

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

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

**MARCH 5, 2024**

***Location:*** 6612 Pitts Road east side of New Kings Road

***Real Estate Number(s):*** 002674-0145, 002674-0155

***Waiver Sought:*** Reduce required minimum road frontage from 80 feet to 30 feet for RE 002674-0145  
Reduce required minimum road frontage from 80 feet to 0 feet for RE 002674-0155

***Present Zoning:*** Residential Rural-Acre (RR-Acre)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** North, District 6

***Council District:*** District 8

***Owner/Agent:*** Austin Painter  
35081 Oak Hill Lane  
Callahan Florida 32011

***Owner/Agent:*** Richard L., Jr. and Kalli Corley  
Richard L. and Carol Corely  
6612 Pitts Road  
Jacksonville Florida 32219

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage Ordinance **2024-63 (WRF-23-26)** seeks to reduce the minimum required road frontage from 80 feet to 30 feet to allow for a single family dwelling. In the RR-Acre Zoning District, parcels of land need to be at least 43,560 Square Feet (1 acre), with 80 feet of road frontage for each single-family dwelling.

The subject property consists of 2 lots, a 2.3 acre lot and a 5.9 acre parcel. The 2.3 acre parcel was split from the larger parcel in June 2023 and requires the waiver from 80 feet to 30 feet. The intent is to construct another dwelling on the smaller parcel (RE 002675-0145).

This split left the larger parcel (RE 002674-0155) without road frontage and requires the waiver from 80 feet to 0 feet. This parcel has an existing residential dwelling.

### 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... and for minimum street frontage, pursuant to Section 656.407. Waivers are authorized to be granted by the Commission pursuant to the criteria set forth in Section 656.133(b)” [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 any practical or economic difficulties in carrying out the strict letter of the regulation?*

Yes. There are practical and economic difficulties in carrying out the strict letter of the zoning code. In the RR-Acre Zoning District, a property is required to have 80 feet of road frontage per single-family dwelling. The subject property was once part of a larger parcel which had frontage on Pitts Road. However a 2.3 acre parcel was split from the larger parcel and the larger parcel was left without frontage.

- (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 applicant is proposing to construct a new single family home on the smaller parcel. The smaller parcel was split on June 2023 and staff cannot assume that it was done with the intention to circumvent Code of Subdivision Regulations.

- (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 waiver would permit a new single family dwelling to be constructed. The subject property is currently undeveloped. It is not anticipated that the construction of a new dwelling will reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. The area can be characterized as large 1 acre lots subdivided into “flag” lots, “L” shaped lots and other odd shapes.

- (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 parcel fronts Pitts Road for 30 feet. There is a 30 foot wide ingress/egress easement from the larger parcel to Pitts Road.

- (v) *Will the proposed waiver be detrimental to the public health, safety or welfare, and result in additional expense, the creation of nuisances or conflict with any other applicable law?*

No. There will be little to no effect on public health safety and welfare as the requested waiver will allow for one additional home along Pitts Road.

### SUPPLEMENTARY INFORMATION

The applicant provided evidence on February 23, 2024, the required Notice of Public Hearing sign was posted.



