

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2025-0453 (WRF-25-06)

JULY 22ND, 2025

<i>Location:</i>	1991 Faye Road, Between Guinn Road and Oyster Creek Road
<i>Real Estate Number(s):</i>	110914-0000
<i>Waiver Sought:</i>	Reduce the minimum required road frontage from 160 feet to 120 feet
<i>Present Zoning:</i>	Rural Residential Acre (RR-Acre)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	North, District 6
<i>Council District:</i>	District 2
<i>Owner/ Applicant:</i>	Brian Michael Johnson 1991 Faye Rd Jacksonville, FL 32218
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2025-0453 (WRF-25-06)** seeks to reduce the required minimum road frontage from 160 feet to 120 feet to allow for the development of a second single-family dwelling in the Rural Residential Acre (RR-Acre) Zoning District.

Per Part 4 of the Zoning Code (Sec.656.407), no dwelling or dwellings may be constructed on a lot in a residential zoning district unless the lot has frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width. This development regulation is per dwelling. As RR-Acre requires 100 feet of lot width per dwelling, to allow for the construction for a second dwelling, 160 of road frontage would be required. This waiver seeks to reduce the required frontage to 120 for the second dwelling.

The subject property is a 3.4-acre lot located between Guinn Road and Oyster Creek Road. The property owner would like to construct a second dwelling on the property for a family member.

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, pursuant to Section 656.805 of the Zoning Code, and for minimum street frontage, pursuant to Section 656.407 of the Zoning Code. Waivers of Road Frontage are granted by the City Council pursuant to the criteria set forth in Section 656.133 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 practical or economic difficulties in carrying out the strict letter of the regulation?***

Yes. The proposed property will meet the RR-Acre requirements to build a second single family dwelling, except for the minimum 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. The applicant is proposing to construct a second single-family dwelling on the site and approval of this request would not change the cost burden on the applicant for the construction of the single-family dwelling. It is not anticipated that the applicant will need relief from any of the requirements of Chapter 654 of the Municipal Code.

- (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. It is not anticipated that the construction of the new dwelling will reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. Multiple lots have been constructed in a similar manner in the area. Lots like 1935 Faye Road, 1965 Faye Road, 1925 Faye Road, and 1947 Faye Road all do not meet the minimum road frontage and are located behind dwellings.

- (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 property has 120 feet of road frontage and will have adequate access to the second dwelling.

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

No. Per the submitted survey of the subject property, the proposed second dwelling will be constructed in a similar manner to other homes in the surrounding area. There is no detriment to the public health, safety, or welfare, and the development will comply with all other requirements of the Zoning Code.

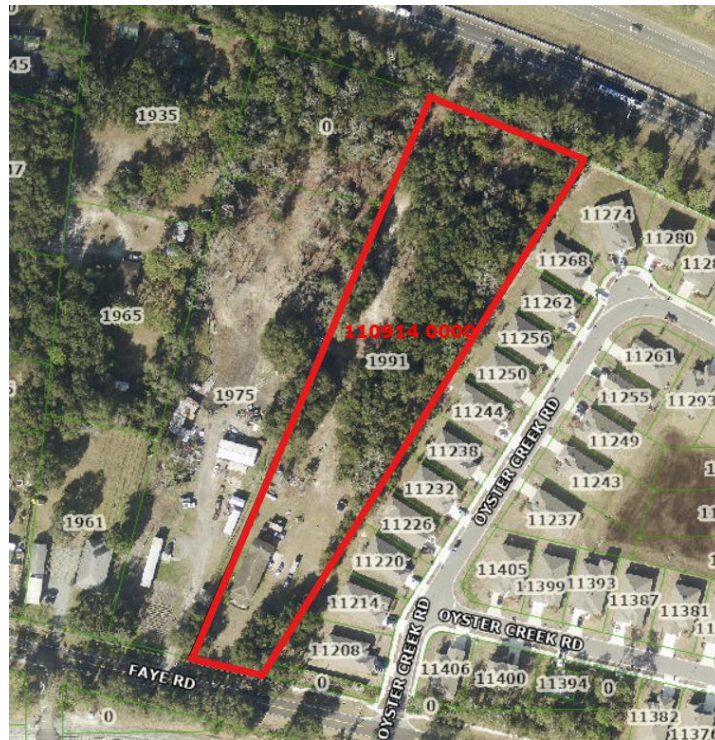
SUPPLEMENTARY INFORMATION

The applicant provided photo evidence on **June 27th, 2025** that the required Notice of Public Hearing sign **was** posted.



