

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2025-0635 (WRF-25-11)

SEPTEMBER 16TH, 2025

<i>Location:</i>	6152 Catoma Street between Lamar Drive N and Tequesta Court
<i>Real Estate Number(s):</i>	103378-0050
<i>Waiver Sought:</i>	Reduce the required minimum road frontage from 160 feet to 0 feet for an existing single-family dwelling and a proposed second dwelling
<i>Current Zoning:</i>	Residential Rural-Acre (RR-Acre)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	Southwest - 4
<i>City Council District:</i>	District 14
<i>Agent:</i>	Barbara Erzinger 1355 Rigdon Rd Jacksonville, Florida 32220
<i>Owner:</i>	Vera Kroening 6152 Catoma Street Jacksonville, Florida 32244
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2025-0635** (WRF-25-11) seeks to reduce the required minimum road frontage in the RR-Acre Zoning District from 160 feet to 0 feet to bring an existing single-family dwelling into compliance, as well as to permit a second single family dwelling on the lot. The parcel contains approximately 4 acres with one single family dwelling currently existing. This home is accessed through 103378-0100 which is listed as Right of Way, which the owner sold in 2003, thus landlocking their property, however, retaining a legal easement. The owner seeks to split off 1.94 acres of the northern half

of their 4-acre property to allow for a second single family dwelling in which a family member is expected to reside in. This property will also be accessed through the same legal easement granted to the parent parcel.

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 subject property was originally part of a 4-acre parcel with one single family home existing on the lot built in 1987. This lot is a landlocked parcel with a 40-foot-wide parcel which the Duval County Property Appraisers Office classifies as “Right-of-Way”. Furthermore, the owner cannot acquire any of the surrounding properties to gain frontage to Catoma Street without incurring a serious economic burden.

- (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 original 4-acre parent parcel will have a 1.94 acre portion split off to construct a second single family dwelling. Grant of the request will allow for the utilization of a single one (1) acre lot that meets all other development standards of the RR-Acre Zoning District other than road frontage.

- (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 area is suburban with numerous large lots which are similar to the subject lot. The grant of the waiver will allow development consistent with the character of the area.

- (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?*

No easement is required as the site contains a 40 feet wide strip which has frontage on Catoma Street, a public right of way.

- (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 development of the site must comply with the Land Development Procedures and permitting requirements.

SUPPLEMENTARY INFORMATION

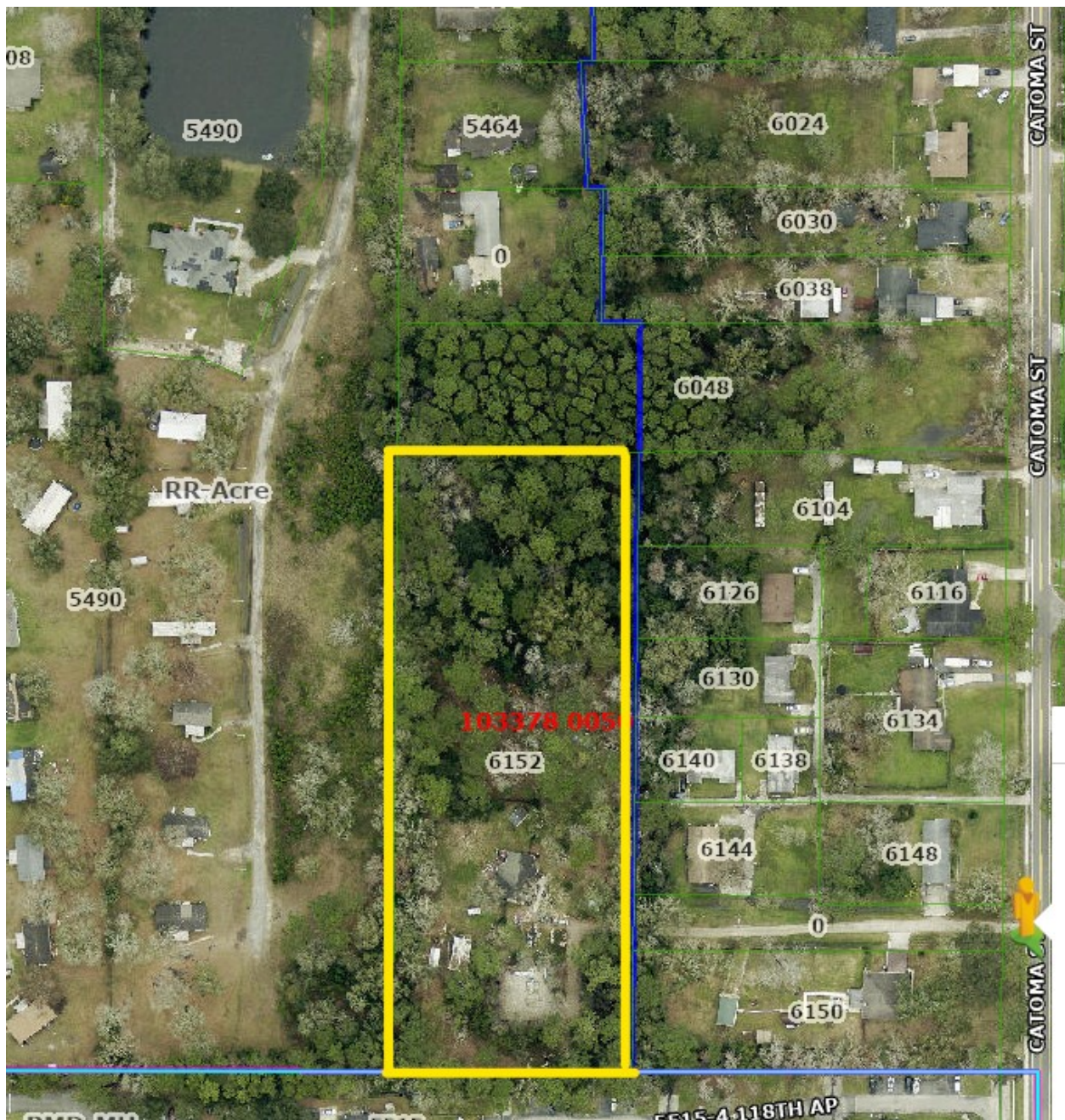
Upon visual inspection of the subject property on September 5th, 2025 by the Planning and Development Department, the required Notice of Public Hearing sign **was NOT** properly posted.

