

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

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

**MARCH 19, 2024**

***Location:*** 0 Arnold Road, north of Gold Star Parkway and between Pecan Park Road and Lannie Road

***Real Estate Number(s):*** 019608-0150

***Waiver Sought:*** Reduce required minimum road frontage from 35 feet to 0 feet

***Present Zoning:*** Agriculture (AGR)

***Current Land Use Category:*** Agriculture (AGR)

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

***Council District:*** District 8

***Owner/Agent:*** Kathy Kite  
16088 Kite Road  
Jacksonville Florida 32218

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

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage Ordinance **2024-99 (WRF-24-01)** seeks to reduce the minimum required road frontage from 35 feet to 0 feet to allow for a single family dwelling. In the AGR Zoning District, parcels of land need to be at least 2.5 acres, with 80 feet of road frontage for each single-family dwelling. The subject property is 5 acres and 360 feet in width. Kite Road is an unapproved private road.

**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. The subject property has access to Kite Road, which is classified as an “unapproved private road”. Given the current configuration of the site and its restricted access to a public street, this creates practical and economic challenges in meeting the regulation of required road 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. This request is not based exclusively upon the desire to reduce the cost of developing the site or Chapter 654.

- (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 subject property is currently undeveloped. The waiver would permit a single family dwelling for a relative. It is not anticipated that the residential dwelling will reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. The proposed single-family dwelling will not be out of character with the surrounding neighborhood.

- (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?*

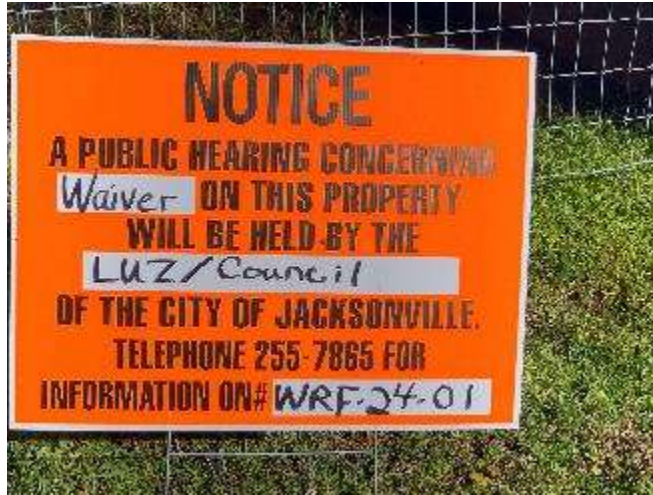
Yes. The applicant has a 60 foot wide easement through a relative’s property to Kite Road which connects to Gold Star Parkway, which is publically maintained by the City of Jacksonville.

- (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 in an area where lots already lack direct road frontage.

**SUPPLEMENTARY INFORMATION**

The applicant provided evidence on March 8, 2024, the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

