

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-455**

5 AN ORDINANCE APPROVING THE WAIVER OF MINIMUM
6 REQUIRED ROAD FRONTAGE APPLICATION WRF-24-13,
7 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 12 AT
8 5717 MONROE SMITH ROAD (R.E. NO. 015253-0030),
9 AS DESCRIBED HEREIN, OWNED BY SARAH LEIGH
10 THOMPSON, REQUESTING TO REDUCE THE MINIMUM ROAD
11 FRONTAGE REQUIREMENTS FROM 80 FEET TO 30 FEET IN
12 ZONING DISTRICT RESIDENTIAL RURAL-ACRE
13 (RR-ACRE), AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE; PROVIDING FOR DISTRIBUTION;
15 PROVIDING A DISCLAIMER THAT THE WAIVER GRANTED
16 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
17 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
18 EFFECTIVE DATE.

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20 **WHEREAS**, an application for a waiver of minimum road frontage,
21 **On File** with the City Council Legislative Services Division, was
22 filed by Sarah Leigh Thompson, the owner of property located in
23 Council District 12 at 5717 Monroe Smith Road (R.E. No. 015253-0030)
24 (the "Subject Property"), requesting to reduce the minimum road
25 frontage from 80 feet to 30 feet in Zoning District Residential Rural-
26 Acre (RR-Acre); and

27 **WHEREAS**, the Planning and Development Department has
28 considered the application and all attachments thereto and has
29 rendered an advisory recommendation; and

30 **WHEREAS**, the Land Use and Zoning Committee, after due notice
31 held a public hearing and having duly considered both the testimonial

1 and documentary evidence presented at the public hearing, has made
2 its recommendation to the Council; and

3 **WHEREAS**, taking into consideration the above recommendations
4 and all other evidence entered into the record and testimony taken
5 at the public hearings, the Council finds that: (1) there are
6 practical or economic difficulties in carrying out the strict letter
7 of the regulation; (2) the request is not based exclusively upon the
8 desire to reduce the cost of developing the site or to circumvent the
9 requirements of Chapter 654 (Code of Subdivision Regulations); (3)
10 the proposed waiver will not substantially diminish property values
11 in, nor alter the essential character of, the area surrounding the
12 site and will not substantially interfere with or injure the rights
13 of others whose property would be affected by the waiver; (4) there
14 is a valid and effective easement for adequate vehicular access
15 connected to a public street which is maintained by the City or an
16 approved private street; and (5) the proposed waiver will not be
17 detrimental to the public health, safety or welfare, result in
18 additional expense, the creation of nuisances or conflict with any
19 other applicable law; now therefore

20 **BE IT ORDAINED** by the Council of the City of Jacksonville:

21 **Section 1. Adoption of Findings and Conclusions.** The
22 Council has reviewed the record of proceedings and the Staff Report
23 of the Planning and Development Department and held a public hearing
24 concerning Application for Waiver of Minimum Required Road Frontage
25 WRF-24-13. Based upon the competent, substantial evidence contained
26 in the record, the Council hereby determines that the requested waiver
27 of road frontage meets the criteria for granting a waiver contained
28 in Chapter 656, *Ordinance Code*. Therefore, Application WRF-24-13 is
29 hereby approved.

30 **Section 2. Owner and Description.** The Subject Property is
31 owned by Sarah Leigh Thompson, and is legally described in **Exhibit**

1 1, dated May 28, 2024, and graphically depicted in **Exhibit 2**, both
2 of which are attached hereto.

3 **Section 3. Distribution by Legislative Services.**

4 Legislative Services is hereby directed to mail a copy of this
5 legislation, as enacted, to the applicant and any other parties to
6 this matter who testified before the Land Use and Zoning Committee
7 or otherwise filed a qualifying written statement as defined in
8 Section 656.140(c), *Ordinance Code*.

9 **Section 4. Disclaimer.** The waiver of road frontage granted

10 herein shall not be construed as an exemption from any other
11 applicable local, state, or federal laws, regulations, requirements,
12 permits or approvals. All other applicable local, state or federal
13 permits or approvals shall be obtained before commencement of the
14 development or use and issuance of this waiver of road frontage is
15 based upon acknowledgement, representation and confirmation made by
16 the applicant(s), owner(s), developer(s) and/or any authorized
17 agent(s) or designee(s) that the subject business, development and/or
18 use will be operated in strict compliance with all laws. Issuance of
19 this waiver of road frontage does not approve, promote or condone any
20 practice or act that is prohibited or restricted by any federal,
21 state or local laws.

22 **Section 5. Effective Date.** The enactment of this Ordinance

23 shall be deemed to constitute a quasi-judicial action of the City
24 Council and shall become effective upon signature by the Council
25 President and Council Secretary. Failure to exercise the waiver, if
26 herein granted, by the commencement of the use or action herein
27 approved within one (1) year of the effective date of this legislation
28 shall render this waiver invalid and all rights arising therefrom
29 shall terminate.

1 Form Approved:

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3 /s/ Dylan Reingold

4 Office of General Counsel

5 Legislation Prepared By: Bruce Lewis

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