

**REPORT OF THE PLANNING DEPARTMENT**

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

**ORDINANCE 2026-0029 (WRF-25-17)**

**FEBRUARY 18, 2026**

***Location:*** 0 Utsey Road, west of Utsey Road and north of Moncrief Road West

***Real Estate Number(s):*** 002955 0100

***Waiver Sought:*** Reduce the minimum required road frontage from 160 feet to zero (0) feet

***Current Zoning District:*** Agriculture (AGR)

***Proposed Zoning District:*** Residential Rural-Acre (RR-Acre)

***Current Land Use Category:*** Agriculture (AGR)

***Proposed Land Use Category:*** Rural Residential (RR)

***Planning District:*** District 5 – Northwest

***Council District:*** District 12

***Owner:*** Dexter Bennett  
2892 Lantana Lakes Drive East  
Jacksonville, FL 32246

***Applicant:*** Deshawna Bennett  
881 Ponce De Leon Avenue, Suite 19  
Atlanta, GA 30311

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

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2026-0029 (WRF-25-17)** seeks to reduce the required minimum road frontage from 160 feet to 0 feet to allow for the development of two single-family dwellings 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 6.06 acre lot located approximately 435 feet west of Utsey Road, a public right of way. A 60-foot-wide access easement has been granted to the subject property through RE# 002955 0200, that connects to Utsey Road.

Currently the subject property is zoned Agriculture (AGR), with a land use designation of Agriculture (AGR). There is a companion small scale land use amendment (**2026-0027 / L-6059-25C**) and conventional rezoning (**2026-0028**) that seek to the amend the site to Rural Residential (RR) and Residential Rural-Acre (RR-Acre), respectively.

### **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 6.06-acre property meets the RR-Acre Zoning District requirements to build two single family dwellings, apart from the minimum road frontage. The subject property does not front a public right of way, however, it does have access to an established 60-foot-wide easement through the neighboring property to the south that connects to Utsey Road.

- (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 two single-family dwellings on the site and approval of this request would not change the cost burden on the applicant for the construction of said dwellings. It is not anticipated that the applicant will need relief from any of the requirements of Chapter 654 of the Municipal Code due to only two dwellings being requested for the site, and no proposed lot split.

- (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 two new single-family dwellings to be constructed. It is not anticipated that the construction of the two new dwellings will reduce the property values of the neighboring lots, nor would it interfere with the rights of other homeowners. The subject property is approximately six acres in size, and the applicant seeks to develop two dwellings on the property. Due to existing wetlands in the northeast portion of the property and lack of access to city water and city sewer, the applicant is limited to the number and location of dwellings permitted on-site.

- (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 the abutting lot to the south (RE# 002955 0200). This easement connects to Utsey Road, 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 access easement meets the minimum width required for emergency services to access the site.

