

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2024-0982 (WRF-24-23)

JANURARY 9TH, 2025

Location: 3622 St Nichols Ave,
Between Holmes St and Carmichael Ave

Real Estate Number(s): 125487-0000

Waiver Sought: Reduce the minimum required road frontage from 48 feet to 24 feet

Present Zoning: Residential Low Density-60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Council District: District 5

Owner: Chares Linda Julissa Madrid
6709 Connie Jean Rd
Jacksonville, FL 32222

Applicant: Alex Meca
13049 Old St Augustine Rd
Jacksonville, FL 32258

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2024-0982 (WRF-24-23)** seeks to reduce the required minimum road frontage from 48 feet to 24 feet to allow for the development of a single-family dwelling in the Residential Low Density-60 (RLD-60) 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.

The subject property is a .46 -acre lot located between Holmes St and Carmichael Ave. The property owner plans to split the current 2.62-acre lot to allow for another dwelling to be constructed behind 3622 St. Nichols Ave. This newly created lot will have a 24-foot-wide access point off St. Nichols Ave and will be lived in by a family member. The property is a combination of two lots of records (Lots 20 and 21 of Block 2) of the Saint Nicholas Spring subdivision. Due to the location of the existing dwelling makes it difficult to subdivide back to original lots of record for two single family dwellings.

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 Zoning District Residential Low Density-60 requirements to build one single family dwelling, except for the minimum road frontage. It is a combination of two lots of record with the existing dwelling placed spanning both lots.

- (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 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. While there is no similarly configured lots in the area, the RMD-D zoning district exists nearby where denser housing exists.

- (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 will have 24 feet of road frontage along St Nichols Ave which would be more than adequate to accommodate vehicular access.

- (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 property will have it's own access off St Nichols Ave. 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 **January 9th, 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 2024-0982 (WRF-24-23)** be **APPROVED**.

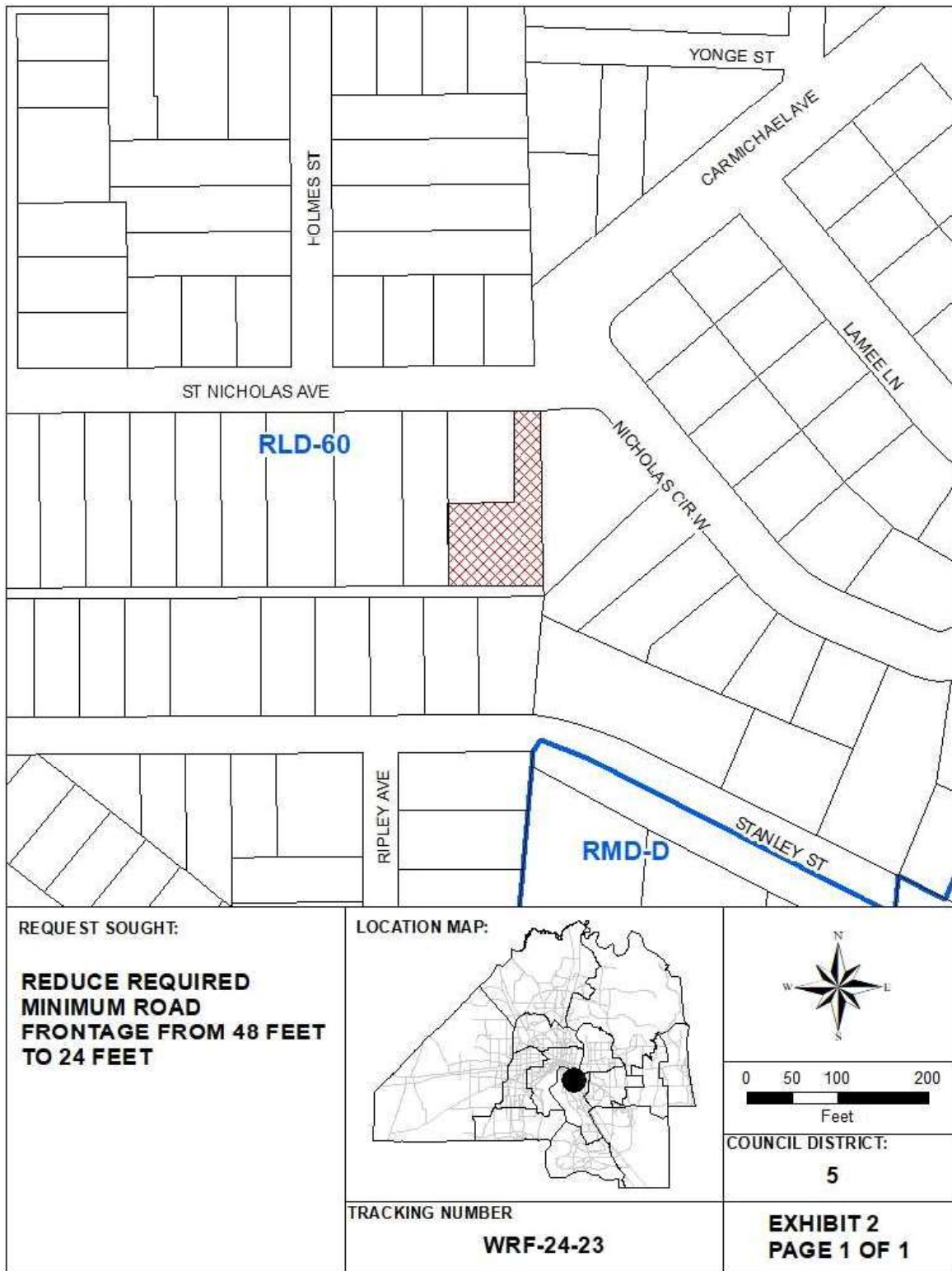


Source: Planning and Development Department, 12/20/2024

Aerial view of the subject property, facing north, outlined in pink.



View of the subject property.



Legal Map