

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-540-E**

5 AN ORDINANCE APPROVING THE WAIVER OF MINIMUM  
6 ROAD FRONTAGE APPLICATION WRF-21-05, LOCATED IN  
7 COUNCIL DISTRICT 12 AT 0 CAMFIELD STREET AND  
8 6973 CAMFIELD STREET, BETWEEN CAMFIELD STREET  
9 AND PAUL HOWARD DRIVE (R.E. NOS. 015668-0100 AND  
10 015691-0050) AS DESCRIBED HEREIN, OWNED BY  
11 AMERICAN CLASSIC HOMES, LLC, REQUESTING TO  
12 REDUCE THE MINIMUM ROAD FRONTAGE REQUIREMENTS  
13 FROM 48 FEET TO 35 FEET IN ZONING DISTRICT  
14 RESIDENTIAL LOW DENSITY-60 (RLD-60), AS DEFINED  
15 AND CLASSIFIED UNDER THE ZONING CODE; WAIVER  
16 SUBJECT TO CONDITION; PROVIDING A DISCLAIMER  
17 THAT THE WAIVER GRANTED HEREIN SHALL NOT BE  
18 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS**, an application for a waiver of minimum road frontage,  
22 **On File** with the City Council Legislative Services Division, was  
23 filed by American Classic Homes, LLC, the owner of property located  
24 in Council District 12 at 0 Camfield Street and 6973 Camfield Street,  
25 between Camfield Street and Paul Howard Drive (R.E. Nos. 015668-0100  
26 and 015691-0050) (the "Subject Property"), requesting to reduce the  
27 minimum road frontage from 48 feet to 35 feet in Zoning District  
28 Residential Low Density-60 (RLD-60); and

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

1 advisory recommendation; and

2 **WHEREAS**, the Land Use and Zoning Committee, after due notice  
3 held a public hearing and having duly considered both the testimonial  
4 and documentary evidence presented at the public hearing, has made  
5 its recommendation to the Council; and

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

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

24 **Section 1. Adoption of Findings and Conclusions.** The  
25 Council has reviewed the record of proceedings and the Staff Report  
26 of the Planning and Development Department and held a public hearing  
27 concerning application for waiver of road frontage WRF-21-05. Based  
28 upon the competent, substantial evidence contained in the record, the  
29 Council hereby determines that the requested waiver of road frontage  
30 meets the criteria for granting a waiver contained in Chapter 656,

1 Ordinance Code. Therefore, Application WRF-21-05 is hereby **approved**.

2 **Section 2. Waiver Approved Subject to Condition.** This  
3 Waiver is approved subject to the following condition.

4 (1) The applicant or its successor shall provide a visible  
5 address for the Subject Property along Camfield Street.

6 **Section 3. Owner and Description.** The Subject Property is  
7 owned by American Classic Homes, LLC, and is legally described in  
8 **Exhibit 1**, dated January 10, 2017, and graphically depicted in **Exhibit**  
9 **2**, both **attached hereto**. The applicant is Hunter Faulkner, 1  
10 Independent Drive, Suite 1400, Jacksonville, Florida 32202; (904)  
11 389-0050.

12 **Section 4. Distribution by Legislative Services.**  
13 Legislative Services is hereby directed to mail a copy of this  
14 legislation, as enacted, to the applicant and any other parties to  
15 this matter who testified before the Land Use and Zoning Committee  
16 or otherwise filed a qualifying written statement as defined in  
17 Section 656.140(c), *Ordinance Code*.

18 **Section 5. Disclaimer.** The waiver of road frontage granted  
19 herein shall **not** be construed as an exemption from any other  
20 applicable local, state, or federal laws, regulations, requirements,  
21 permits or approvals. All other applicable local, state or federal  
22 permits or approvals shall be obtained before commencement of the  
23 development or use and issuance of this waiver of road frontage is  
24 based upon acknowledgement, representation and confirmation made by  
25 the applicant(s), owner(s), developer(s) and/or any authorized  
26 agent(s) or designee(s) that the subject business, development and/or  
27 use will be operated in strict compliance with all laws. Issuance of  
28 this waiver of road frontage does **not** approve, promote or condone any  
29 practice or act that is prohibited or restricted by any federal,  
30 state or local laws.

1           **Section 6.           Effective Date.** The enactment of this Ordinance  
2 shall be deemed to constitute a quasi-judicial action of the City  
3 Council and shall become effective upon signature by the Council  
4 President and Council Secretary. Failure to exercise the waiver, if  
5 herein granted, by the commencement of the use or action herein  
6 approved within one year of the effective date of this legislation  
7 shall render this waiver invalid and all rights arising therefrom  
8 shall terminate.

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10 Form Approved:

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12                     /s/ Mary E. Staffopoulos          

13 Office of General Counsel

14 Legislation Prepared By: Arimus Wells

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