaxGIS
Date: March 4, 2019

1

Date Submitted:	8.8.19
Date Filed:	8/23/19

Application Number:	WRF-19-22
Public Hearing:	

Application for Waiver of Minimum Required Road Frontage

City of Jacksonville, Florida
 Planning and Development Department

RECEIVED

AUG - 8 2019

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: AGR-IV.
Council District:	12	Planning District: 4
Previous Zoning Applications Filed (provide application numbers): NONE		
Applicable Section of Ordinance Code: 056.407.		
Notice of Violation(s): NONE.		
Neighborhood Associations: SOUTHWEST / NONE.		
Overlay: N/A.		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post: 1	Amount of Fee: \$1,252. ⁰⁰	Zoning Asst. Initials: tbi.

PROPERTY INFORMATION	
1. Complete Property Address: 914 OTIS ROAD JAX, FLA 32220	2. Real Estate Number: RE: 001428-0010
3. Land Area (Acres): 12.94 ACRES	4. Date Lot was Recorded: DEC 7, 2009
5. Property Located Between Streets: @ OLD PLANK ROAD & JOAN DALE 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 35' feet to 0' feet.	
8. In whose name will the Waiver be granted? ROBERT E WILLIAMS	

2.

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: ROBERT E. WILLIAMS	10. E-mail: WILLIAMS.506060@BELLSOUTH • NET
11. Address (including city, state, zip): 2323 ST JOHNS AVE JAX, FLA 32204	12. Preferred Telephone: 904 384-4805

APPLICANT'S INFORMATION (if different from owner)	
13. Name: SAME	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>

SEE ATTACHMENT A

ATTACHMENT A

PG 1

CRITERIA

- I THERE ARE NO PRACTICAL OR ECONOMIC DIFFICULTIES IN GRANTING THIS WAIVER
- II THE BUYERS WANT TO ESTABLISH THEIR RESIDENCE ON THIS PARCEL OF LAND
- III THE PROPERTY VALUES WILL BE ENHANCED GREATLY WITH THEIR RESIDENCE ALONG WITH REAL ESTATE TAXES BEING ADDED TO OUR CITY
- IV THERE IS A VALID AND EFFECTIVE EASEMENT DEEDED SEPARATELY TO THE THE FOUR PARCELS OF LAND FRONTING THE PRIVATE ROAD THAT CONNECTS TO OTIS ROAD.

ATTACHMENT A

PG 2

CRITERIA

IV THE PROPOSED WAIVER WILL NOT BE DETRIMENTAL TO PUBLIC HEALTH, SAFETY OR WELFARE. THE PROPERTY WILL BE ENHANCED GREATLY AND PROFITABLE TO THE CITY THROUGH REAL ESTATE TAXES.

3

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 REQUEST IS FOR A 35' TO 0' EASEMENT THAT ALLOWS FOR ACCESS TO OTIS ROAD. THE PROPERTY IS UNDER CONTRACT TO BE SOLD. THE BUYERS WANT TO ESTABLISH THEIR RESIDENCE ON THE PROPERTY CONTAINING 12.94 ACRES. THE SALES CONTRACT IS CONTINGENT ON MY OBTAINING THIS WAIVER.

4.

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		

* THE PROPERTY OWNER ROBERT E WILLIAMS IS SUBMITTING THIS APPLICATION FOR THE NEW OWNER IE: PROPERTY IS CURRENTLY ON THE MARKET, UNDER CONTRACT.

5.

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>ROBERT E. WILLIAMS</u> Signature: <u>[Handwritten 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

LEGAL DESCRIPTIONS
OF PROPERTY AND
ROADWAY THAT
CONNECTS TO
OTIS ROAD

Exhibit A

The Property

PARCEL 1

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE SOUTH 89°36'50" WEST, ALONG THE SOUTHERLY LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 570.58 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE SOUTH 89°36'50" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 761.02 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE NORTH 00°15'59" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 1061.63 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7289, PAGE 364, PARCEL 2; THENCE NORTH 89°19'14" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 300.00 FEET, THENCE SOUTH 23°43'41" EAST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 1157.96 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 12.94 ACRES, MORE OR LESS.

