

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

ORDINANCE 2023-11 (WRF-22-31)

MAY 2, 2023

Location: 2342 Jones Road
Between Jerry Acres Lane and Vinegard Lane

Real Estate Number(s): 004600 1130

Waiver Sought: Reduce minimum road frontage from 320 feet to 0 feet for 4 lots

Present Zoning: Residential Rural (RR)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 5- Northwest

Owner: Joel and Holly Reinhart
2342 Jones Road
Jacksonville, Florida 32220

Applicant: Joel and Holly Reinhart
2342 Jones Road
Jacksonville, Florida 32220

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2023-11 (WRF-22-31)** seeks to reduce the required minimum road frontage from 320 feet to 0 feet in order to allow for a lot split. The current lot is 4.87 acres and if the waiver is approved, the lot will be divided into four lots. Each lot will be a minimum of 1 acre in area. There is a 20 foot wide easement from Jones Road which will provide access to both parcels. The request will result in four lots for a family members.

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. There is a practical difficulty in that the lots in this area were given easements for access instead of public right of ways. The subject site is not a lot of record, however the overall size is similar to other lots in the area. It is impractical to expect the property owner to acquire land for frontage on Jones 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 request does not have the effect of reducing the cost of development, and it does not circumvent the requirements of Chapter 654. The property is currently vacant and the grant of this waiver would allow a new single family structure to be built.

- (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 proposed waiver will not diminish property in, nor alter the essential character of the area. The surrounding lots are a variety of lot sizes, ranging from 1 acre to 5 acres.

- (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. An easement was granted in 1995 from Jones Road for seven lots.

- (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. Staff finds the proposed waiver will not be detrimental to the public health, safety, or welfare. Given the general development pattern in the area, as well as the existing land use categories and zoning district contiguous to the site, the proposed waiver would not result in the creation of a nuisance.

SUPPLEMENTARY INFORMATION

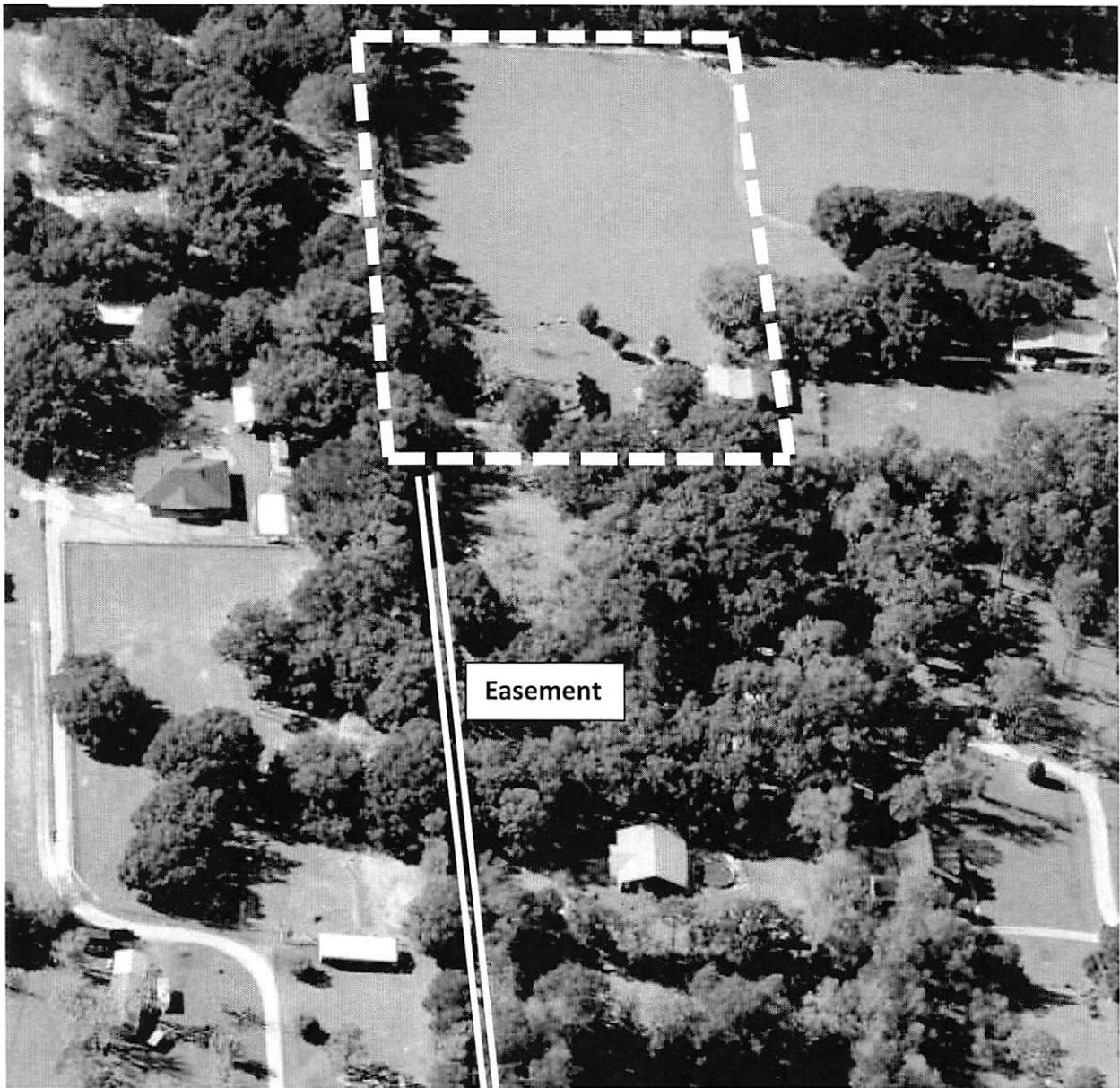
Upon visual inspection of the subject property on February 10, 2023 by the Planning and Development Department the required Notice of Public Hearing sign **was not** posted. However the owner did provide photographic evidence the sign was posted.