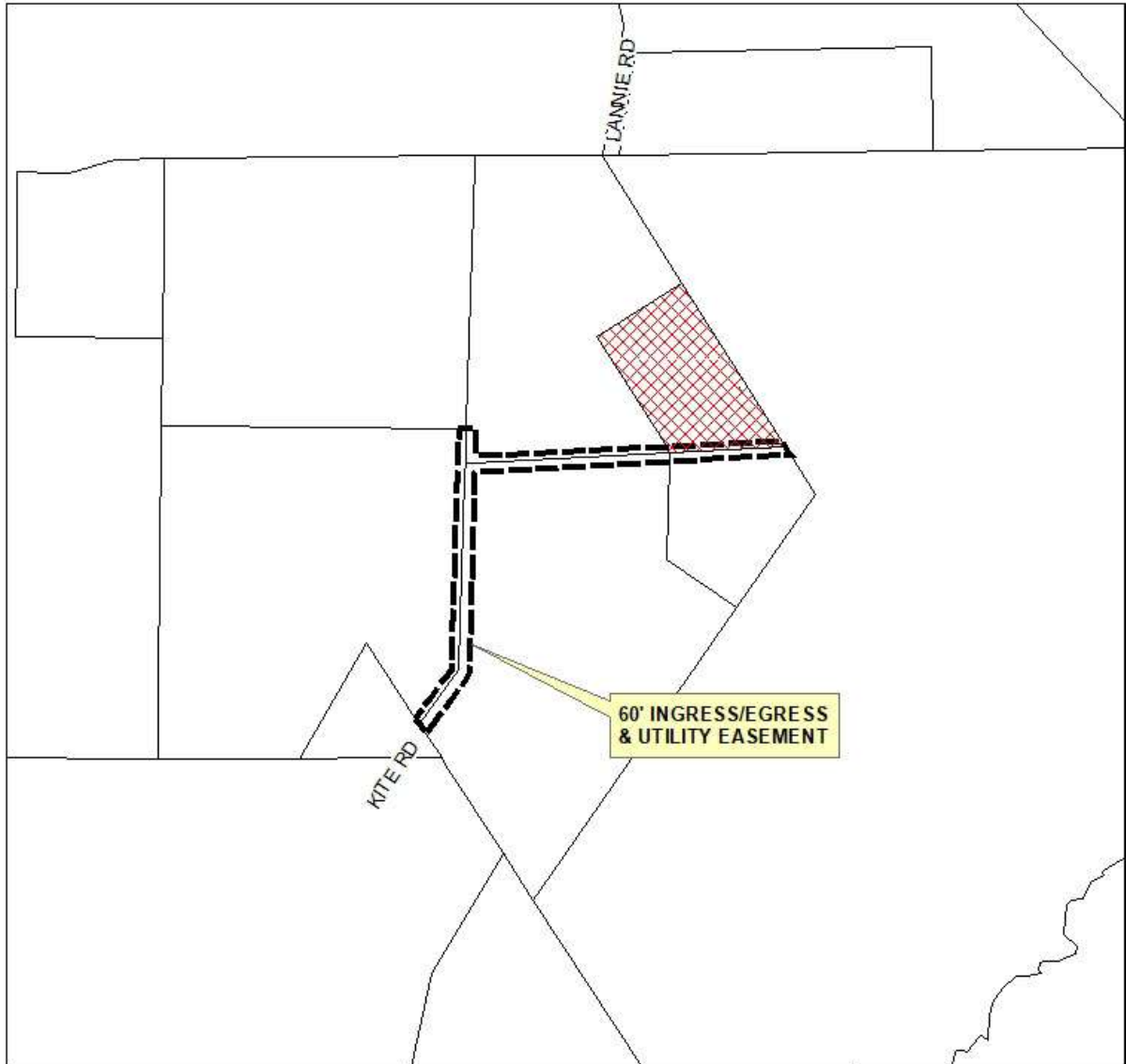
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2024-99 / WRF-24-01** be **APPROVED**.



Entrance to Kite Road



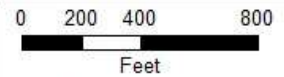
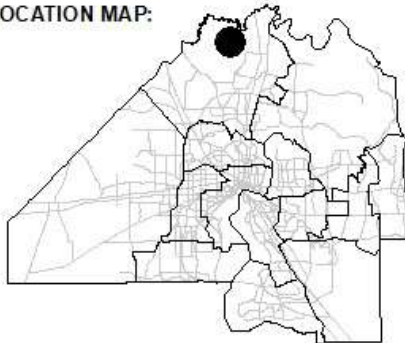
**Aerial view of the subject property.**



REQUEST SOUGHT:

**REDUCE REQUIRED  
MINIMUM ROAD  
FRONTAGE FROM 35' TO 0'**

LOCATION MAP:



COUNCIL DISTRICT:

