

1 Introduced by the Land Use and Zoning Committee:

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4 **ORDINANCE 2025-452**

5 AN ORDINANCE APPROVING THE WAIVER OF MINIMUM  
6 REQUIRED ROAD FRONTAGE APPLICATION WRF-25-7, FOR  
7 PROPERTY LOCATED IN COUNCIL DISTRICT 6 AT 0 HOOD  
8 LANDING ROAD, BETWEEN TAR KILN ROAD AND CARRIAGE  
9 CROSSING DRIVE (R.E. NO(S). 158087-0040), AS  
10 DESCRIBED HEREIN, OWNED BY DENISSE HERRERA,  
11 REQUESTING TO REDUCE THE MINIMUM ROAD FRONTAGE  
12 REQUIREMENTS FROM 72 FEET TO 25 FEET IN ZONING  
13 DISTRICT RESIDENTIAL LOW DENSITY-90 (RLD-90), AS  
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
15 PROVIDING FOR DISTRIBUTION; PROVIDING A  
16 DISCLAIMER THAT THE WAIVER GRANTED HEREIN SHALL  
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

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20 **WHEREAS,** an application for a waiver of minimum road frontage,  
21 **On File** with the City Council Legislative Services Division, was  
22 filed by Randolph Island, Jr., on behalf of the owner of property  
23 located in Council District 6 at 0 Hood Landing Road, between Tar  
24 Kiln Road and Carriage Crossing Drive (R.E. No(s). 158087-0040) (the  
25 "Subject Property"), requesting to reduce the minimum road frontage  
26 from 72 feet to 25 feet in Zoning District Residential Low Density-90  
27 (RLD-90); and

28 **WHEREAS,** the Planning and Development Department has  
29 considered the application and all attachments thereto and has  
30 rendered an advisory recommendation; and

31 **WHEREAS,** the Land Use and Zoning Committee, after due notice

1 held a public hearing and having duly considered both the testimonial  
2 and documentary evidence presented at the public hearing, has made  
3 its recommendation to the Council; and

4       **WHEREAS,** taking into consideration the above recommendations  
5 and all other evidence entered into the record and testimony taken  
6 at the public hearings, the Council finds that: (1) there are  
7 practical or economic difficulties in carrying out the strict letter  
8 of the regulation; (2) the request is not based exclusively upon the  
9 desire to reduce the cost of developing the site or to circumvent the  
10 requirements of Chapter 654 (Code of Subdivision Regulations); (3)  
11 the proposed waiver will not substantially diminish property values  
12 in, nor alter the essential character of, the area surrounding the  
13 site and will not substantially interfere with or injure the rights  
14 of others whose property would be affected by the waiver; (4) there  
15 is a valid and effective easement for adequate vehicular access  
16 connected to a public street which is maintained by the City or an  
17 approved private street; and (5) the proposed waiver will not be  
18 detrimental to the public health, safety or welfare, result in  
19 additional expense, the creation of nuisances or conflict with any  
20 other applicable law; now therefore

21       **BE IT ORDAINED** by the Council of the City of Jacksonville:

22       **Section 1. Adoption of Findings and Conclusions.** The  
23 Council has reviewed the record of proceedings and the Staff Report  
24 of the Planning and Development Department and held a public hearing  
25 concerning Application for Waiver of Minimum Required Road Frontage  
26 WRF-25-7. Based upon the competent, substantial evidence contained  
27 in the record, the Council hereby determines that the requested waiver  
28 of road frontage meets the criteria for granting a waiver contained  
29 in Chapter 656, *Ordinance Code*. Therefore, Application WRF-25-7 is  
30 hereby approved.

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

owned by Denisse Herrera, and is legally described in **Exhibit 1**, dated April 8, 2025, and graphically depicted in **Exhibit 2**, both of which are attached hereto. The applicant is Randolph Island, Jr., 4320 Deerwood Lake Parkway, Suite 101260, Jacksonville, Florida, 32216; (904) 515-2193.

**Section 3. Distribution by Legislative Services.**

Legislative Services is hereby directed to mail a copy of this legislation, as enacted, to the applicant and any other parties to this matter who testified before the Land Use and Zoning Committee or otherwise filed a qualifying written statement as defined in Section 656.140(c), *Ordinance Code*.

**Section 4. Disclaimer.** The waiver of road frontage granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this waiver of road frontage is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this waiver of road frontage does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

**Section 5. Effective Date.** The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and Council Secretary. Failure to exercise the waiver, if herein granted, by the commencement of the use or action herein approved within one (1) year of the effective date of this legislation shall render this waiver invalid and all rights arising therefrom

1 shall terminate.

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3 Form Approved:

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5 /s/ Dylan Reingold

6 Office of General Counsel

7 Legislation Prepared By: Stephen Nagbe

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