

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2022-0155 (WRF-22-03)

APRIL 19, 2022

Location: 826 Camden Road South
Between Gillespie Avenue and Tiny Drive

Real Estate Number(s): 106743-0000

Waiver Sought: Reduce Minimum Required Road Frontage from 96
Feet to 20 Feet

Present Zoning: Residential Low Density-60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: North, District 6

Applicant/Agent: Barbara Erzinger
1355 Rigdon Road
Jacksonville, FL 32220

Owner: George Young
826 Camden Road South
Jacksonville, FL 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-0155 (WRF-22-03)** seeks to reduce the required minimum road frontage from 96 feet to 24 feet in order to allow for the development of two single-family dwellings in the Residential Low Density-60 (RLD-60) Zoning District. The subject property is approximately 3.61± acres in size and is accessed from Camden Road South via a 20-foot sliver of property, creating a “flag-lot”. The property is currently developed with one single-family dwelling constructed in 1974 and a second dwelling, which recently burned down. The property owners are seeking to rebuild the second dwelling unit on the property, which is now requiring the property to apply for a Waiver of Road Frontage.

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 site contains approximately 3.61± acres and is accessible by a driveway that has 20 feet in width of frontage on Camden Road South. Given the current configuration of the site and its restricted access to a public street, this creates practical and economic challenges in meeting the regulation of required road frontage. The lot meets all other requirements of the Residential Low Density-60 Zoning District for two single-family dwellings, particularly when it comes to lot area and lot width.

- (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 second single family dwelling on the site to replace the dwelling that recently burned down. Approval of this request would not change the cost burden on the applicant for this 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. As mentioned previously, there are a diverse number of lots of varying sizes and shapes in the area.

- (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 owner has a 20-foot wide, paved sliver of property that would act as a private driveway from the home to the City approved ROW, Camden Road South.

- (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. The grant of the proposed waiver should not create a detriment to any surrounding property, as the property has existed with two single-family dwellings on the property for several years. The need for the waiver is only a result of the second dwelling burning down and the owner pulling a new permit for the construction of the second single-family dwelling. The driveway should remain unobstructed and be accessible for both single-family dwellings.

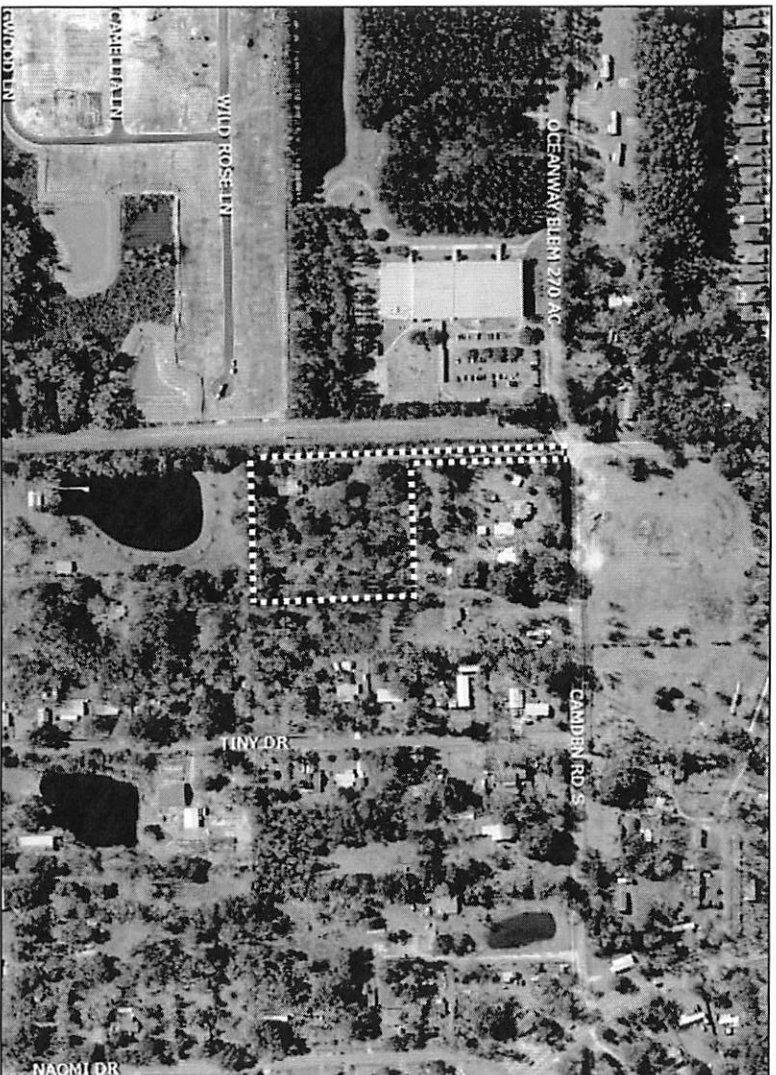
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **March 21, 2022** by the Planning and Development Department, the required Notice of Public Hearing sign was posted correctly.



