

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2025-521-E**

5 AN ORDINANCE APPROVING THE WAIVER OF MINIMUM
6 REQUIRED ROAD FRONTAGE APPLICATION WRF-25-08,
7 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 6 AT 0
8 JODA LANE EAST (R.E. NO. 158243-0017), AS
9 DESCRIBED HEREIN, OWNED BY REGINA WELLINGTON,
10 REQUESTING TO REDUCE THE MINIMUM ROAD FRONTAGE
11 REQUIREMENTS FROM 80 FEET TO 41 FEET IN ZONING
12 DISTRICT RESIDENTIAL RURAL-ACRE (RR-ACRE), AS
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
14 PROVIDING FOR DISTRIBUTION; PROVIDING A
15 DISCLAIMER THAT THE WAIVER GRANTED HEREIN SHALL
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, an application for a waiver of minimum road frontage,
20 **On File** with the City Council Legislative Services Division, was
21 filed by Regina Wellington, the owner of property located in Council
22 District 6 at 0 Joda Lane East (R.E. No. 158243-0017) (the "Subject
23 Property"), requesting to reduce the minimum road frontage from 80
24 feet to 41 feet in Zoning District Residential Rural-Acre (RR-Acre);
25 and

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

29 **WHEREAS**, the Land Use and Zoning Committee, after due notice
30 held a public hearing and having duly considered both the testimonial
31 and documentary evidence presented at the public hearing, has made

1 its recommendation to the Council; and

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

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

20 **Section 1. Adoption of Findings and Conclusions.** The
21 Council has reviewed the record of proceedings and the Staff Report
22 of the Planning and Development Department and held a public hearing
23 concerning Application for Waiver of Minimum Required Road Frontage
24 WRF-25-08. Based upon the competent, substantial evidence contained
25 in the record, the Council hereby determines that the requested waiver
26 of road frontage meets the criteria for granting a waiver contained
27 in Chapter 656, *Ordinance Code*. Therefore, Application WRF-25-08 is
28 hereby approved.

29 **Section 2. Owner and Description.** The Subject Property is
30 owned by Regina Wellington, and is legally described in **Exhibit 1**,
31 dated November 20, 2025, and graphically depicted in **Exhibit 2**, both

1 of which are attached hereto.

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

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

8 **Section 4. Disclaimer.** The waiver of road frontage granted
9 herein shall not be construed as an exemption from any other
10 applicable local, state, or federal laws, regulations, requirements,
11 permits or approvals. All other applicable local, state or federal
12 permits or approvals shall be obtained before commencement of the
13 development or use and issuance of this waiver of road frontage is
14 based upon acknowledgement, representation and confirmation made by
15 the applicant(s), owner(s), developer(s) and/or any authorized
16 agent(s) or designee(s) that the subject business, development and/or
17 use will be operated in strict compliance with all laws. Issuance of
18 this waiver of road frontage does not approve, promote or condone any
19 practice or act that is prohibited or restricted by any federal,
20 state or local laws.

21 **Section 5. Effective Date.** The enactment of this Ordinance
22 shall be deemed to constitute a quasi-judicial action of the City
23 Council and shall become effective upon signature by the Council
24 President and Council Secretary. Failure to exercise the waiver, if
25 herein granted, by the commencement of the use or action herein
26 approved within one (1) year of the effective date of this legislation
27 shall render this waiver invalid and all rights arising therefrom
28 shall terminate.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Kaysie Cox

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