

**REPORT OF THE PLANNING DEPARTMENT**

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

**ORDINANCE 2025-0420 (WRF-25-05)**

**JULY 15, 2025**

<b><i>Location:</i></b>	0 Panuco Avenue West, South of Green Cay Drive
<b><i>Real Estate Number(s):</i></b>	168436 0035
<b><i>Waiver Sought:</i></b>	Reduce the minimum required road frontage from 48 feet to zero (0) feet
<b><i>Present Zoning:</i></b>	Residential Low Density-60 (RLD-60)
<b><i>Current Land Use Category:</i></b>	Low Density Residential (LDR)
<b><i>Planning District:</i></b>	Greater Arlington / Beaches, District 2
<b><i>Council District:</i></b>	District 13
<b><i>Applicant:</i></b>	Kayleigh Taylor 2808 Shangri La Drive Jacksonville, FL 32233
<b><i>Owner:</i></b>	Sandra & Elizabeth Grenville 2456 Panuco Avenue West Jacksonville, FL 32233
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2025-0420 (WRF-25-05)** seeks to reduce the required minimum road frontage from 48 feet to 0 feet to allow for the development of a single-family dwelling in the Residential Low Density-60 (RLD-60) 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 1.00 acre lot located approximately 356 feet west of Panuco Avenue West, a public right of way. The property was originally part of a larger 4.6 acre lot that has since been subdivided into two lots (RE# 168436 0015 and RE# 168436 0035). Both parcels, along with 2456 Panuco Avenue West are currently under the same ownership.

A 60-foot access easement has been granted to the subject property through both RE# 168436 0015 and 2456 Panuco Avenue West, that connects to Panuco Avenue West.

### **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 1.00 acre property meets the RLD-60 Zoning District requirements in order to build one single family dwelling, except for the minimum road frontage. While the subject property does not front a public right of way, it does have access to an established easement to Panuco Avenue West. The subject property was originally part of a larger 4.6-acre parcel that has since been subdivided into two lots. The owner of the properties has established an easement for the subject property (RE# 168436 0035) through both RE# 168436 0025 and 2456 Panuco Avenue West.

***(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. The subject property is approximately one acre in size, significantly larger than the minimum 6,000 square feet required for the RLD-60 zoning district. The applicant will be required to meet all other zoning requirements.

**(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. Per the submitted legal description and survey, the proposed lot will have a 60-foot-wide ingress/egress easement through 2456 Panuco Avenue West. This easement connects to Panuco Avenue West, which is classified as 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. There is no detriment to the public health, safety, or welfare, and the development will comply with all other requirements of the Zoning Code. The application was routed to the Jacksonville Fire and Rescue Department regarding access, and they had no concerns as long as the access easement is 20 feet wide.

