

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-12**

5 AN ORDINANCE APPROVING THE WAIVER OF MINIMUM
6 ROAD FRONTAGE APPLICATION WRF-22-32, LOCATED IN
7 COUNCIL DISTRICT 7 AT 8145 PLUMMER ROAD, BETWEEN
8 HOLTON LANE AND SADDLE CREST WAY (R.E. NO.
9 002616-0210), AS DESCRIBED HEREIN, OWNED BY
10 CLAUDIA MARIA ARMIJO IRIAS AND CELESTE MARIA
11 ELVIR ARMIJO, REQUESTING TO REDUCE THE MINIMUM
12 ROAD FRONTAGE REQUIREMENTS FROM 160 FEET TO 100
13 FEET FOR TWO LOTS IN ZONING DISTRICT RESIDENTIAL
14 RURAL-ACRE (RR-ACRE), AS DEFINED AND CLASSIFIED
15 UNDER THE ZONING CODE; PROVIDING FOR
16 DISTRIBUTION; PROVIDING A DISCLAIMER THAT THE
17 WAIVER GRANTED HEREIN SHALL NOT BE CONSTRUED AS
18 AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
19 PROVIDING AN 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 Lindsey Holder on behalf of the owners of property located
24 in Council District 7 at 8145 Plummer Road, between Holton Lane and
25 Saddle Crest Way (R.E. No. 002616-0210) (the "Subject Property"),
26 requesting to reduce the minimum road frontage from 160 feet to 100
27 feet for two lots in Zoning District Residential Rural-Acre (RR-
28 Acre); and

29 **WHEREAS**, the Planning and Development Department has considered
30 the application and all attachments thereto and has rendered an
31 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 testimonial
3 and documentary evidence presented at the public hearing, has made
4 its recommendation to the Council; and

5 **WHEREAS**, taking into consideration the above recommendations and
6 all other evidence entered into the record and testimony taken at the
7 public hearings, the Council finds that: (1) there are practical or
8 economic difficulties in carrying out the strict letter of the
9 regulation; (2) the request is not based exclusively upon the desire
10 to reduce the cost of developing the site or to circumvent the
11 requirements of Chapter 654 (Code of Subdivision Regulations); (3)
12 the proposed waiver will not substantially diminish property values
13 in, nor alter the essential character of, the area surrounding the
14 site and will not substantially interfere with or injure the rights
15 of others whose property would be affected by the waiver; (4) there
16 is a valid and effective easement for adequate vehicular access
17 connected to a public street which is maintained by the City or an
18 approved private street; and (5) the proposed waiver will not be
19 detrimental to the public health, safety or welfare, result in
20 additional expense, the creation of nuisances or conflict with any
21 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 hearing
26 concerning application for waiver of road frontage WRF-22-32. Based
27 upon the competent, substantial evidence contained in the record, the
28 Council hereby determines that the requested waiver of road frontage
29 meets the criteria for granting a waiver contained in Chapter 656,
30 *Ordinance Code*. Therefore, Application WRF-22-32 is hereby approved.

31 **Section 2. Owner and Description.** The Subject Property is

1 owned by Claudia Maria Armijo Irias and Celeste Maria Elvir Armijo
2 and is legally described in **Exhibit 1**, dated November 21, 2022, and
3 graphically depicted in **Exhibit 2**, both of which are attached hereto.
4 The applicant is Lindsey Holder, 12724 Gran Bay Parkway West, Suite
5 410, Jacksonville, Florida 32258; (479) 935-7660.

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