### RECOMMENDATION

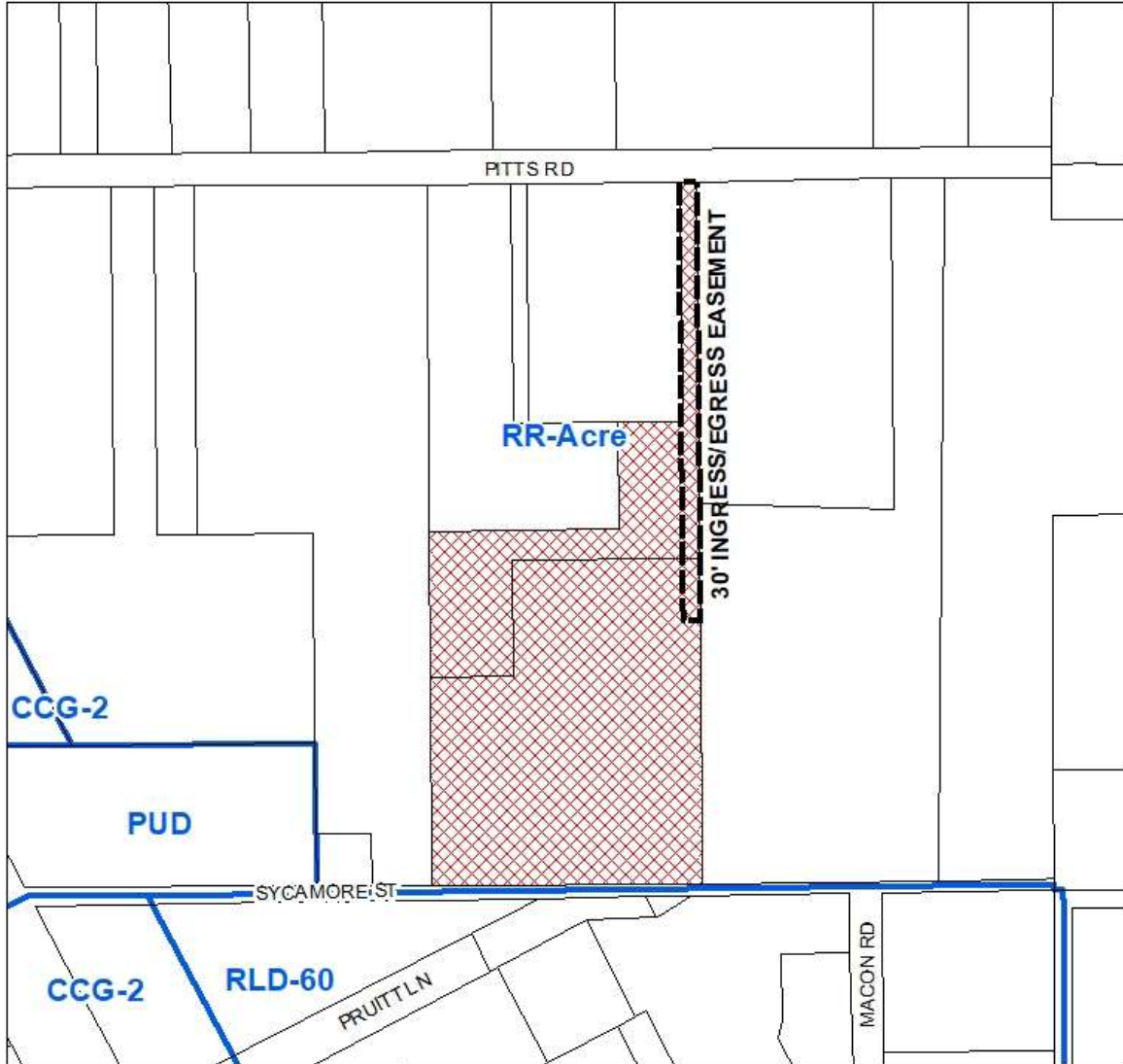
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2024-63 / WRF-23-26** be **APPROVED**.







**Aerial view of the subject property.**

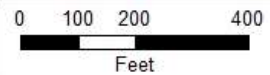
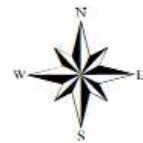
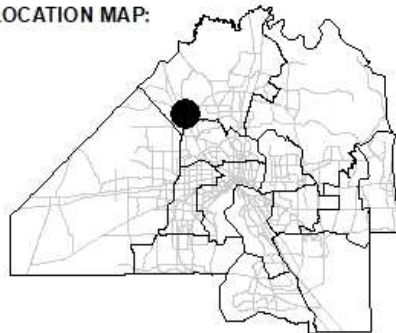