RECOMMENDATION

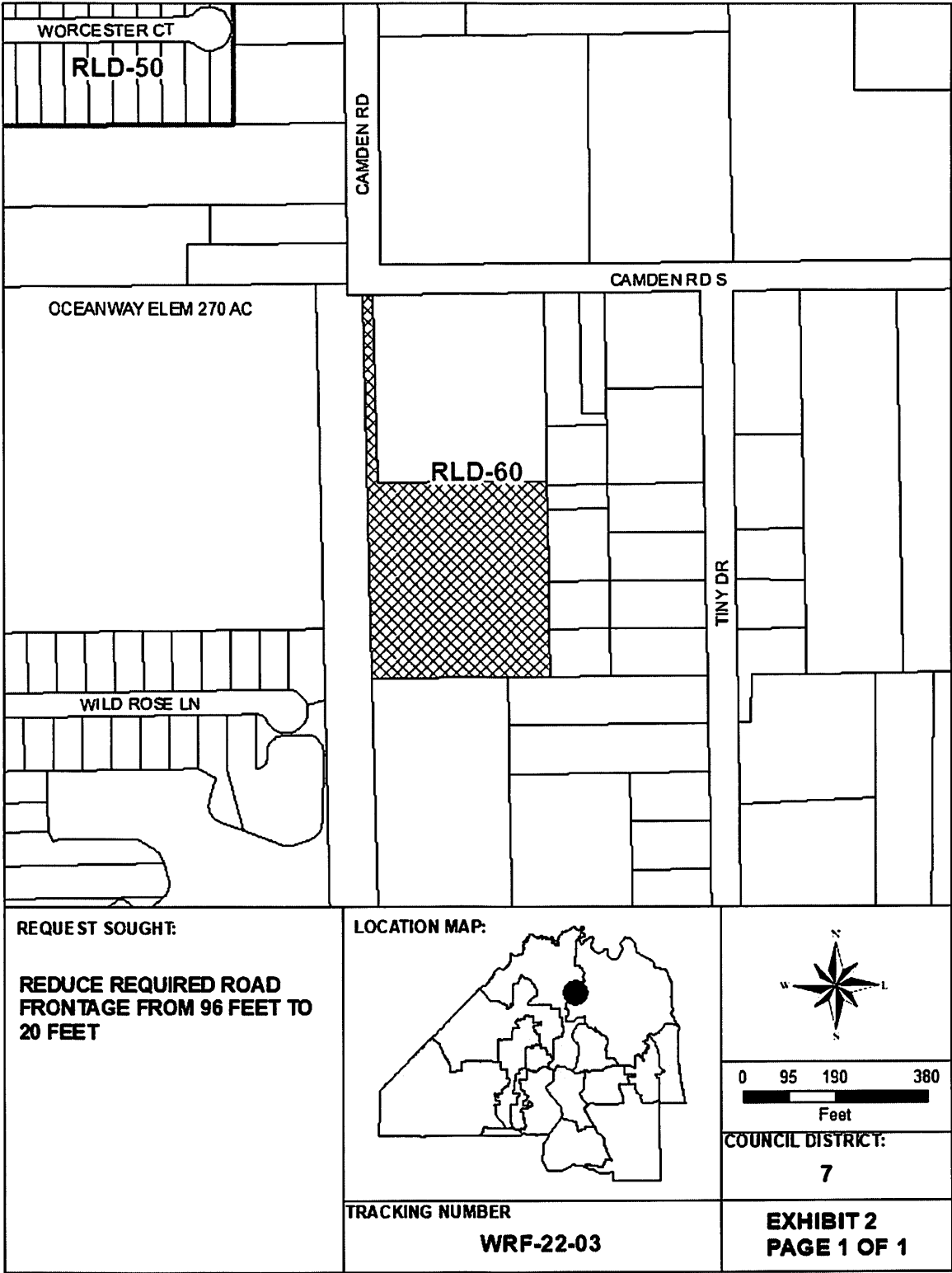
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2022-0155 (WRF-22-03)** be **APPROVED**.