**8**

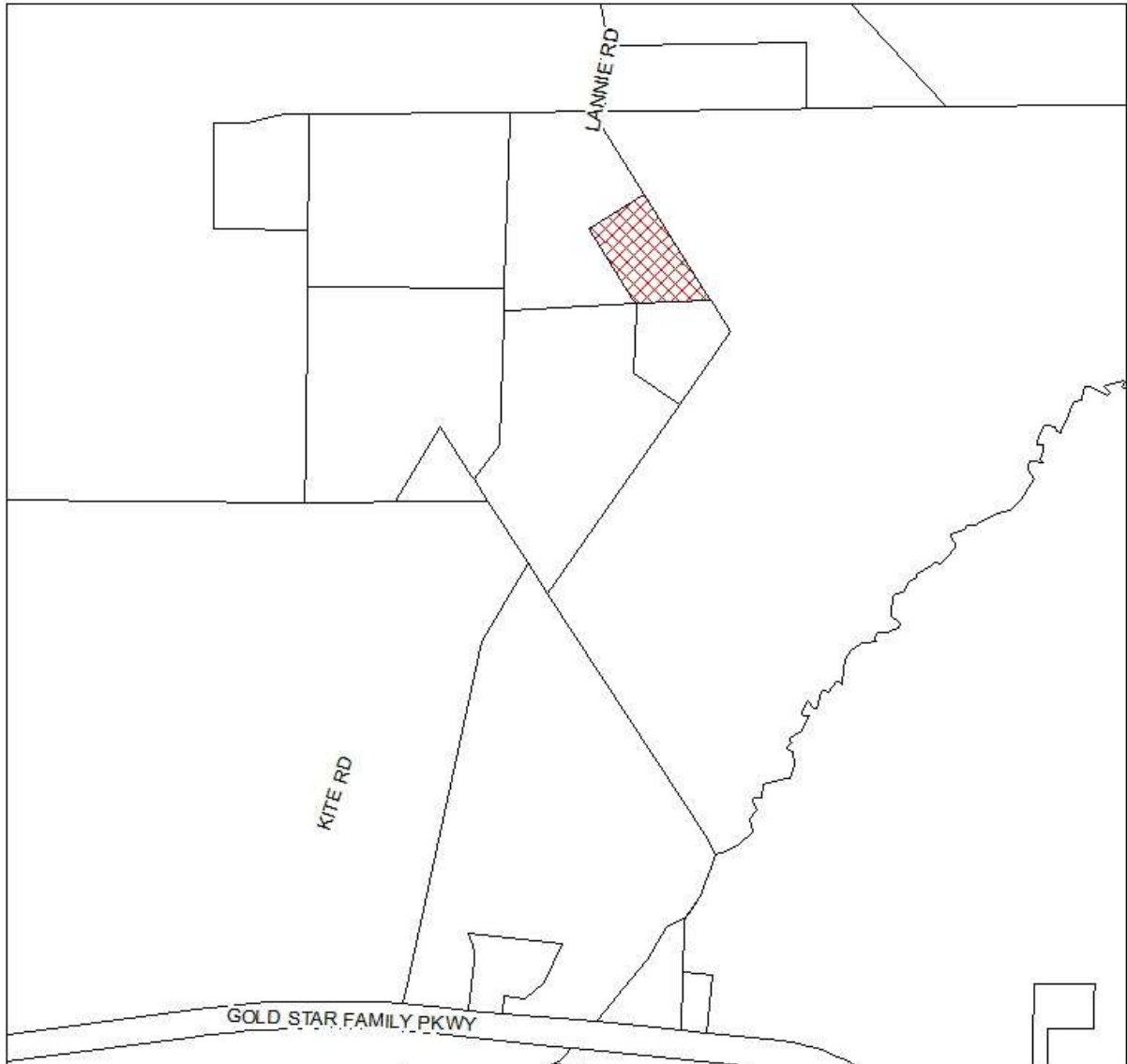
ORDINANCE NUMBER

**ORD-2024-0099**

TRACKING NUMBER

**WRF-24-01**

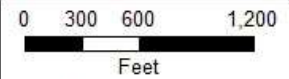
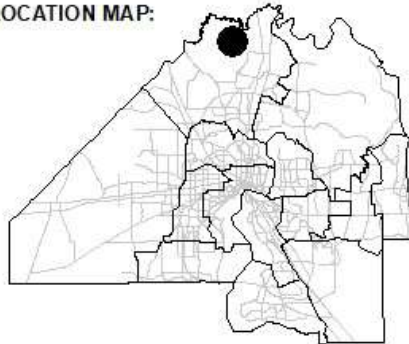
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**EXHIBIT 2  
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