RECOMMENDATION

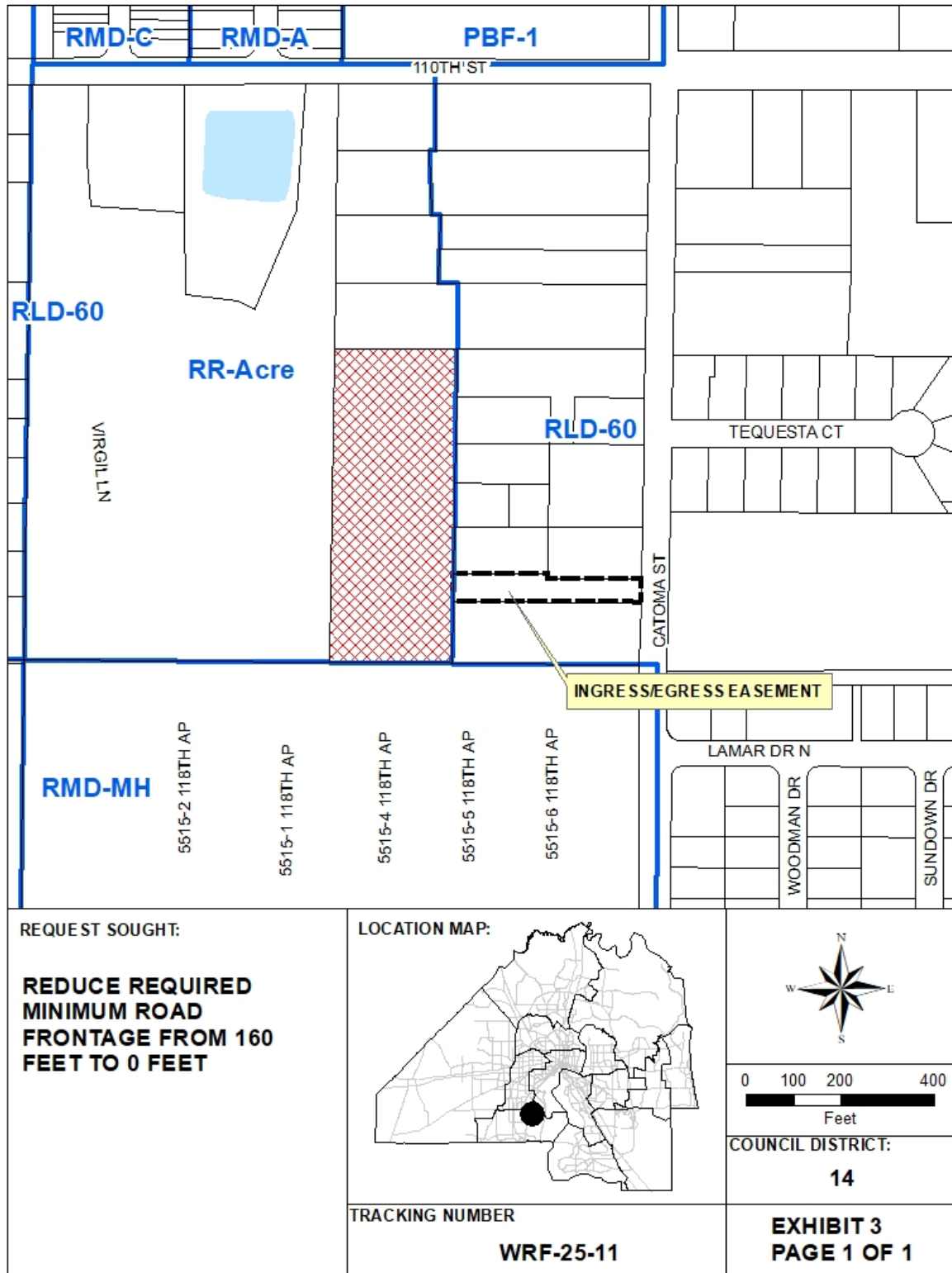
Based on the foregoing, it is the recommendation of the Planning Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2025-0635 (WRF-25-11)** be **APPROVED**.



View of subject property



Aerial view of the subject site facing north



Legal Map