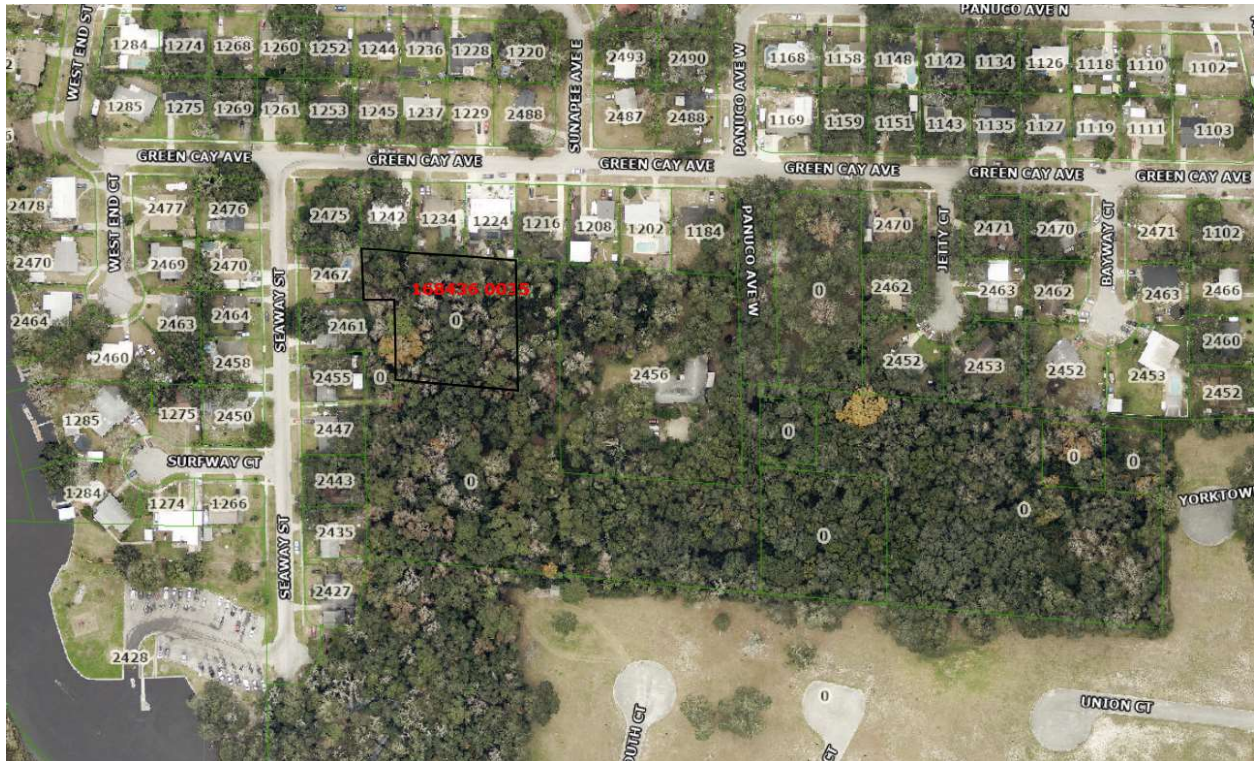
### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on July 8<sup>th</sup>, 2025 by the Planning Department, the required Notice of Public Hearing sign was posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Waiver of Minimum Required Road Frontage Ordinance 2025-0420 (WRF-25-05) be **APPROVED**.



Source: Planning Department, 7/8/25

Aerial view of the subject property, facing north.





