

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**  
**APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE**

**ORDINANCE 2025-0094 (WRF-25-01)**

**March 4<sup>th</sup>, 2025**

***Location:*** 0 Denny Road  
Between Jones Road and Manson Lane

***Real Estate Number(s):*** 006284-0600

***Waiver Sought:*** Reduce the minimum required road frontage from 80 feet to 0 feet

***Present Zoning:*** Residential Rural-Acre (RR-Acre)

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

***Planning District:*** Northwest, District 5

***Council District:*** District 12

***Owner/Applicant:*** Kenneth Paulk  
Keily Paulk  
10725 Grayson Court  
Jacksonville, FL 32220

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

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2025-0094 (WRF-25-01)** seeks to reduce the required minimum road frontage from 80 feet to 0 feet to allow for the development of a dwelling unit in the Residential Rural-Acre (RR-Acre) 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-acre lot located on Manson Lane, a public unmaintained roadway, with access to Old Plank Road, a public maintained roadway. Manson Lane is a public unmaintained

roadway and does not meet the requirements to provide adequate road frontage. Thus, a waiver of road-frontage is required to build a single-family dwelling on the property.

### **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 the following criteria:

- (i) ***Are there practical or economic difficulties in carrying out the strict letter of the regulation?***

Yes. Manson Lane is a public unmaintained roadway and does not meet the standards to provide adequate road frontage. However, Manson Lane does have access to a public maintained roadway, Old Plank Road, and does provide access to the property. The proposed property will meet the Zoning District Residential-Rural Acre requirements to build a single-family dwelling, except for the minimum road frontage.

- (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. There are a diverse number of lots of varying sizes and shapes in the surrounding area, and many of the abutting properties have been approved for similar requests.

- (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 property will have access off Manson Lane, which does have access to a public maintained roadway, Old Plank Road. Manson Lane can provide adequate vehicular access.

- (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. Per the submitted survey of the subject property, the proposed property will have it's own access off Manson Lane. 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**

The applicant provided photo evidence on **February 20<sup>th</sup>, 2025** that the required Notice of Public Hearing sign **was** posted.



### 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 2025-0094 (WRF-25-01)** be **APPROVED**.

#### Land Development Review



**Aerial view of the subject property, facing north.**

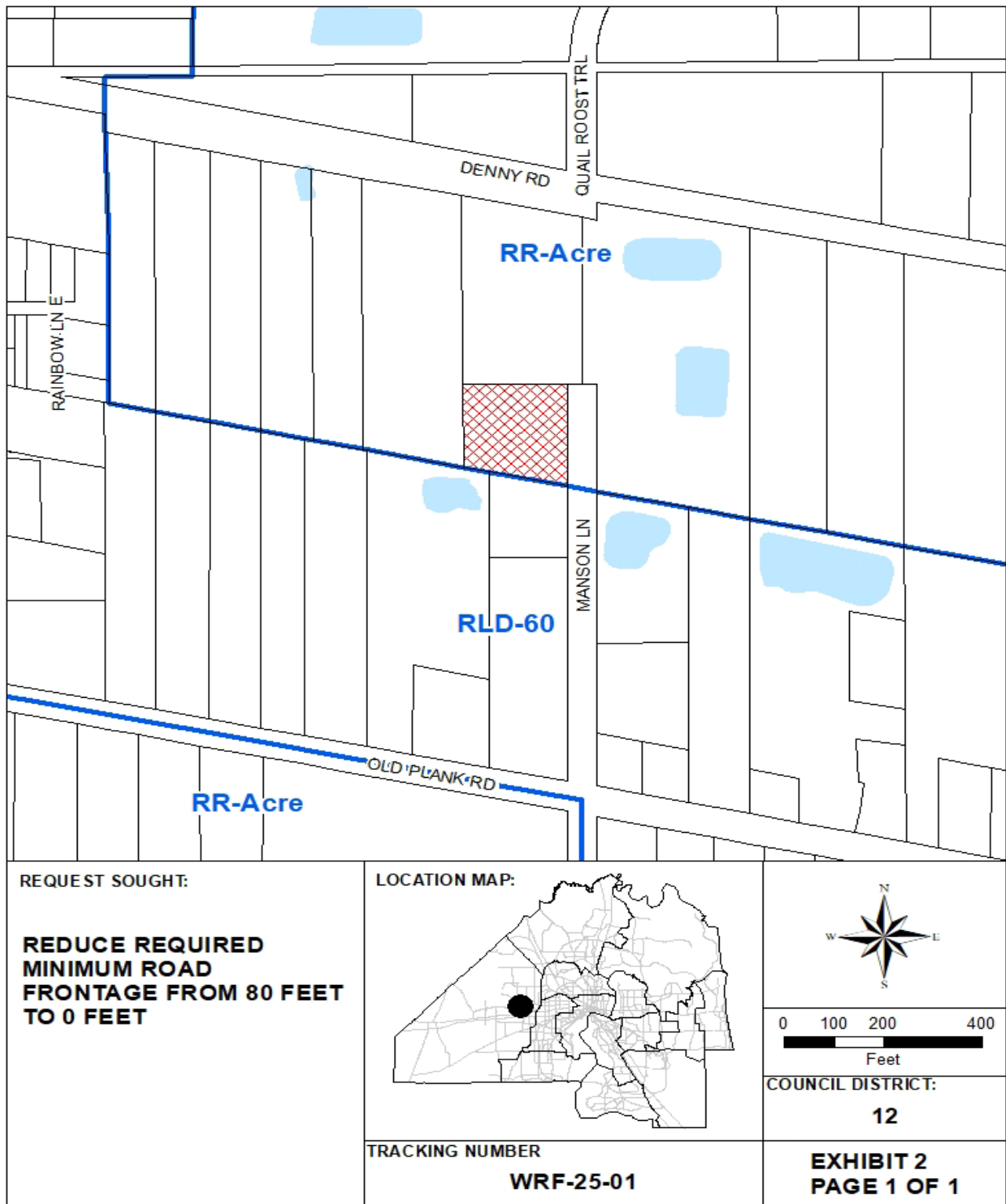




**View of property facing north towards Denny Road**



**View of property facing west towards Jones Road**



Legal Map