

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**

**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE**

**ORDINANCE 2023-601 (WRF-23-17)**

**OCTOBER 17, 2023**

***Location:*** 0 Bunion Drive  
Between Bunion Drive and Camfield Street

***Real Estate Number(s):*** 016183-0010

***Waiver Sought:*** Reduce Minimum Required Road Frontage from 80 Feet to 72.52 Feet

***Present Zoning:*** Residential Low Density-100B (RLD-100B)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** Hunter Faulkner, Esq  
1 Independent Drive, Suite 1400  
Jacksonville, FL 32202

***Owner:*** American Classic Homes, LLC  
4450 St. Augustine Road, Suite 1  
Jacksonville, FL 32207

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2023-601 (WRF-23-17)** seeks to reduce the required minimum road frontage from 80 feet to 72.52 feet in order to allow for the development of a single-family dwelling in the Residential Low Density-100B (RLD-100B) Zoning District. The applicant is seeking to split an existing lot into two parcels in order to permit the development of two single-family dwellings. The proposed lot split results in the southern portion of the subject site being restricted to 72.52 feet of road frontage which requires the waiver.

This waiver is a companion to 2023-602 (AD-23-23) which seeks to reduce the minimum lot area from 14,000 to 9,720 square feet and to reduce the minimum lot width from 100 feet to 72 feet required. The department is also recommending approval of the administrative deviation.

### **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 .45± acre property is being sought to be split into two parcels which will be similar in size to the surrounding properties. The result of the split causes the southern portion of the property to be 72.52 feet wide, which is wider than the 50-foot and 60 foot wide parcels that are adjacent to the parcel. Given this, it is seen as impractical to require the site to meet the 80-foot requirement.

**(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 two single-family dwellings 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 one of the two new single-family dwellings 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.

- (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 site will be accessed from Bunion Drive which is a publically maintained right of way by the City.

- (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. Bunion Drive will provide adequate access to the subject property. 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**

Upon visual inspection of the subject property on **October 10, 2023** by the Planning and Development Department, the required Notice of Public Hearing sign **was** posted correctly.



### **RECOMMENDATION**

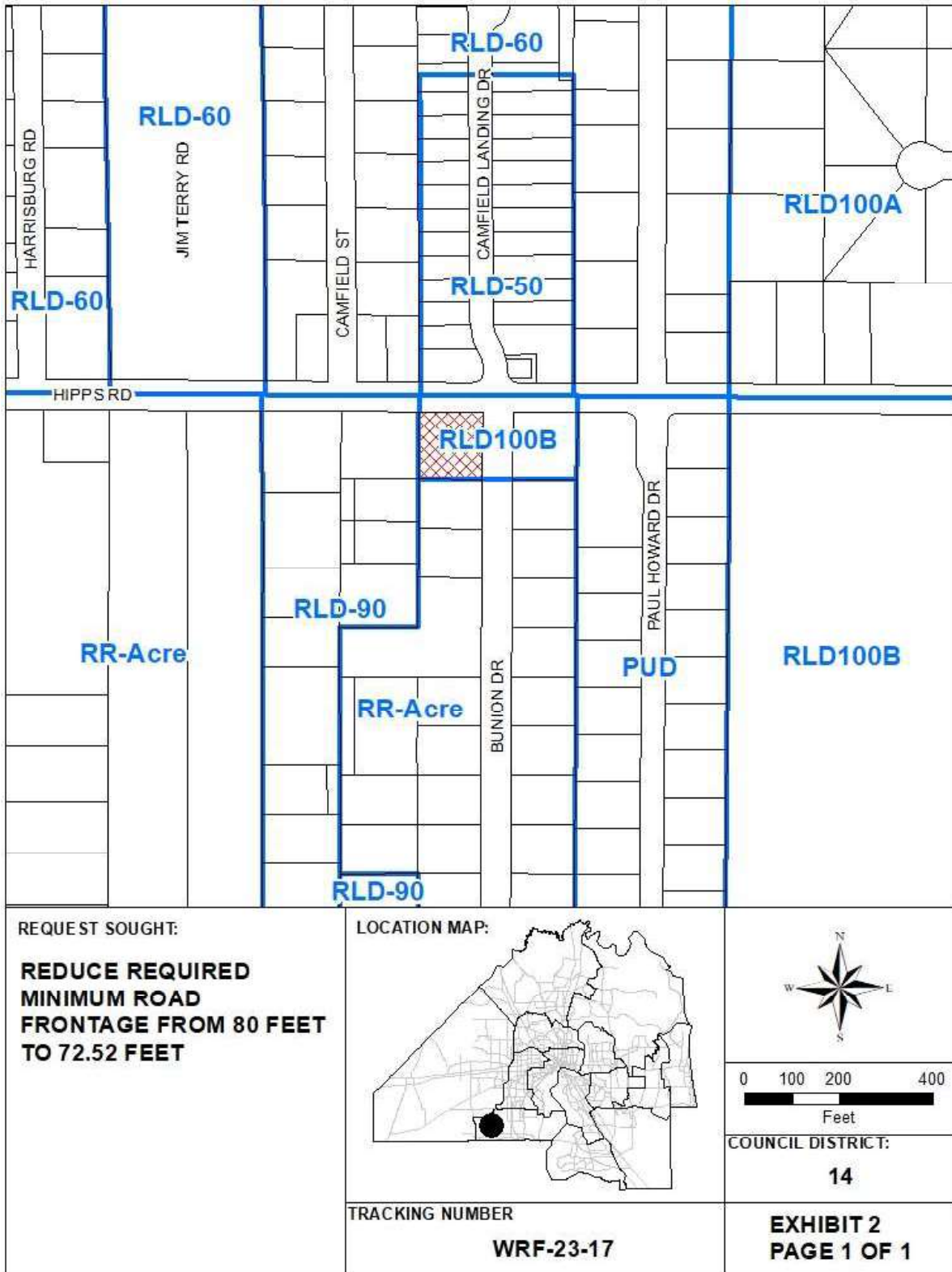
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2023-601 (WRF-23-17)** be **APPROVED**.



Aerial View



**View of the Subject Site**



Legal Map