Aerial View
Source: JaxGIS



Subject Property
Source: Staff, Planning and Development Department, COJ
Date: 03/21/2022



Date Submitted:	12/30/21
Date Filed:	1/11/22

Application Number:	WRF-22-03
Public Hearing:	04-19-2022

Application for Waiver of Minimum Required Road Frontage
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District:	RLD-60	Current Land Use Category: LDR
Council District:	7	Planning District: 6
Previous Zoning Applications Filed (provide application numbers): N/A		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s):		
Neighborhood Associations: M ³ M DAIRY INC., THE EDEN GROUP INC., NORTH		
Overlay: N/A		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	1	Amount of Fee:
		Zoning Asst. Initials: gm

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
826 Camden Rd S	106743-0000
3. Land Area (Acres):	4. Date Lot was Recorded:
3.66	1987
5. Property Located Between Streets:	6. Utility Services Provider: J.E.A.
New Berlin Rd Camden Rd	City Water / City Sewer <input type="checkbox"/>
	Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought:	
Reduce Required Minimum Road Frontage from 100' ⁹⁶ feet to 20' feet.	
8. In whose name will the Waiver be granted? George Young	

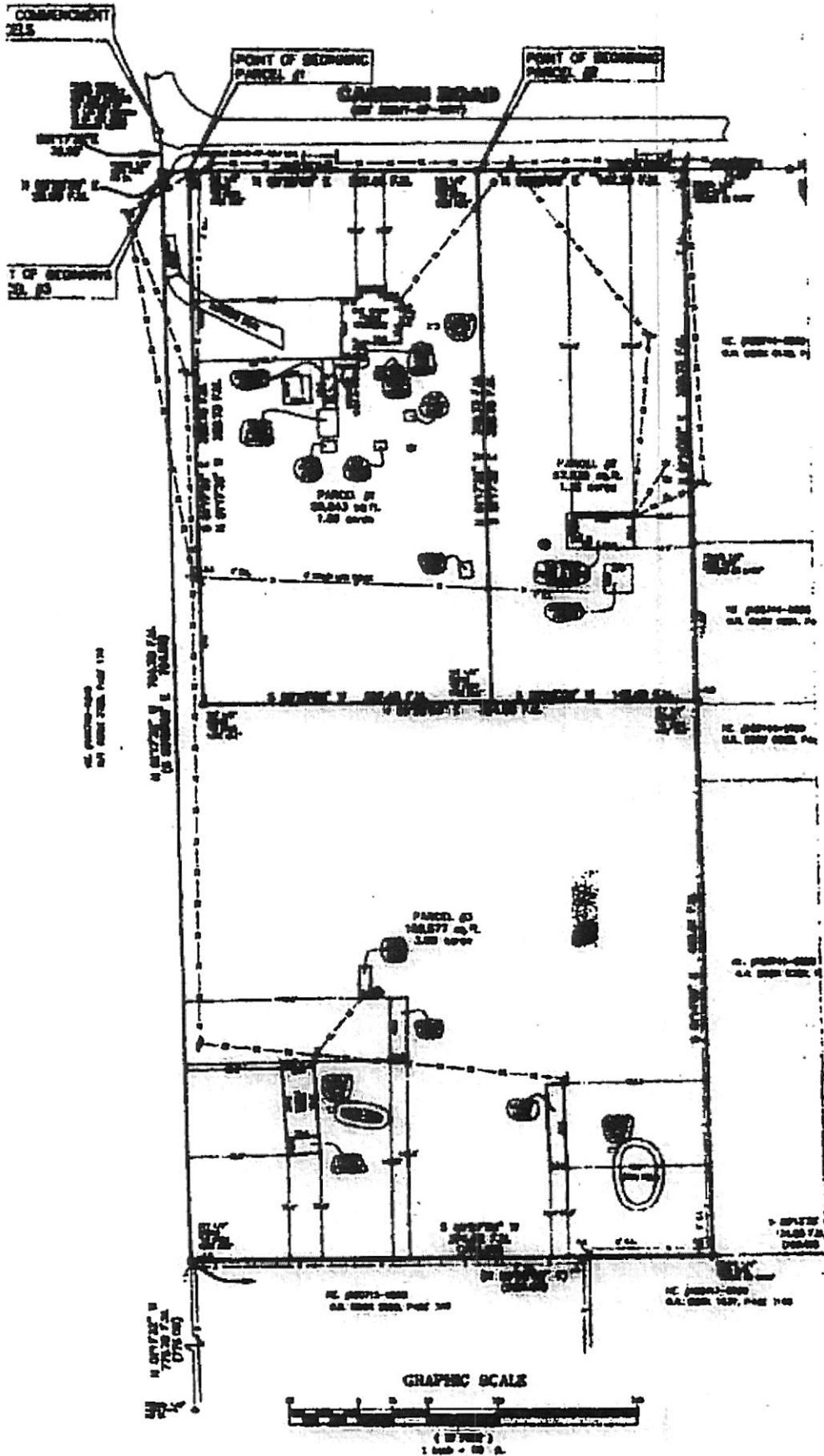
OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: George Young	10. E-mail: —
11. Address (including city, state, zip): 826 Camden Rd S Jay RI 32218	12. Preferred Telephone: 904-610-4596

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Barbara Erzinger	14. E-mail: ema.bobbi@gmail.com
15. Address (including city, state, zip): 1355 Rigdon Rd Jay RI 32220	16. Preferred Telephone: 904-361-8440

