

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-172-E**

5 AN ORDINANCE APPROVING THE WAIVER OF MINIMUM
6 ROAD FRONTAGE APPLICATION WRF-21-03, LOCATED
7 IN COUNCIL DISTRICT 6 AT 5100 TIERRA VERDE
8 LANE, BETWEEN TIERRA VERDE LANE AND TIERRA
9 VERDE COURT (R.E. NO. 157149-0300) AS
10 DESCRIBED HEREIN, OWNED BY THE LLOYD FAMILY
11 JOINT REVOCABLE TRUST, ET AL., REQUESTING TO
12 REDUCE THE MINIMUM ROAD FRONTAGE REQUIREMENTS
13 FROM 80 FEET TO 0 FEET IN ZONING DISTRICT
14 RESIDENTIAL RURAL-ACRE (RR-ACRE), AS DEFINED
15 AND CLASSIFIED UNDER THE ZONING CODE;
16 PROVIDING A DISCLAIMER THAT THE WAIVER GRANTED
17 HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION
18 FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN
19 EFFECTIVE DATE.
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21 **WHEREAS**, an application for a waiver of minimum road frontage,
22 **On File** with the City Council Legislative Services Division, was
23 filed by the Lloyd Family Joint Revocable Trust, et al., the owners
24 of property located in Council District 6 at 5100 Tierra Verde
25 Lane, between Tierra Verde Lane and Tierra Verde Court (R.E. No.
26 157149-0300) (Subject Property), requesting to reduce the minimum
27 road frontage from 80 feet to 0 feet in Zoning District Residential
28 Rural-Acre (RR-Acre); and

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

1 **WHEREAS**, the Land Use and Zoning Committee, after due notice
2 held a public hearing and having duly considered both the
3 testimonial and documentary evidence presented at the public
4 hearing, has made its recommendation to the Council; and

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

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

23 **Section 1. Adoption of Findings and Conclusions.** The
24 Council has reviewed the record of proceedings and the Staff Report
25 of the Planning and Development Department and held a public
26 hearing concerning application for waiver of road frontage WRF-21-
27 03. Based upon the competent, substantial evidence contained in
28 the record, the Council hereby determines that the requested waiver
29 of road frontage meets the criteria for granting a waiver contained
30 in Chapter 656, *Ordinance Code*. Therefore, Application WRF-21-03 is
31 hereby **approved**.

1 **Section 2. Owner and Description.** The Subject Property is
2 owned by the Lloyd Family Joint Revocable Trust, et al., and is
3 legally described in **Exhibit 1**, dated March 2, 2021, and
4 graphically depicted in **Exhibit 2**, both **attached hereto**. The
5 applicant is Joseph Campbell, Lloyd's Construction and Consulting,
6 LLC, 901 South Black Cherry Drive, St. Johns, Florida 32259; (904)
7 708-4221.

8 **Section 3. Distribution by Legislative Services.**
9 Legislative Services is hereby directed to mail a copy of this
10 legislation, as enacted, to the applicant and any other parties to
11 this matter who testified before the Land Use and Zoning Committee
12 or otherwise filed a qualifying written statement as defined in
13 Section 656.140(c), *Ordinance Code*.

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

27 **Section 5. Effective Date.** The enactment of this
28 Ordinance shall be deemed to constitute a quasi-judicial action of
29 the City Council and shall become effective upon signature by the
30 Council President and Council Secretary. Failure to exercise the
31 waiver, if herein granted, by the commencement of the use or action

1 herein approved within one year of the effective date of this
2 legislation shall render this waiver invalid and all rights arising
3 therefrom shall terminate.

4 Form Approved:

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6 /s/ Shannon K. Eller

7 Office of General Counsel

8 Legislation Prepared By: Connie Quinto

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