

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2025-0314 (WRF-25-03)

June 3rd, 2025

<i>Location:</i>	13074 Normandy Blvd Between POW-MIA Memorial Pkwy and Alcoy Road
<i>Real Estate Number(s):</i>	002207-0100
<i>Waiver Sought:</i>	Reduce Minimum Required Road Frontage from 35 feet to 20 feet
<i>Present Zoning:</i>	Industrial Light (IL)
<i>Current Land Use Category:</i>	Light Industrial (LI)
<i>Planning District:</i>	Southwest, District 4
<i>Council District:</i>	District 12
<i>Owner:</i>	Morris Shedd 10374 Normandy Blvd Jacksonville, Florida 32065
<i>Applicant:</i>	Vernon Young 4761 Pine Ave Fleming Island, Florida 32203
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2025-0314 (WRF-25-03)** seeks to reduce the required minimum road frontage from 35 feet to 20 feet in order to allow for the development of a warehouse/office space. Staff was able to determine as per deeds that the lot has been existing in its current configuration since 1999. Historically the site has been used for outside storage but owners are looking to redevelop the site for warehousing and office use requiring the site to come into compliance. The site has been underutilized since 2004 and cannot be developed without this waiver of road frontage.

This waiver is a companion to 2025-315 (AD-25-22) which seeks to decrease the minimum width of driveway and driveway access from Normandy Blvd from 24 feet to 20 feet, along with some landscaping reductions along the said driveway. 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 property owner wishes to construct a warehouse use on the 2.26-acre property. Any attempt to purchase additional property from adjacent parcels would require a rezoning. Given this, it is seen as impractical to require the site to meet the 35-foot requirement due to the historical nature of the site existing in its current configuration since at least 1999 per deeds.

- (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 an office/warehouse space on the site and approval of this request would not change the cost burden on the applicant for the construction of the office/warehouse space. The redevelopment of the site will require Civil Plan review, and the property will need to meet Ch. 654 regulations.

- (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 property is located within the Industrial Sanctuary Overlay which is the most appropriate location for industrial uses. It would not alter the essential character of the

area, and will not interfere or injure the rights of others. As aforementioned the lot will remain the same as it has been since 2004, and 13078 Normandy Blvd is the uncharacteristic use in the general area. It is the only single family dwelling on this portion of Normandy Blvd which is primarily industrial and commercial in character.

- (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?***

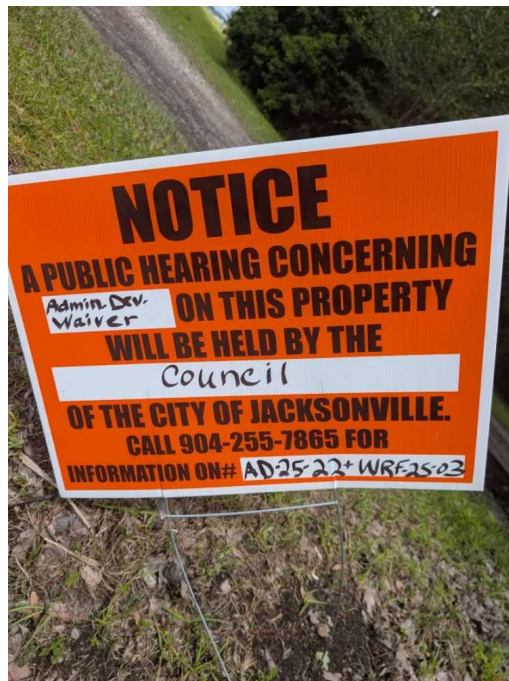
Not applicable. The subject site will be accessed from Normandy Blvd which is a publically maintained right of way by the City. The driveway meets the minimum requirements for access for emergency services.

- (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. Normandy Blvd 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 May 15th, 2025 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 2025-314 (WRF-25-3)** be **APPROVED**.



Aerial view of the subject property.