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ol style="list-style-type: none"> i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> ii. <i>The request is not 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);</i> iii. <i>The proposed waiver 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 waiver;</i> iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i> v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i>

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

The city requires the road waiver frontage of 50' there are 2 dwellings at 826 Camden road S Jax Fl. We need 100', the waiver is to take the frontage from 100' to 20'. Mr Young is disabled veteran, His wife is also disabled. They are getting up in age. Around Sept or Oct, Mr Youngs primary home burned down. We are hoping this waiver is passed quickly so Mr and Mrs Young can move in a New clean home.
Thank you for your time.



BOUNDARY SURVEY

-IN-

Book 10554 Page 1516

SECTION 10 OF A SUBDIVISION OF THE JOHN BROWARD GRANT,
SECTION 37, TOWNSHIP 1 NORTH, RANGE 2 EAST
DUVAL COUNTY, FLORIDA

122-0
PAGE 17
BOOK 10554



LEGEND.

- 1 - REAL STATE RECORDS
- 2 - OFFICIAL RECORDS
- 3 - COUNTY RECORDS
- 4 - COUNTY RECORDS
- 5 - DEPARTMENT OF REVENUE
- 6 - DEPARTMENT OF REVENUE
- 7 - DEPARTMENT OF REVENUE
- 8 - DEPARTMENT OF REVENUE
- 9 - DEPARTMENT OF REVENUE
- 10 - DEPARTMENT OF REVENUE
- 11 - DEPARTMENT OF REVENUE
- 12 - DEPARTMENT OF REVENUE
- 13 - DEPARTMENT OF REVENUE
- 14 - DEPARTMENT OF REVENUE
- 15 - DEPARTMENT OF REVENUE
- 16 - DEPARTMENT OF REVENUE
- 17 - DEPARTMENT OF REVENUE
- 18 - DEPARTMENT OF REVENUE
- 19 - DEPARTMENT OF REVENUE
- 20 - DEPARTMENT OF REVENUE