*Source: Planning Department, 7/8/25*

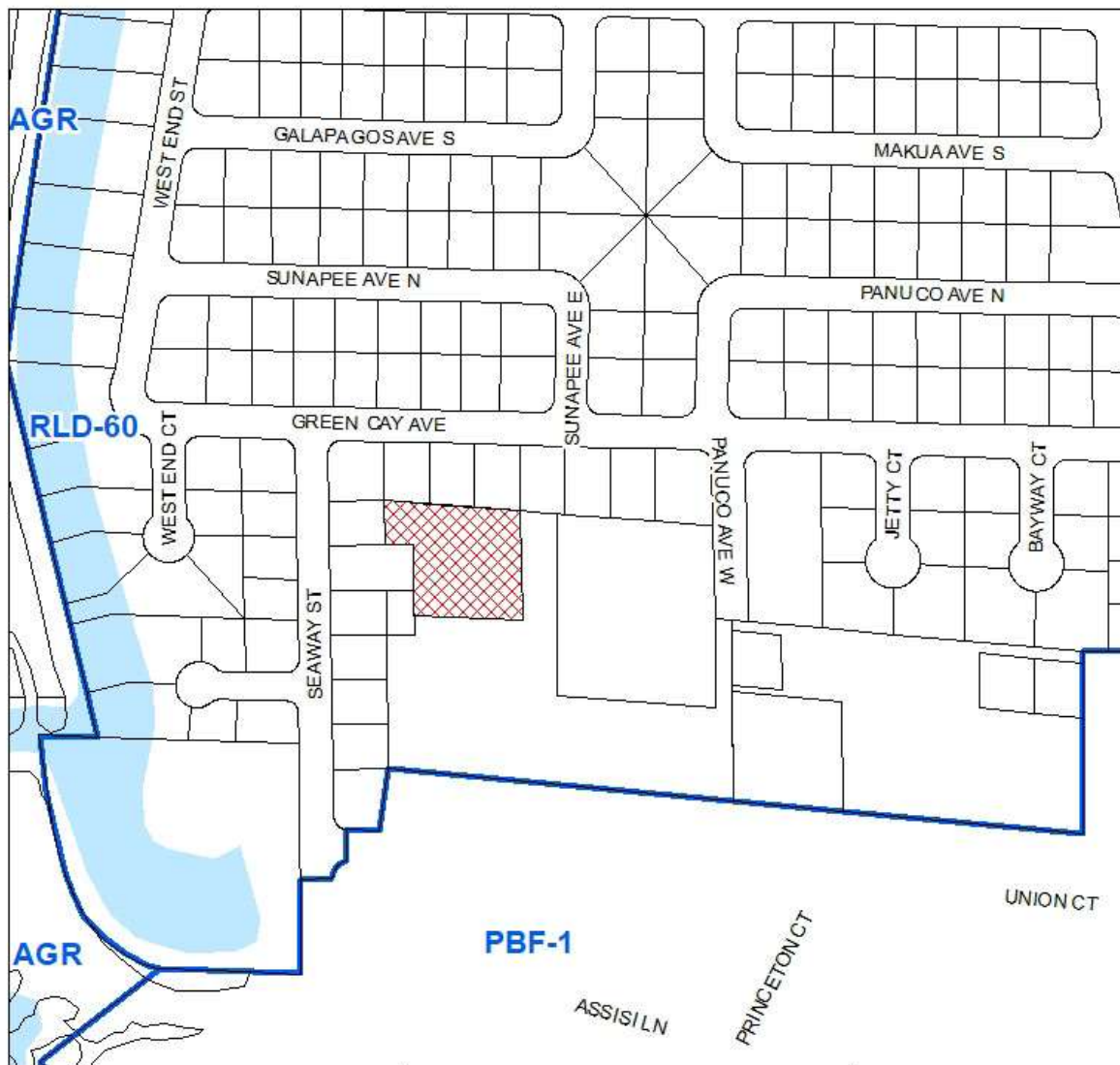
**View of Panuco Avenue West, at the intersection of Green Cay Avenue. Modesky Park is located to left.**



*Source: Planning Department, 7/8/25*

**View of Panuco Avenue West, at the intersection of Green Cay Avenue. The applicant will be utilizing an easement to access Panuco Avenue West.**

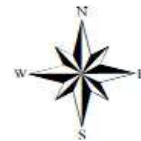
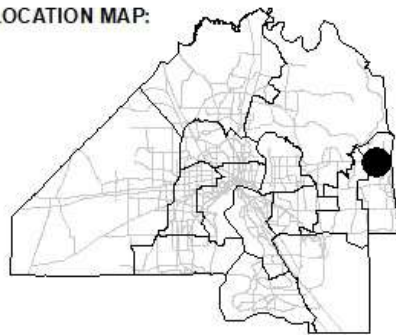




REQUEST SOUGHT:

**REDUCE MINIMUM ROAD  
FRONTAGE FROM 48 FEET  
TO 0 FEET**

LOCATION MAP:



0 100 200 400  
Feet

COUNCIL DISTRICT:

