

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

FEBRUARY 21, 2024

Location: 13936 Grover Road; between Starratt Road and Cedar Point Road

Real Estate Number(s): 106377 0020

Waiver Sought: Reduce Required Minimum Road Frontage from 442.15 feet to 0 feet.

Present Zoning: Residential Rural-Acre (RR-Acre)

Current Land Use Category: Rural Residential (RR)

Planning District: North, District 6

Council District: District 2

Owner: Benjamin Croxton,
Mary Croxton,
Rebecca DuFault
13936 Grover Road
Jacksonville, Florida 32226

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage Ordinance **2024-24 (WRF-23-29)** seeks to reduce the minimum required road frontage from 442.15 feet to 0 feet to allow for five (5) single family dwellings to be built on the 10.96 acre parcel.

The subject property was originally part of 13930 Grover Road, which included approximately 15 acres of land. The property owners of 13930 Grover Road split the property, and the subject property (RE 106377 0020) is requesting the waiver. A Waiver of Road Frontage (2022-26 / WRF-21-28) to reduce the frontage from 80 feet to 0 feet for one single family dwelling was approved by the City Council in March 2022.

In the RR-Acre Zoning District, parcels of land need to be at least 43,560 square feet (1 acre), with 80 feet of road frontage for each single-family dwelling. The subject property currently has access to Grover Road, however, the publicly maintained portion of Grover Road ends prior to fronting the subject property. If approved, the property will access Grover Road via an unimproved dirt 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. There are practical and economic difficulties in carrying out the strict letter of the Zoning Code. In the RR-Acre Zoning District, a property is required to have 80 feet of road frontage per single-family dwelling. The subject parcel no longer has road frontage along the public right of way of Grover Road. According to the City’s GIS maps, the public right of way of Grover Road ends at the southern border of the subject property. Beyond this point Grover Road is an unimproved dirt road.

- (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 five (5) new single family dwellings on the subject parcel.

- (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 four (4) a new single family dwellings to be constructed. The subject property is currently developed with one single family dwelling. It is not anticipated that the construction of a new 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 and lot size are not 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 subject property will have access to Grover Road, a public right of way. The publicly maintained portion of Grover Road ends right before the subject property begins, however, the applicants will be able to access Grover Road via an unimproved portion of the road.

- (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. The road frontage of the subject property is at the end of Grover Road (a public road) that is considered low traffic. There will be little to no effect on public health safety and welfare as the requested waiver will allow for one additional home along Grover Road.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 2, 2024 by the Planning and Development Department 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 2024-24 / WRF-23-29** be **APPROVED**.



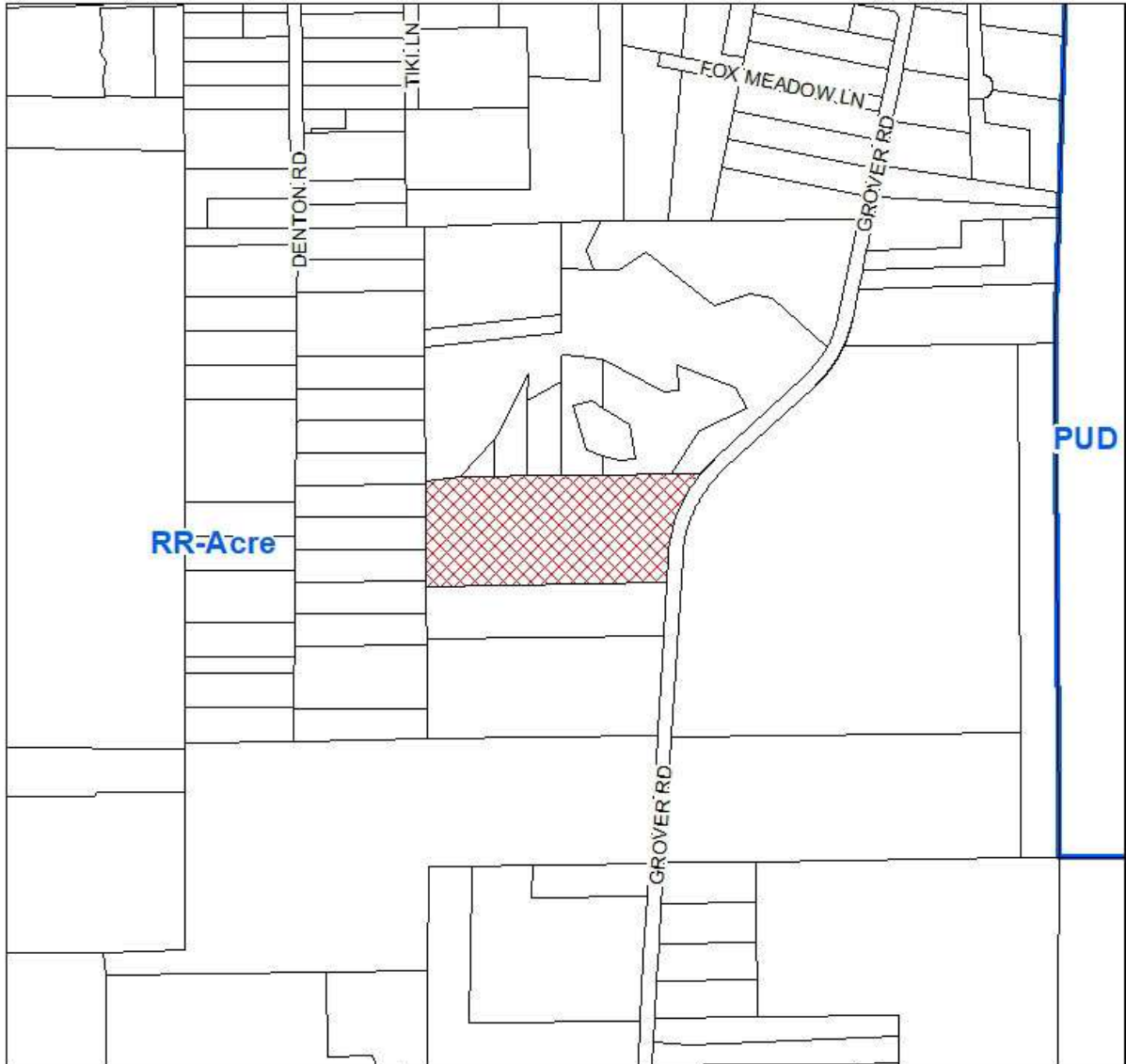
Aerial view of the subject property.



Grover Road changes to dirt road



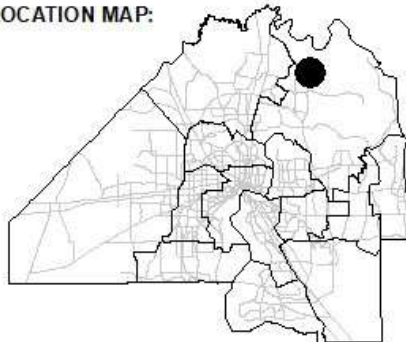
Entrance to subject parcel



REQUEST SOUGHT:

**REDUCE MINIMUM ROAD
FRONTAGE FROM 422.15
FT. TO 0 FT**

LOCATION MAP:



COUNCIL DISTRICT:

2

ORDINANCE NUMBER

ORD-2024-0024

TRACKING NUMBER

WRF-23-29

**EXHIBIT 2
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