### **SUPPLEMENTARY INFORMATION**

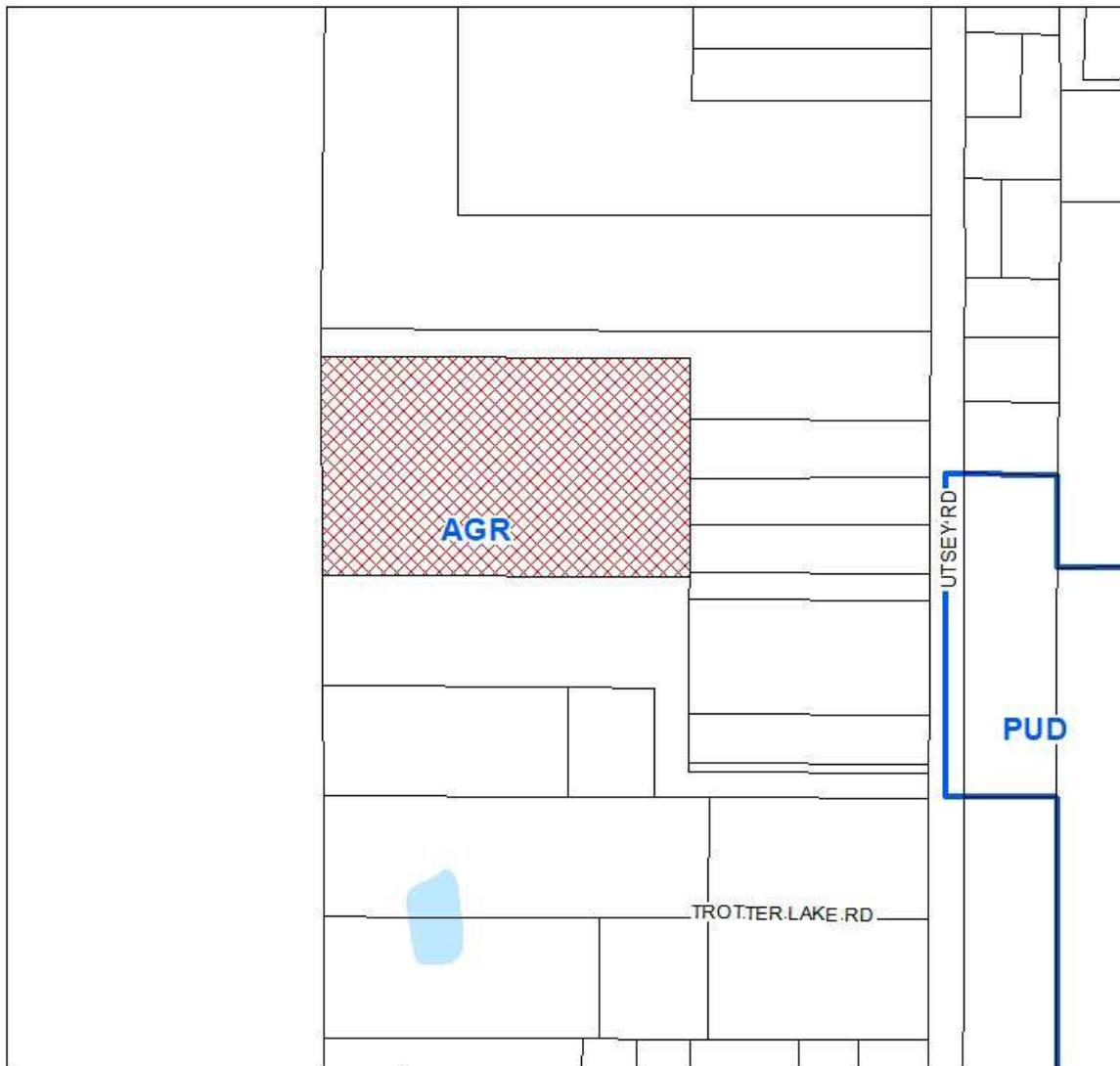
The applicant provided proof of the required Notice of Public Hearing signs being posted on **December 10, 2025**.

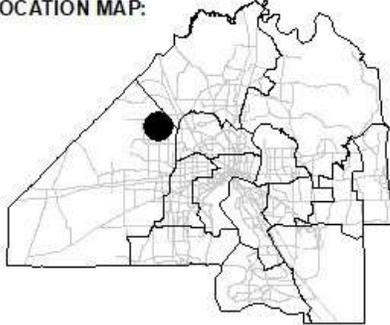
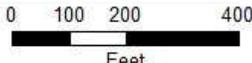


