

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2025-0521 (WRF-25-08)

AUGUST 19, 2025

<i>Location:</i>	0 Joda Lane East, Between Plummer Grant Road and Deeder Lane
<i>Real Estate Number(s):</i>	158243 0017
<i>Waiver Sought:</i>	Reduce the minimum required road frontage from 80 feet to forty-one (41) feet
<i>Present Zoning:</i>	Residential Rural-Acre (RR-Acre)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	Southeast, District 3
<i>Owner/Applicant:</i>	Regina Wellington 12524 Joda Lane East Jacksonville, FL 32258
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2025-0521 (WRF-25-08)** seeks to reduce the required minimum road frontage from 80 feet to 41 feet in order to allow for the development of a single-family dwelling in the Residential Rural-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.

The subject property is a one-acre lot located along Joda Lane East. The property was originally a part of the larger parcel including 12555 Joda Lane East but was subdivided earlier this year. The subject property meets all criteria of the RR-Acre zoning district except for the road frontage. While the property does not meet the 80 feet required, the property does have 41 feet of frontage along Joda Lane East.

Staff notes that similar requests to reduce lot requirements such as road frontage and lot area have been approved along Joda Lane East. V-99-18 was approved to reduce road frontage from 80 to zero feet, and both V-85-56 and V-90-51 were approved to reduce lot area to add a second dwelling. Staff also noted that there are two other flag-shaped lots along Joda Lane East, including 12524 and 12622 Joda Lane East.

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 one-acre property meets all the RR-Acre zoning requirements to build one single family dwelling, except for the minimum road frontage. The subject property does have frontage along Joda Lane East; however, it is insufficient per Section 656.407. The subject property far exceeds the other zoning requirements of the RLD-90 district.

- (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. There are a diverse number of lots of varying sizes and shapes in the surrounding area, including

other flag-shaped lots along Joda Lane East. Examples of other flag shaped lots include 12524 and 12622 Joda Lane East.

- (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 is a flag shaped lot and has 41 feet of road frontage along Joda Lane East, a public right-of-way. The applicant will be using that 41-foot-wide frontage as a driveway to the back portion of the lot.

- (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, the proposed waiver will not be detrimental to the public health, safety, or welfare. The applicant will be providing access on their own property, which fronts along a public right of way. The development will comply with all other requirements of the Zoning Code.

SUPPLEMENTARY INFORMATION

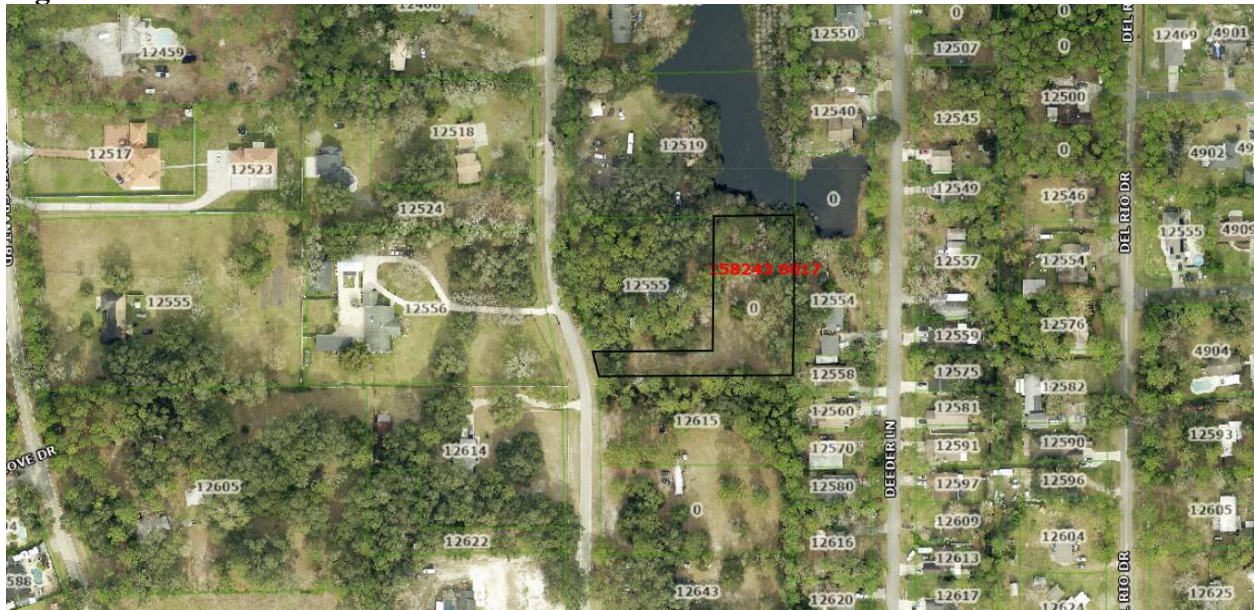
The applicant provided photo evidence that the required Notice of Public Hearing signs **was** posted on June 12, 2025.



