

2023-0602 (AD-23-23)

LOCATION: 0 Bunion Drive

REAL ESTATE NUMBER: 016183-0010

DEVIATION SOUGHT:

1. Reduce the minimum lot area from 14,000 Square Feet to 9,720 Square Feet for two parcels
2. Reduce Minimum lot width from 100 feet to 72 feet for two lots

PRESENT ZONING: RLD-100B

CURRENT LAND USES: LDR

PLANNING DISTRICT: 4

COUNCIL DISTRICT: 14

SIGNS POSTED: 2

OWNER:

American Classic Homes, LLC
4550 Saint Augustine Road
Jacksonville, Florida. 32207

AGENT:

Hunter Faulkner, Esq.
Jimerson Birr, P.A.
One Independent Drive
Jacksonville, Florida. 32202

STANDARDS, CRITERIA AND FINDINGS

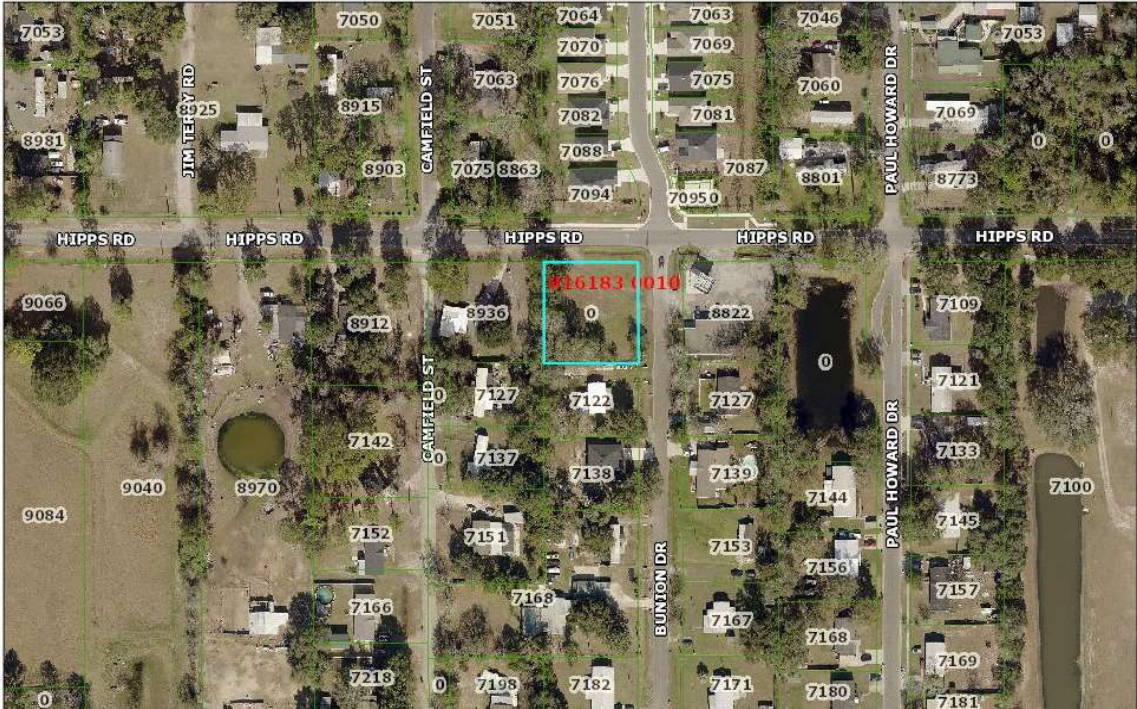
<p>1. Is this situation unique or similar to other properties in the neighborhood?</p>	<p><u>Recommendation:</u> Unique. The Subject Site is located in an area that is made up of many different lot sizes and residential zoning categories. The subject site is one of three properties zoned RLD-100B in the surrounding area, while the other two are currently developed as a church and a gas station. Other abutting, or close by, to the subject site zoning categories with similar or smaller residential uses include RLD-50, RLD-60, and RLD-90.</p> <p>While the two proposed lots are unique in that they are smaller than any other lots that share the same zoning category in the area, the proposed size of the lots would be similar in nature to the surrounding overall neighborhood.</p> <p>The proposed lot split causes the new lot on the south side of the property to not meet the minimum road frontage requirement for the RLD-100B Zoning District. A proposed</p>
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	<p>Waiver of Road Frontage Application (2023-0601) to reduce the minimum road frontage from 80 feet required to 72.52 feet. Staff is also recommending approval on the waiver application.</p> <p><u>Findings:</u></p>
<p>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</p>	<p><u>Recommendation:</u> Yes. It is seen as a practical difficulty for the strict letter of the code to be enforced on the proposed lots as the surrounding area has been developed with smaller lots, while other uses sharing the same zoning category are not developed to the residential makeup of the category.</p> <p><u>Findings:</u></p>
<p>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</p>	<p><u>Recommendation:</u> Yes. The request is not based upon a desire to reduce the cost of developing the site. Rather, granting of this deviation would accomplish a result in the public interest by allowing the applicant to redevelop the vacant parcel into two separate single family properties.</p> <p><u>Findings:</u></p>
<p>4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...</p>	<p><u>Recommendation:</u> Yes. Staff finds no evidence that the proposed deviation is likely to diminish property values in the surrounding area or alter the essential character of the area as the proposed subject site will have similar characteristics to other lots in the surrounding neighborhood.</p> <p><u>Findings:</u></p>

<p>5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...</p>	<p><u>Recommendation:</u> Yes. The proposed deviation is unlikely to have a detrimental effect on the public health, safety or welfare, nor create a public expense or potential nuisance. Rather, the deviation would allow two new single family homes to be built in residential area.</p> <p><u>Findings:</u></p>
<p>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</p>	<p><u>Recommendation:</u> Yes. The intent of the Zoning Code is to promote the health and safety of the public, while allowing for deviations that are within the public’s best interest. The proposed deviation does not negatively affect the public’s health or safety and will result in a development that is within the public’s best interest.</p> <p><u>Findings:</u></p>
<p>7. The City landscape architect has/has not recommended the proposed deviation.</p>	<p>N/A</p>
<p>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</p>	<p>N/A</p>

PLANNER RECOMMENDATION: APPROVE

DATE OF REPORT: October 17, 2023



Aerial View

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.





View of the Subject Site

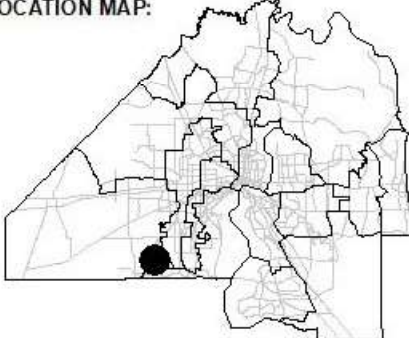
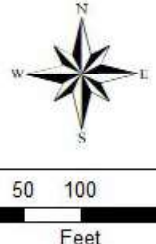


View of the Convenience Store and Gas Station across Bunion Drive



View of the neighboring property to the south of the Subject Site



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED MINIMUM LOT AREA FROM 14000 TO 9720 SQUARE FEET</p> <p>Reduce lot are from 100 feet wide to 72 feet</p>	<p>LOCATION MAP:</p> 	 <p>0 50 100 200 Feet</p>
<p>ORDINANCE NUMBER ORD-2023-0602</p>	<p>TRACKING NUMBER AD-23-23</p>	<p>COUNCIL DISTRICT: 14</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map