13

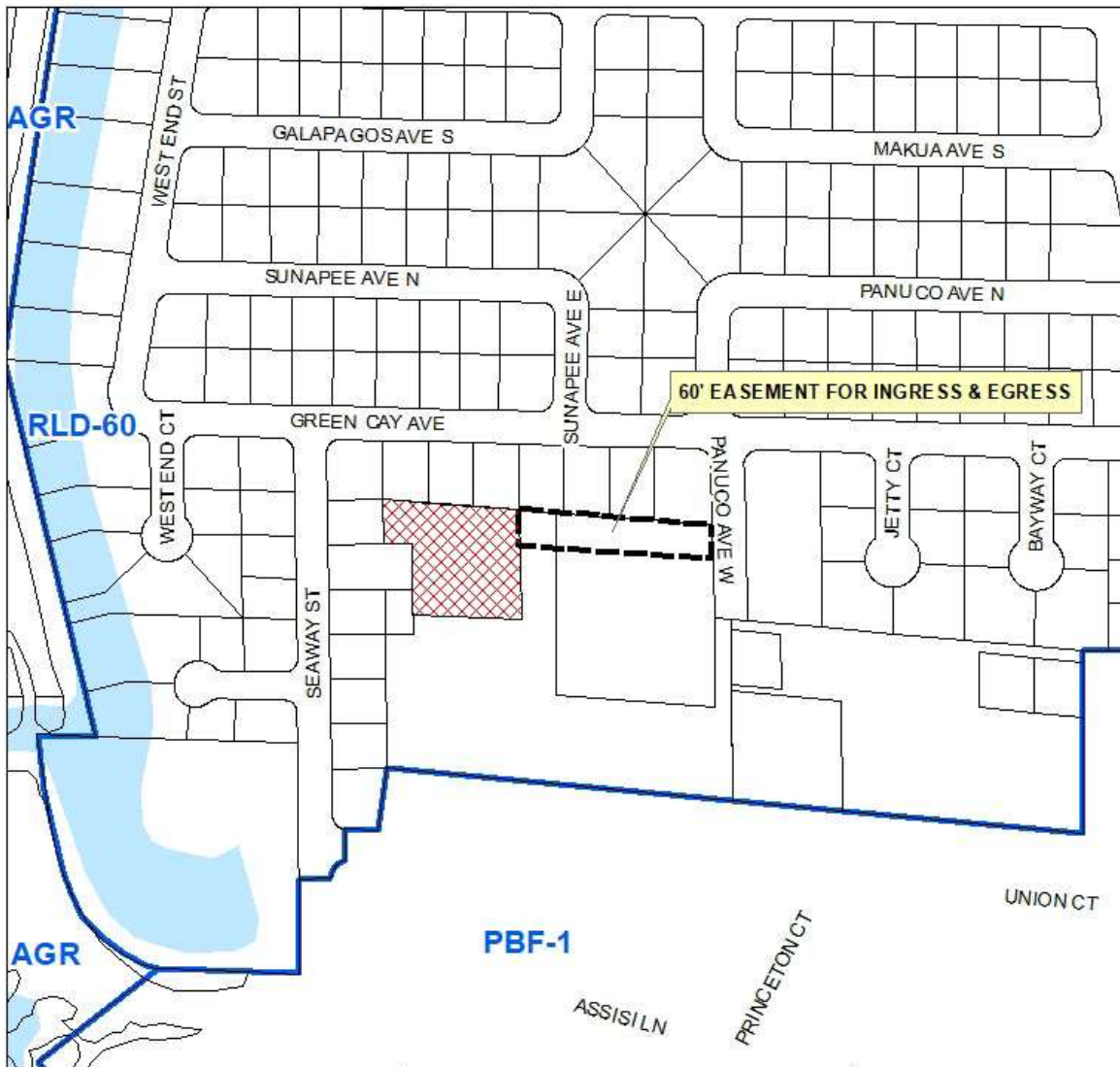
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TRACKING NUMBER

T-2025-6219

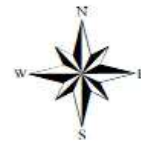
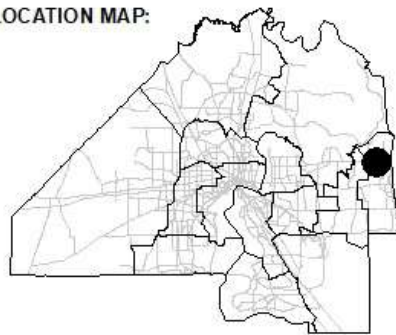
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**EXHIBIT 3  
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