SURVEY NOTES:

- 1) The "Legal Description" herein is to agree with the description or plan as provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lines shown herein were not obstructed by the office or measurements, rights-of-way, easements or other instruments of record.
- 4) Bearings based on the meridian of the Eastern Hemisphere (see also the "Survey Notes" on page 17).
- 5) Unless otherwise indicated, all distances were measured by the surveyor using a steel tape.
- 6) Unless otherwise indicated, all angles were measured by the surveyor using a transit.
- 7) The property shown herein was shown as per the plan of the John Broward Grant, Section 37, Township 1 North, Range 2 East, Duval County, Florida, recorded in the Public Records of Duval County, Florida, Book 10554, Page 1516.
- 8) Unless otherwise noted, bearings and distances are true to the center of the earth.

INFORMATION SHOWN HEREON MEETS THE MINIMUM LOCAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYING AND MAPPING REGULATIONS 61B13-1, FLORIDA ADMINISTRATIVE CODE, SUBJECT TO SECTION 471.07, FLORIDA STATUTES.

Older Sale
Surveying & Mapping Company

443 NORTH 10TH STREET
TALLAHASSEE, FLORIDA 32309
(904) 222-0871 FAX (904) 222-0872

JUDICIAL SURVEYOR AND MAPPING CERTIFICATE No. 5774

FILED
MAY 1 1992
DUVAL COUNTY
TALLAHASSEE
RECORDED

Camden Rd

PARCEL #3

A PART OF THE SE 1/4 OF SECTION 10 OF TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE 1/4 OF SECTION 10, RUN THENCE SOUTH 117°32' EAST, A DISTANCE OF 58.00 FEET TO AN IRON PIPE SITUATED ON THE SOUTH RIGHT-OF-WAY LINE OF CAMDEN ROAD (A 90' RIGHT-OF-WAY AS CURRENTLY ESTABLISHED) AND THE POINT OF BEGINNING, THENCE RUN NORTH 89°28'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 117°32' EAST, A DISTANCE OF 388.73 FEET; THENCE RUN NORTH 89°28'00" EAST A DISTANCE OF 384.93 FEET TO A POINT LYING ON THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1793, PAGE 49 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN SOUTH 114°50' EAST ALONG LAST SAID LINE A DISTANCE OF 405. FEET; THENCE DEPARTING LAST SAID LINE AND RUNNING ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7833, PAGE 1148 AND OFFICIAL RECORDS BOOK 2280, PAGE 367 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SOUTH 89°27'36" WEST, A DISTANCE OF 374.82 FEET; THENCE DEPARTING LAST SAID LINE AND RUNNING ALONG THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3788, PAGE 178 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, NORTH 117°32' WEST A DISTANCE OF 794.79 FEET TO CORNER ON THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3.66 ACRES MORE OR LESS.

M4.

cessment

Book 10554 Page 1514

384.93

George young
826 Camden Rds
Jax Fl 32218
Flood zone "4"
106743-0000
3.66 acres

Heavily
Wooded

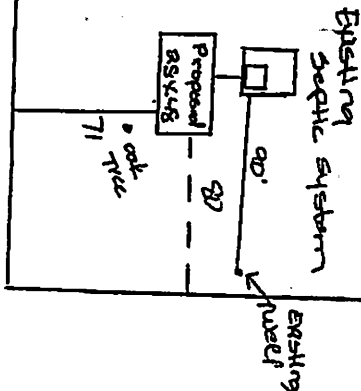
Florida Department of Health in Duval County

NO OBJECTION

Name George Young

Date 11/30/21

1" = 60'
Bobbie Engert
CEC # 1251325



500'