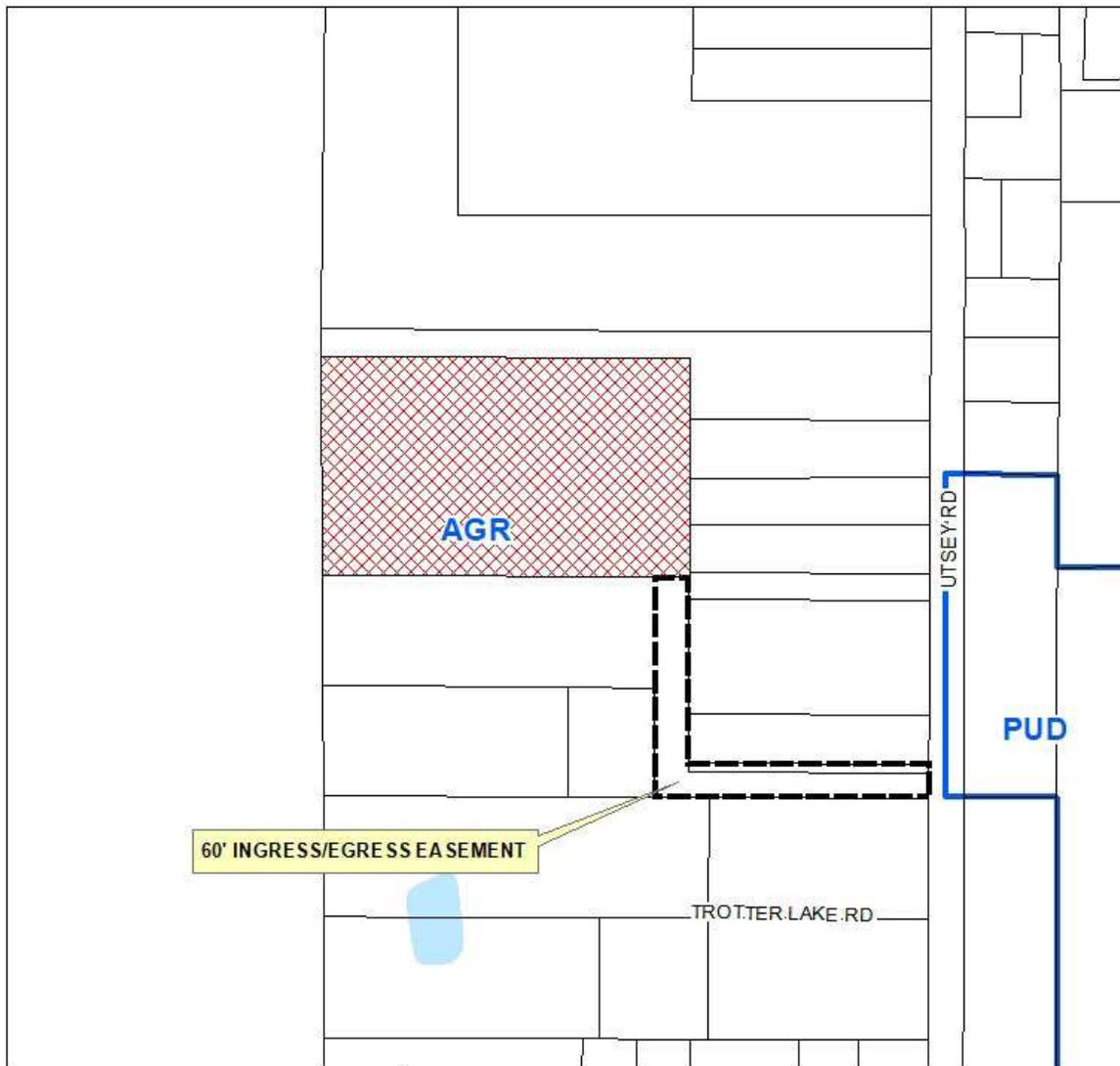
**RECOMMENDATION**

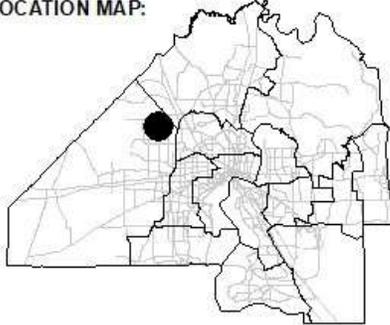
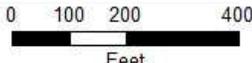
Based on the foregoing, it is the recommendation of the Planning Department that Application for Waiver of Minimum Required Road Frontage Ordinance 2026-0029 (WRF-25-17) be **APPROVED**.





<p>REQUEST SOUGHT:</p> <p><b>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 160 FEET TO 0 FEET</b></p>	<p>LOCATION MAP:</p> 	  <p>COUNCIL DISTRICT: <b>12</b></p>
<p>ORDINANCE NUMBER <b>ORD-2026-0029</b></p>	<p>TRACKING NUMBER <b>T-2025-6688</b></p>	<p><b>EXHIBIT 2 PAGE 1 OF 1</b></p>



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