

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

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

**ORDINANCE 2024-455 (WRF-24-13)**

**AUGUST 6, 2024**

<b><i>Location:</i></b>	5717 Monroe Smith Road between Chirping Way and 103 <sup>rd</sup> Street
<b><i>Real Estate Number(s):</i></b>	015253-0030
<b><i>Waiver Sought:</i></b>	Reduce the required minimum road frontage from 80 feet to 30 feet for a single family dwelling
<b><i>Current Zoning:</i></b>	Residential Rural-Acre (RR-Acre)
<b><i>Current Land Use Category:</i></b>	Low Density Residential (LDR)
<b><i>Planning District:</i></b>	Southwest - 4
<b><i>City Council District:</i></b>	District 12
<b><i>Agent/Owner:</i></b>	Sarah Leigh Thompson 5717 Monroe Smith Road Jacksonville, Florida 32222
<b><i>Staff Recommendation:</i></b>	<b>APPROVE WITH CONDITION</b>

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2024-455** (WRF-24-13) seeks to reduce the required minimum road frontage in the RR-Acre Zoning District from 80 feet to 30 feet for a proposed single-family dwelling. The parent parcel contained approximately 3 acres with one single family dwelling on the front portion. This parcel has been subdivided; the existing dwelling is located on 1 acre with 200 feet of frontage on Monroe Smith Road. The subject parcel is 2 acre in size with 30 foot of frontage on Monroe Smith 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. The subject property was originally part of a 3 acre parcel. This lot was subdivided meeting the current requirements of the RR-Acre Zoning District other than having the required road frontage. Furthermore, the owner is not able to acquire any of the surrounding properties to gain frontage to Monroe Smith Road without incurring a serious economic burden.

- (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. The request does not have the effect of reducing the cost of development, and it does not circumvent the requirements of Chapter 654. While the original 3 acre parent tract was divided, it was done so meeting the current requirements of the RR-Acre Zoning District and included a 30 foot wide strip along the southern boundary for access. Grant of the request will allow for the utilization of a single one (1) acre lot that meets all other development standards of the RR-Acre Zoning District other than road frontage.

- (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 area is semi-rural with numerous large lots with large swaths of wetlands/floodplains. The grant of the waiver will allow development consistent with the character of 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?*

No easement is required as the site contains a 30 feet wide strip which has frontage on Monroe Smith Road, a public right of way.

- (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 waiver will not be detrimental to the public health, safety, or welfare. The development of the site must comply with the Land Development Procedures and permitting requirements.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on July 18, 2024 by the Planning and Development Department, the required Notice of Public Hearing sign **was** properly posted.



### 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 2024-455 (WRF-24-13)** be **APPROVED with the following condition:**

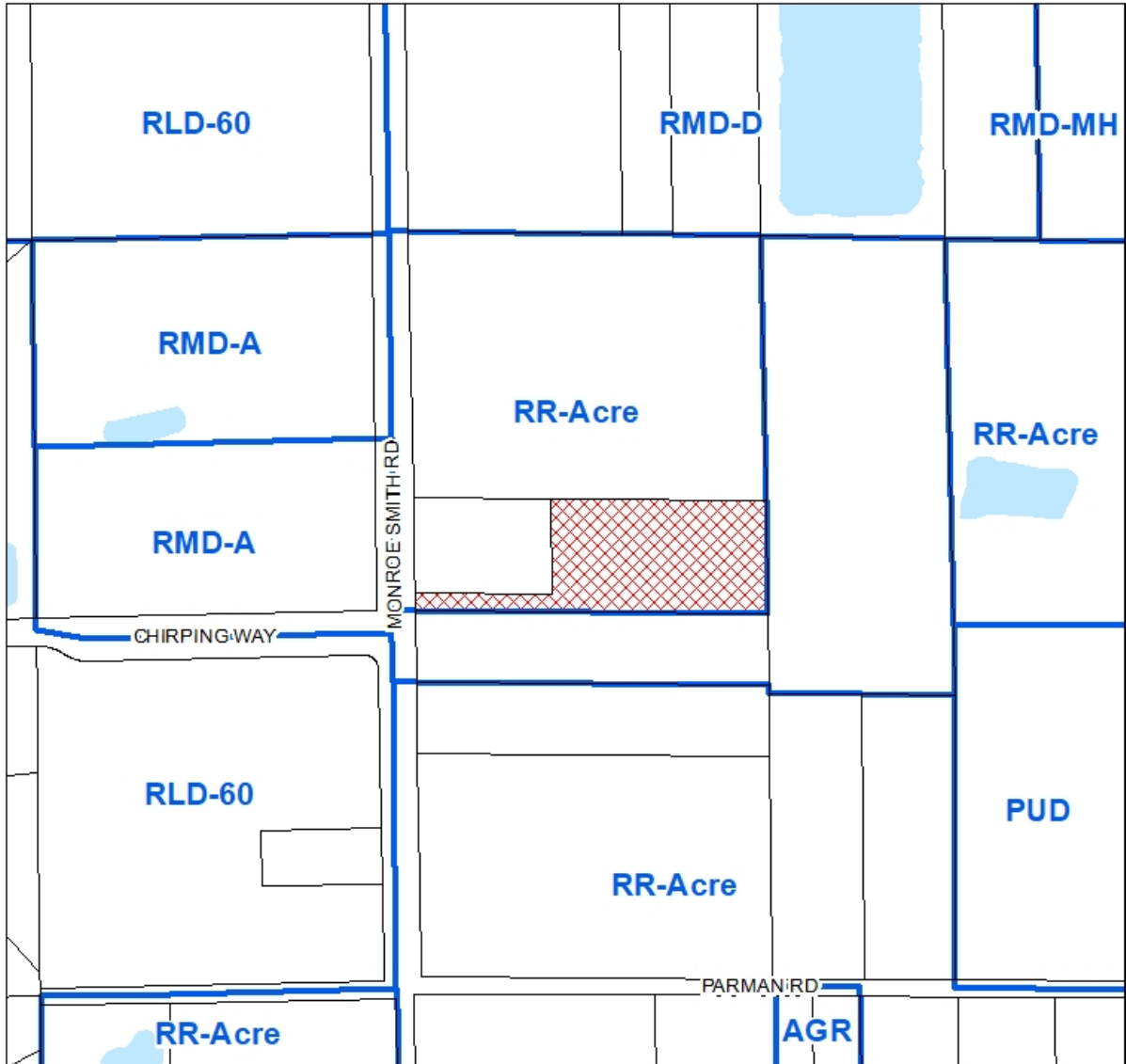
1. **The subject property and structure shall contain a clearly and prominently displayed address.**



View of subject property



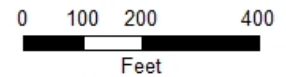
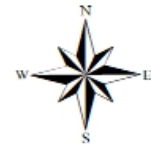
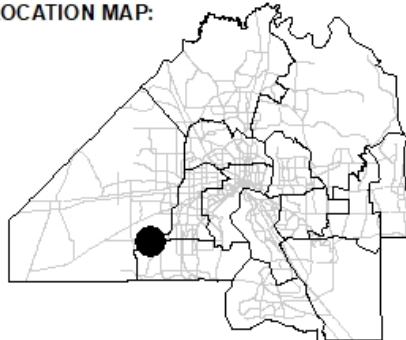
Aerial view of the subject site facing north



REQUEST SOUGHT:

**REDUCE REQUIRED FRONTAGE FROM 80 FEET TO 30 FEET**

LOCATION MAP:



COUNCIL DISTRICT:

**12**

TRACKING NUMBER

**WRF-24-13**

**EXHIBIT 2  
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