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 2023-11 (WRF-22-31)** be **APPROVED**.

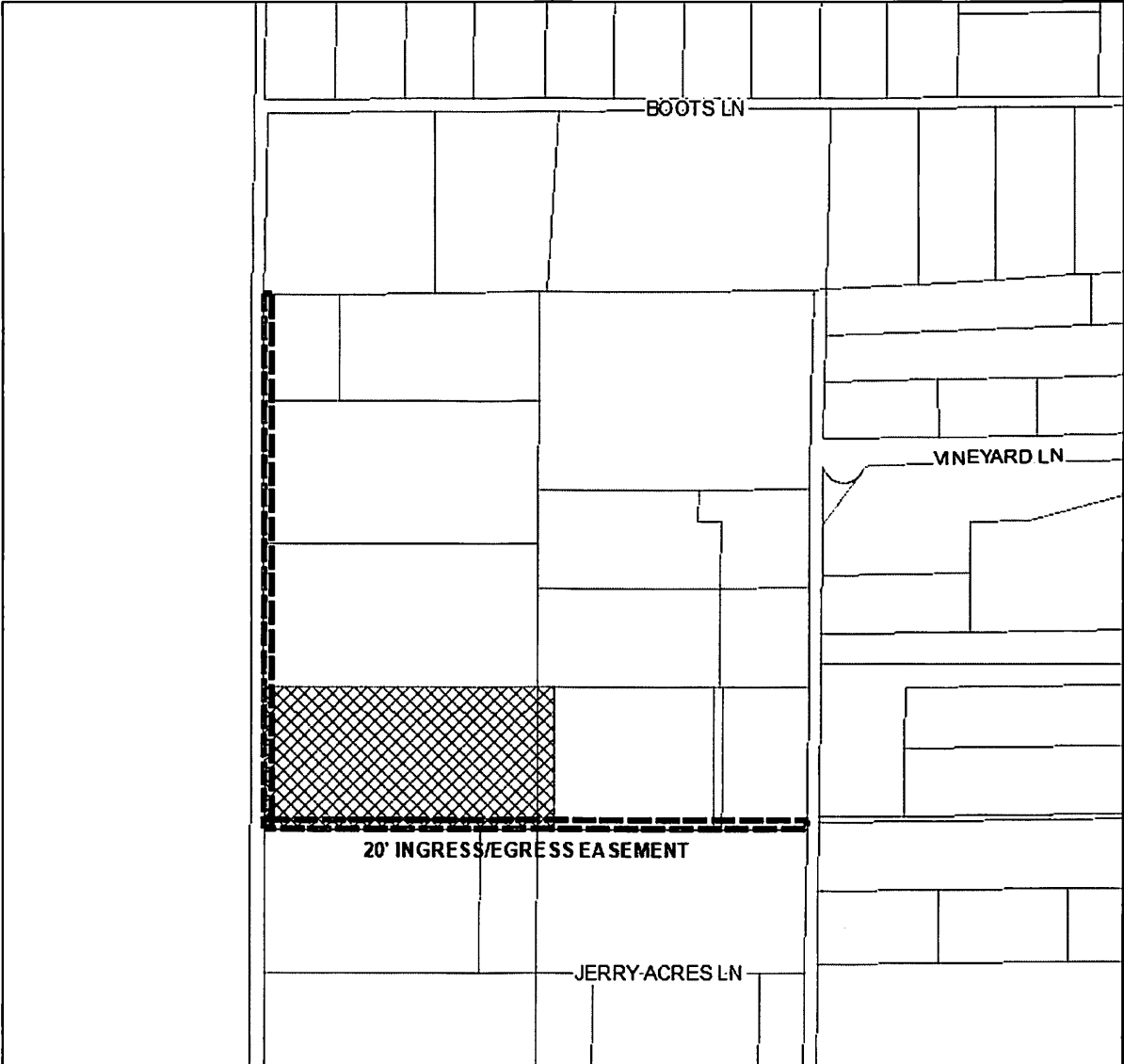


Entrance to easement from Jones Road



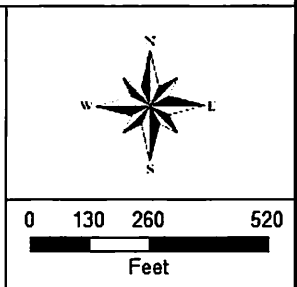
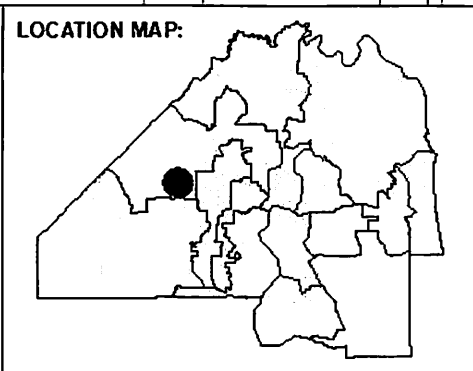
Aerial View

View of the Subject Site



REQUEST SOUGHT:

REDUCE REQUIRED ROAD FRONTAGE FROM 160 FEET TO 0 FEET



COUNCIL DISTRICT:

8

ORDINANCE NUMBER

ORD-2023-0011

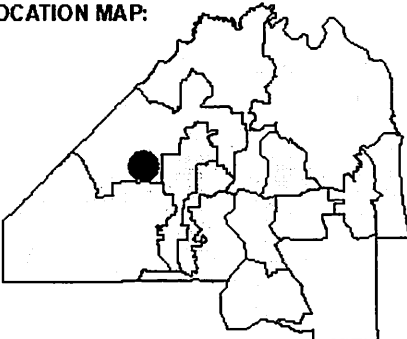

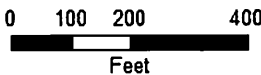
TRACKING NUMBER

WRF-22-31

EXHIBIT 3

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<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED ROAD FRONTAGE FROM 160 FEET TO 0 FEET</p>	<p>LOCATION MAP:</p> 	  <p>COUNCIL DISTRICT:</p> <p>8</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2023-0011</p>	<p>TRACKING NUMBER</p> <p>WRF-22-31</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>