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 2025-0521 (WRF-25-08)** be **APPROVED**.

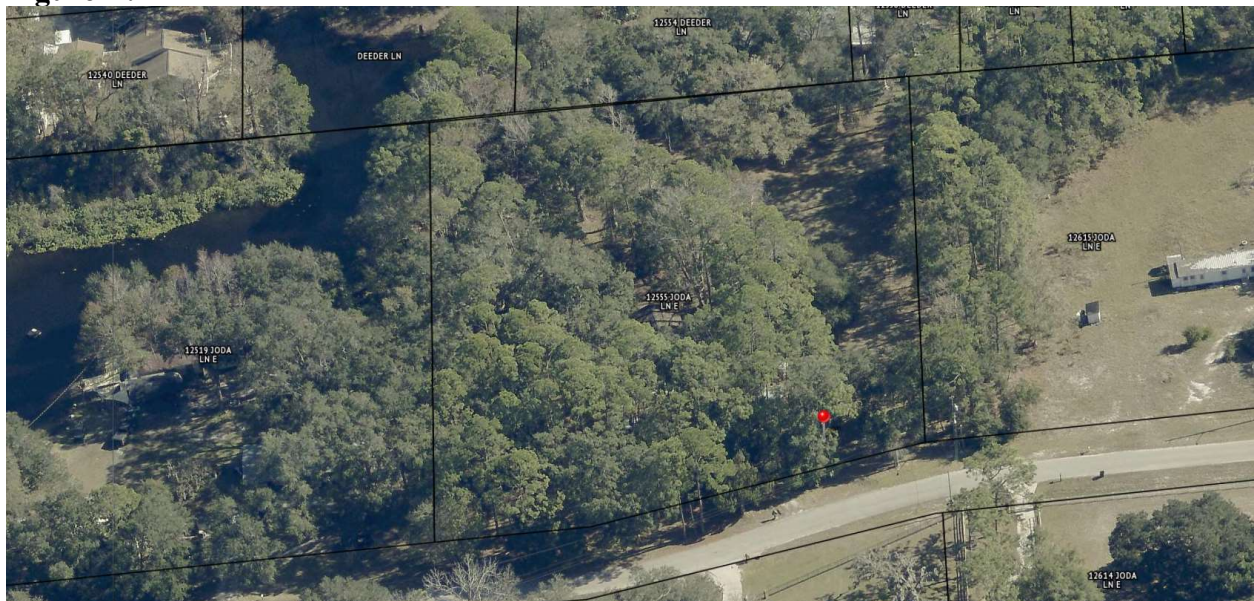
Figure A:



Source: Planning & Development Dept, 08/12/2025

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 08/12/2025

View of the subject property, facing east.

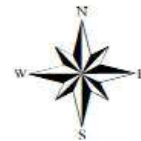
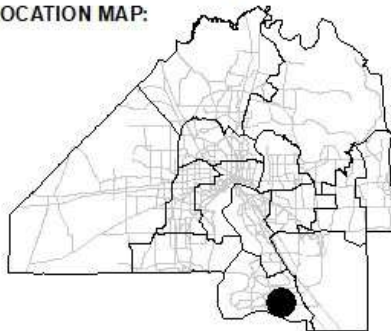
Aerial view of 12622 Joda Lane East.



REQUEST SOUGHT:

**REDUCE REQUIRED
MINIMUM ROAD
FRONTAGE FROM 80 FEET
TO 41 FEET**

LOCATION MAP:



0 100 200 400
Feet

COUNCIL DISTRICT:

6

ORDINANCE NUMBER

ORD-2025-0521

TRACKING NUMBER

T-2025-6290

**EXHIBIT 2
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