RECOMMENDATION

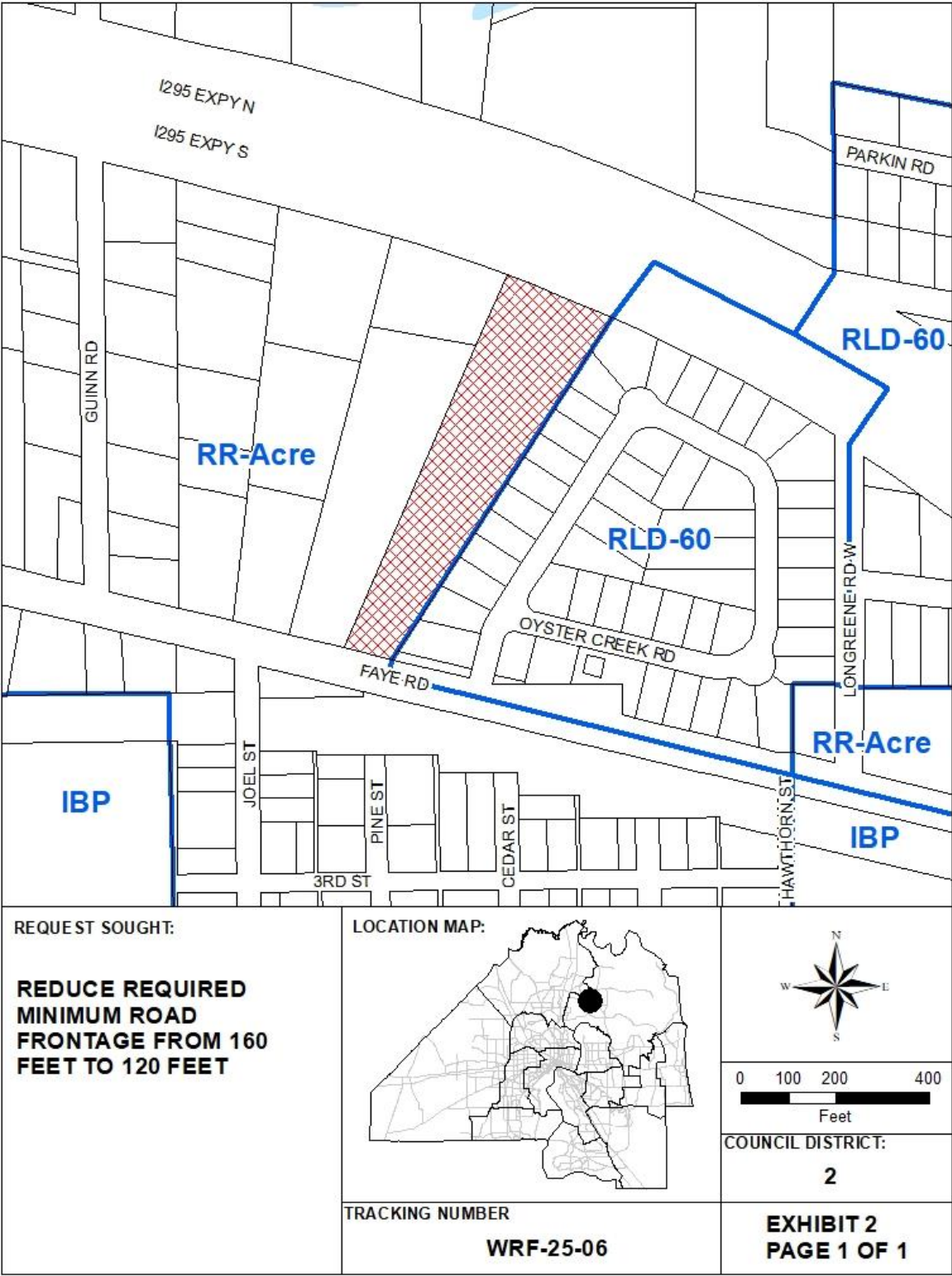
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2025-0453 (WRF-25-6)** be **APPROVED**.



Aerial view of the subject property, facing north.



View of the subject property from Faye Road.



Legal Map