TOGETHER WITH an undivided one-third (1/3rd) interest in the Grantor's undivided one-half (1/2) interest in the real property described in that certain Deed to Roadway from Robert R. Tebow and Pamela A. Tebow, his wife, to Arthur Lee Williams and Myrtis Williams, his wife, dated September 17, 1992 and recorded September 18, 1992 in Official Records Book 7417, Page 1920, of the current public records of Duval County, Florida.

OFFICIAL RECORD BOOK / PAGE
15089 - 01387
TITLE # 4416

WILLIAMS ROBERT E
 2323 ST JOHNS AVE
 JACKSONVILLE, FL 32204

Primary Site Address
 0 OTIS RD
 Jacksonville FL 32234

Official Record Book/Page
 15089-01387

Title #
 4416

0 OTIS RD

Property Detail

RE #	001628-0010
Tax District	GS
Property Use	6100 Pasture/Land 2
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	569187

Value Summary

Value Description	2018 Certified	2019 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$4,550.00	\$4,723.00
Land Value (Market)	\$112,693.00	\$112,693.00
Land Value (Agric.)	\$1,811.00	\$1,811.00
Just (Market) Value	\$117,243.00	\$117,416.00
Assessed Value	\$6,251.00	\$6,534.00
Cap Diff/Portability Amt	\$110,992.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$6,251.00	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
15089-01387	12/7/2009	\$100.00	WD - Warranty Deed	Unqualified	Vacant
13098-01049	2/27/2006	\$100.00	WD - Warranty Deed	Unqualified	Vacant
07475-02156	12/14/1992	\$100.00	CT - Certificate of Title	Unqualified	Vacant
06798-01177	11/6/1989	\$100.00	WD - Warranty Deed	Unqualified	Vacant
06684-00997	2/1/1989	\$162,700.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	HSDR2	Hay Shed Class D	0	120	18	2,160.00	\$2,002.00
2	HSDR2	Hay Shed Class D	0	120	18	2,160.00	\$2,002.00
3	TSDR2	Tool Shed Class D	0	36	12	432.00	\$719.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	6107	PIA/7 AUMs per acre	AGR	0.00	0.00	Agriculture	6.64	Acreage	\$1,527.00
1	0104	AGR IV - 1 UNIT PER 2.5 ACRES	AGR	0.00	0.00	Market	6.64	Acreage	\$110,803.00
2	5910	HSW/Swamp-productive	AGR	0.00	0.00	Agriculture	6.30	Acreage	\$284.00
2	9602	SWAMP	AGR	0.00	0.00	Market	6.30	Acreage	\$1,890.00

Legal

LN	Legal Description
1	16-25-24E 12.94
2	PT NE1/4 OF SE1/4 RECD
3	O/R 15089-1387

Buildings

No data found for this section

2019 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$6,534.00	\$0.00	\$6,534.00	\$71.52	\$74.76	\$70.64
Public Schools: By State Law	\$6,534.00	\$0.00	\$6,534.00	\$25.73	\$25.50	\$24.80
By Local Board	\$6,534.00	\$0.00	\$6,534.00	\$14.30	\$14.69	\$13.78
FL Inland Navigation Dist.	\$6,534.00	\$0.00	\$6,534.00	\$0.20	\$0.21	\$0.20
Water Mgmt Dist. SJRWMD	\$6,534.00	\$0.00	\$6,534.00	\$1.60	\$1.58	\$1.58
Gen Gov Voted	\$6,534.00	\$0.00	\$6,534.00	\$0.00	\$0.00	\$0.00



EXHIBIT A

Property Ownership Affidavit - Individual

Date: 7/24/2019

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: _____ RE#(s): _____

To Whom It May Concern:

I Robert E Williams hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for ROAD FRONTAGE VARIANCE submitted to the Jacksonville Planning and Development Department.

By Robert E Williams
Print Name: ROBERT E WILLIAMS

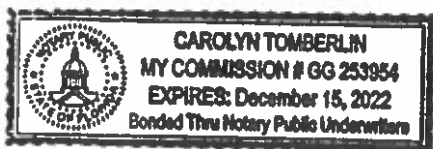
**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 24th day of July 2019, by Robert E Williams, who is personally known to me or who has produced Drivers License as identification and who took an oath.

