

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2024-64-E**

5 AN ORDINANCE APPROVING THE WAIVER OF MINIMUM
6 REQUIRED ROAD FRONTAGE APPLICATION WRF-23-31,
7 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 7 AT 0
8 SPEARING STREET, BETWEEN PIPPIN STREET AND EAST
9 UNION STREET (R.E. NO. 122239-0000), AS
10 DESCRIBED HEREIN, OWNED BY AHMED ETTACHFINI,
11 REQUESTING TO REDUCE THE MINIMUM ROAD FRONTAGE
12 REQUIREMENTS FROM 32 FEET TO 30 FEET IN ZONING
13 DISTRICT RESIDENTIAL MEDIUM DENSITY-A (RMD-A),
14 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
15 PROVIDING FOR DISTRIBUTION; PROVIDING A
16 DISCLAIMER THAT THE WAIVER GRANTED HEREIN SHALL
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
19

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 Ahmed Ettachfini, the owner of property located in Council
23 District 7 at 0 Spearing Street, between Pippin Street and East Union
24 Street (R.E. No. 122239-0000) (the "Subject Property"), requesting
25 to reduce the minimum road frontage from 32 feet to 0 feet in Zoning
26 District Residential Medium Density-A (RMD-A); 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-23-31. 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-23-31 is
29 hereby approved.

30 **Section 2. Owner and Description.** The Subject Property is
31 owned by Ahmed Ettachfini and is legally described in **Exhibit 1**,

1 dated January 2, 2024, and graphically depicted in **Exhibit 2**, both
2 of which are attached hereto. The applicant is Ahmed Ettachfini, 1923
3 Holly Oaks Ravine Drive, Jacksonville, Florida 32225; (202) 710-1434.

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

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

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

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

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

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

1 Form Approved:

2

3 /s/ Mary E. Staffopoulos

4 Office of General Counsel

5 Legislation Prepared By: Erin Abney

6 GC-#1606379-v1-2024-64_(WRF-23-31).docx