

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2019-369-E**

5 AN ORDINANCE DENYING THE WAIVER OF MINIMUM
6 ROAD FRONTAGE APPLICATION WRF-19-15, LOCATED
7 IN COUNCIL DISTRICT 14 AT 6263 ORTEGA FARMS
8 BOULEVARD, BETWEEN ORTEGA FARMS BOULEVARD AND
9 WIEGLA TERRACE (R.E. NO. 103341-0020) AS
10 DESCRIBED HEREIN, OWNED BY MERIDIAN PROPERTY
11 DEVELOPMENT, LLC, REQUESTING TO REDUCE THE
12 MINIMUM ROAD FRONTAGE REQUIREMENTS FROM 48
13 FEET TO 0 FEET IN ZONING DISTRICT RESIDENTIAL
14 LOW DENSITY-60 (RLD-60), AS DEFINED AND
15 CLASSIFIED UNDER THE ZONING CODE; PROVIDING AN
16 EFFECTIVE DATE.
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18 **WHEREAS**, an application for a waiver of minimum road frontage,
19 **On File** with the City Council Legislative Services Division, was
20 filed by Meridian Property Development, LLC, the owner of property
21 located in Council District 14 at 6263 Ortega Farms Boulevard,
22 between Ortega Farms Boulevard and Wiegla Terrace (R.E. No. 103341-
23 0020) (Subject Property), requesting to reduce the minimum road
24 frontage from 48 feet to 0 feet in Zoning District Residential Low
25 Density-60 (RLD-60); 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

1 testimonial and documentary evidence presented at the public
2 hearing, has made 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 Application WRF-19-
6 15 fails to meet each of the following criteria: (1) there are
7 practical or economic difficulties in carrying out the strict
8 letter of the regulation; (2) the request is not based exclusively
9 upon the desire to reduce the cost of developing the site or to
10 circumvent the requirements of Chapter 654 (Code of Subdivision
11 Regulations); (3) the proposed waiver will not substantially
12 diminish property values in, nor alter the essential character of,
13 the area surrounding the site and will not substantially interfere
14 with or injure the rights of others whose property would be
15 affected by the waiver; (4) there is a valid and effective easement
16 for adequate vehicular access connected to a public street which is
17 maintained by the City or an approved private street; and (5) the
18 proposed waiver will not be detrimental to the public health,
19 safety or welfare, result in additional expense, the creation of
20 nuisances or conflict with any other applicable law; now, therefore

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

22 **Section 1. Adoption of Findings and Conclusions.** The
23 Council has reviewed the record of proceedings and the Staff Report
24 of the Planning and Development Department and held a public
25 hearing concerning application for waiver of road frontage WRF-19-
26 15. Based upon the competent, substantial evidence contained in
27 the record, the Council hereby determines that the requested waiver
28 of road frontage fails to meet each of the criteria for granting a
29 waiver contained in Chapter 656, *Ordinance Code*, as specifically
30 identified in the Staff Report of the Planning and Development
31 Department. Therefore, Application WRF-19-15 is hereby **denied**.

1 **Section 2. Owner and Description.** The Subject Property is
2 owned by Meridian Property Development, LLC, and is legally
3 described in **Exhibit 1**, dated May 9, 2019, and graphically depicted
4 in **Exhibit 2**, both **attached hereto**. The agent is Courtney Sotack,
5 4495 Roosevelt Boulevard, #247, Jacksonville, Florida 32210; (570)
6 594-9720.

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

13 **Section 4. Effective Date.** The enactment of this
14 Ordinance shall be deemed to constitute a quasi-judicial action of
15 the City Council and shall become effective upon signature by the
16 Council President and Council Secretary.

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18 Form Approved:

19
20 /s/ Shannon K. Eller

21 Office of General Counsel

22 Legislation Prepared By: Connor Corrigan

23 GC-#1295758-v1-2019-369-E