Carolyn Tomberlin
(Signature of NOTARY PUBLIC)

Carolyn Tomberlin
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 12/15/2022



MAP SHOWING BOUNDARY SURVEY OF

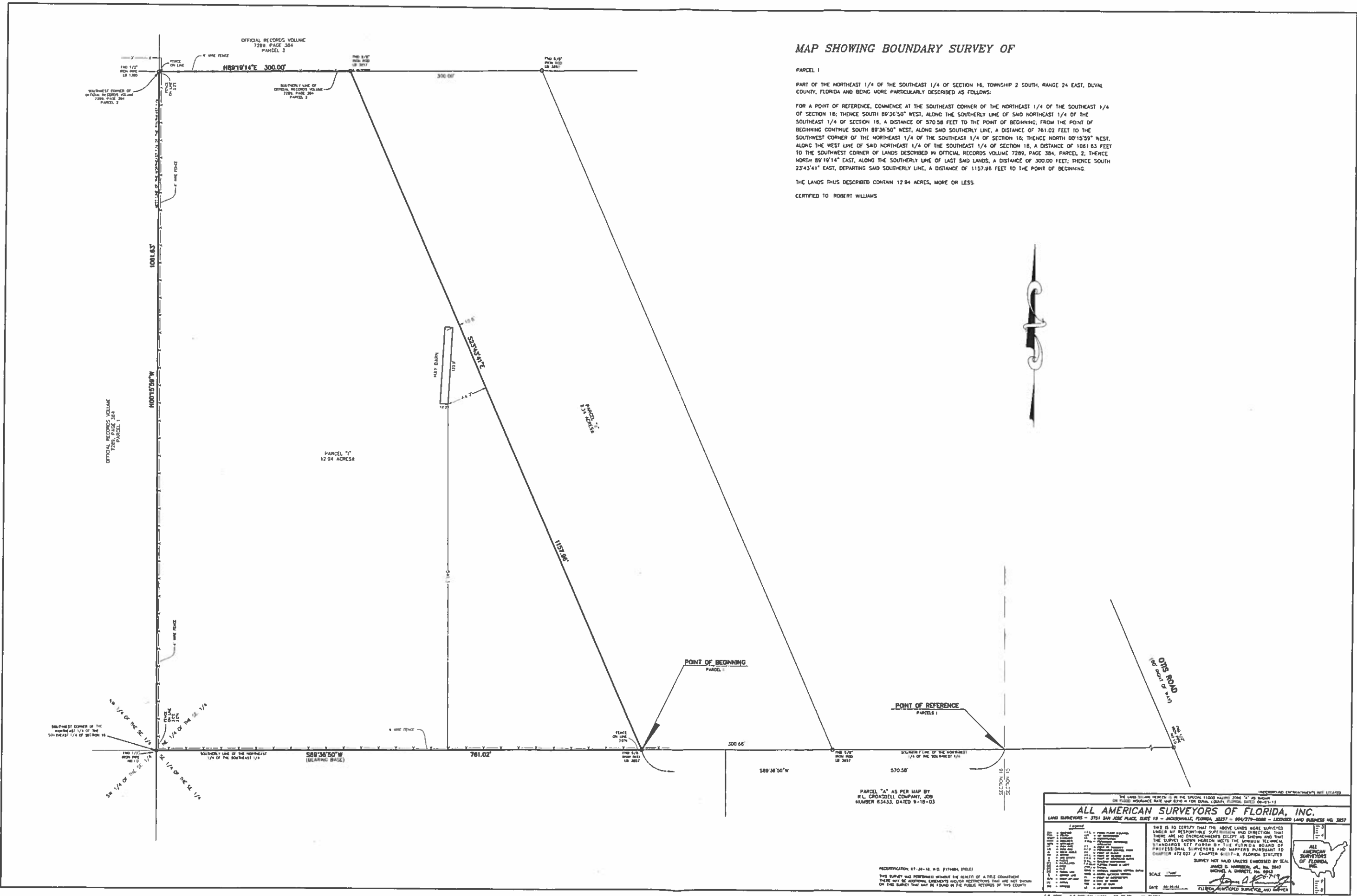
PARCEL 1

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DULYVA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE SOUTH 89°36'50" WEST, ALONG THE SOUTHERLY LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 570.58 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE SOUTH 89°36'50" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 761.02 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE NORTH 00°15'59" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 1061.63 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED BY OFFICIAL RECORDS VOLUME 7289, PAGE 384, PARCEL 2; THENCE NORTH 89°19'14" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 300.00 FEET; THENCE SOUTH 23°43'41" EAST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 1157.95 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 12.84 ACRES, MORE OR LESS.