**REQUEST SOUGHT:**

**REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 80 FEET TO 30 FEET FOR RE 002674-0145**

**REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 80 FEET TO 0 FEET FOR RE 002674-0155**

**LOCATION MAP:**



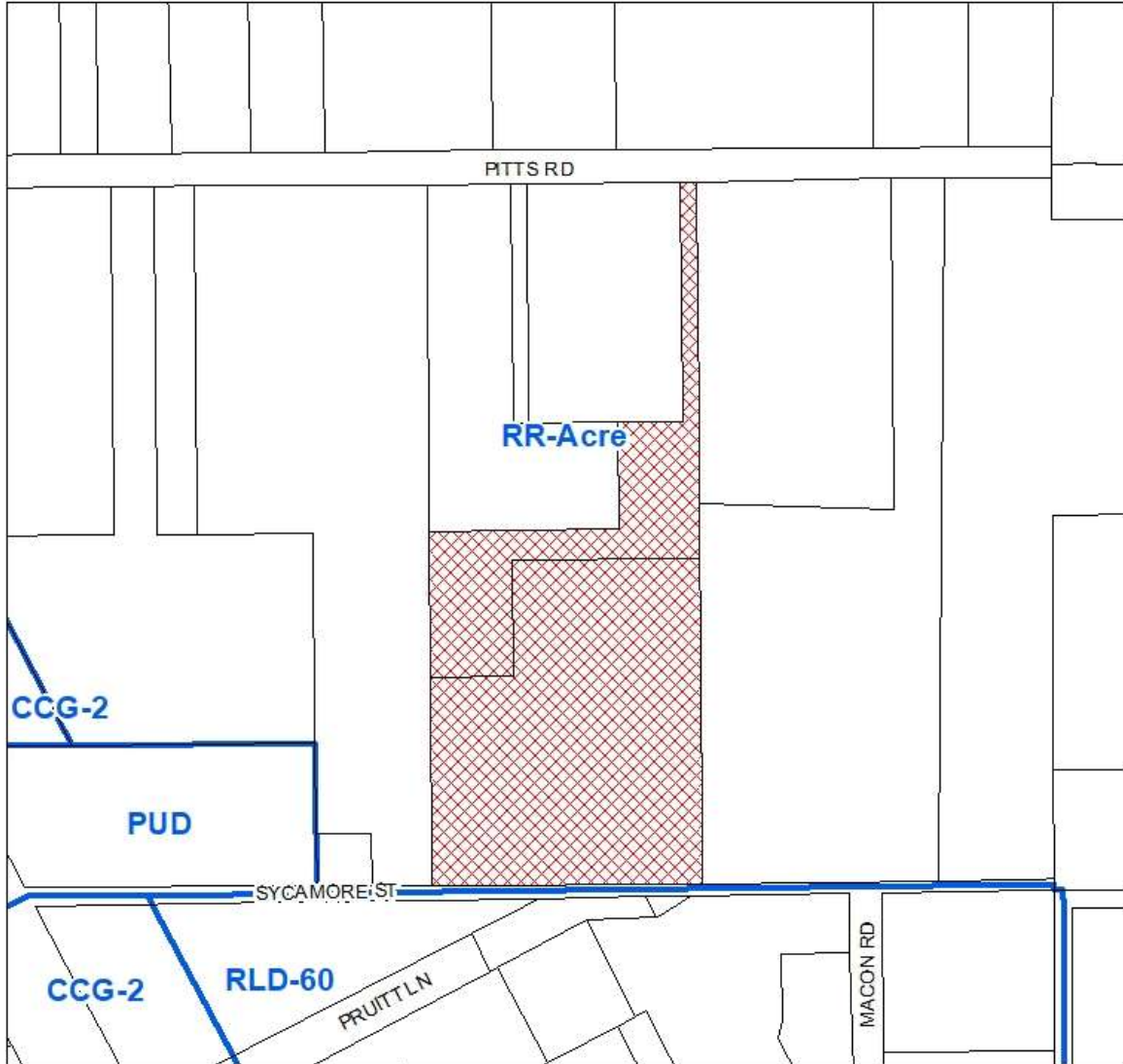
**COUNCIL DISTRICT:**

**8**

**TRACKING NUMBER**

**WRF-23-26**

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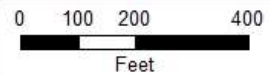
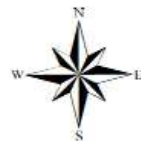
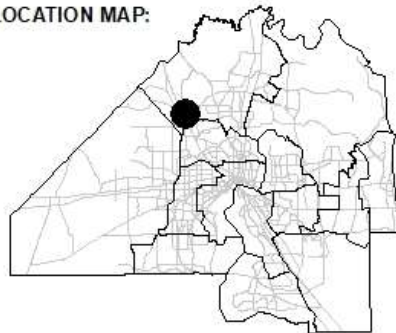


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