

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2026-212-E**

5 AN ORDINANCE APPROVING THE WAIVER OF MINIMUM  
6 REQUIRED ROAD FRONTAGE APPLICATION WRF-26-06,  
7 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 5 AT  
8 1923 VALENCIA DRIVE, BETWEEN RANKIN DRIVE NORTH  
9 AND THORDEN ROAD (R.E. NO. 136308-0000), AS  
10 DESCRIBED HEREIN, OWNED BY MATTHEW REMODELING  
11 INC., REQUESTING TO REDUCE THE MINIMUM ROAD  
12 FRONTAGE REQUIREMENTS FROM 144 FEET TO 0 FEET IN  
13 ZONING DISTRICT RESIDENTIAL LOW DENSITY-90 (RLD-  
14 90), AS DEFINED AND CLASSIFIED UNDER THE ZONING  
15 CODE; 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.  
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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 Matthew Remodeling Inc., the owner of property located in  
23 Council District 5 at 1923 Valencia Drive, between Rankin Drive North  
24 and Thorden Road (R.E. No. 136308-0000) (the "Subject Property"),  
25 requesting to reduce the minimum road frontage from 144 feet to 0  
26 feet in Zoning District Residential Low Density-90 (RLD-90); 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-26-06. 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-26-06 is  
29 hereby approved.

30 **Section 2. Owner and Description.** The Subject Property is  
31 owned by Matthew Remodeling Inc., and is legally described in **Exhibit**

1 1, dated October 17, 2025, and graphically depicted in **Exhibit 2**,  
2 both of which are attached hereto. A graphic depiction of the easement  
3 providing access to the Subject Property is attached hereto as **Exhibit**  
4 **3**. The applicant is Josh Cockrell, PO Box 28327, Jacksonville, Florida  
5 32226; josh@stellareagroup.com; (803) 917-2420.

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

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

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

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

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

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

1 shall terminate.

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3 Form Approved:

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5           /s/ Dylan Reingold          

6 Office of General Counsel

7 Legislation Prepared By: Kaysie Cox

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