CERTIFIED TO ROBERT WILLIAMS



THE LAND SURVEYOR'S FEE IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP 8310-A FOR DULYVA COUNTY, FLORIDA, DATED 08-05-13

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
 LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 19 - JACKSONVILLE, FLORIDA 32217 - 904/779-0088 - LICENSED LAND SURVEYORS NO. 38257

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.007 / CHAPTER 91017-8, FLORIDA STATUTES

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
 JAMES D. WOODRUFF, JR., No. 2987
 MICHAEL A. GARRETT, No. 6913

SCALE: 1" = 100'
 DATE: 05-08-13
 FLORIDA EMBOSSED SERVICE AND SEAL

LEGEND:
 --- 1/4 SECTION
 --- 1/2 SECTION
 --- SECTION
 --- TOWNSHIP
 --- RANGE
 --- COUNTY
 --- STATE

RECOMMENDATION: 07-29-10, W.D. §174004, (FIELD)
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Corrigan, Connor

From: Zontek, Mary
Sent: Friday, September 27, 2019 3:47 PM
To: Corrigan, Connor
Cc: Fales, Ellen
Subject: RE: Questions for a Waiver of Road Frontage

Connor,

A second dwelling unit is proposed to be constructed along a private easement which triggers a requirement in Section 745.106 (c), Ordinance Code, that the private easement be named and a street sign placed at the intersection of the easement and Otis Road prior to issuance of a certificate of occupancy for the second dwelling unit. Additionally, Section 745.106 (d), states that the cost associated with the erection of the street sign is the responsibility of the property owner who triggered the requirement. I have included the full text of each section at the end of this email.

Please note that the applicant indicates that the land fronts on a “private road that connects to Otis Road”. For purposes of clarification, we have no record of this “private road” in the official COJ street registry so as far as the City is concerned this “private road” is just a driveway located within a private easement.

In terms of the ability for emergency services to locate the property , the address assignment of 914 Otis Road (for the purpose of filing this Waiver) is in sequence with the other addresses on Otis Road, so there should be no difficulty in locating the property as long as the property owner properly displays the address, as required in Section 745.103.

Please note that my review only concerns one aspect of emergency services; it does not cover other factors such as whether the driveway can handle the weight, height or width of emergency vehicles.

Section 745.106 (c), Ordinance Code:

Where two or more dwelling units or business related buildings exist, or are proposed to be constructed along a roadway, right-of-way or easement, including private roadways and easements, and including where such dwelling units or business related buildings are proposed to be located on a lot of record (as defined in [Section 656.704](#), Ordinance Code), such roadway, right-of-way or easement must be named and a street name sign placed at the intersection of such right-of-way or easement indicating such name prior to issuance of a certificate of occupancy for such additional dwelling units or business related buildings.

Section 745.106 (d), Ordinance Code:

On private roadways and easements where street name signs are required hereunder, the property owner requesting a new address assignment along such private roadway or easement shall be responsible for the cost to the City for erecting the street name signs. Property owners may request, through the Planning and Development Department, that the City erect the sign. In such case, the property owner(s) of the property where the sign is to be erected must grant the City a perpetual easement to access the private property for the express reason of erecting or maintaining the sign. The person requesting the street name sign or proposing to construct a new dwelling unit or other structure which triggers the necessity for a street sign hereunder shall pay to the Tax Collector the fee associated with the erection of such sign as set forth in [Section 123.102\(b\)\(3\)\(x\)](#) and shall provide proof of payment to the Planning and Development Department in order to have an address assignment for new construction or to initiate the process for erection of the street name sign.

Mary Zontek

City Planner II
City of Jacksonville | Development Services Division | Addressing Section
214 N. Hogan Street, 2nd Floor
Jacksonville, FL 32202