

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2025-0764 (WRF-25-14)

NOVEMBER 4TH, 2025

Location: 0 West Duval Place
Located between Ranch Road and Duval Road

Real Estate Number(s): 019361-0220

Waiver Sought: Reduce Minimum Required Road Frontage from 48 Feet to 25 Feet

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: 6-North

Council District: District 8

Applicant/Owner: Glenda Estrada
12554 Sugarberry Way
Jacksonville, Florida 32226

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2025-0764 (WRF-25-14)** seeks to reduce the required minimum road frontage from 48 feet to 25 feet in order to build one single family dwelling on the property. The subject property is a flag-shaped 0.38 acres parcel that currently has direct road frontage along West Duval Place Road, but it is not the required 48 feet for a Residential-Low Density – 60 lot (RLD-60). The subject property will have 25 feet access along West Duval Place Road. A Waiver of Road Frontage is needed because Section 656.407 states that no dwelling may be constructed on a lot in a residential zoning district unless the lot has frontage on public or approved private street equal to not less than 80% of the minimum lot width.

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. There is sufficient area and width to meet the minimum lot area and width for the RLD-60 Zoning District but the lot is unique as it is a flag-shaped lot, that fronts West Duval Place Road but that frontage is not a minimum of 48 feet, which is the minimum frontage that is required for RLD-60 zoned lots. The parcel was split and sold to the current owner in early 2025, by the current property owner of three parcels that are directly southwest of the subject property. This lot is unique to the area and granting the request will not set a negative precedent on the area but will allow the applicant to build a single-family dwelling on the property meeting all other lot requirements for the RLD-60 zoning district.

(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. Granting the request will not circumvent the Code of Subdivision Regulations. The parcel is not being subdivided but a Waiver of Road Frontage will allow for a single-family dwelling on the property.

(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. This lot is unique in that the lot does have road frontage along West Duval Place Road. However, the frontage provided does not meet the minimum requirement of 80% of the lot width, which is 48 feet. Therefore, a Waiver of Road Frontage is needed to reduce the minimum requirement of this lot from 48 feet to 25 feet, because 25 feet is currently able to be provided along West Duval Place Road. Granting the waiver will not alter the character of the area or interfere with the rights of others as the applicant seeks to build a driveway that connects up to the dwelling on the part of their property that already fronts West Duval Place Road.

- (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 has direct access to a public street, West Duval Place Road, a public maintained road. The property currently fronts West Duval Place Road and has direct access. However, the property currently does not meet the minimum frontage requirement of 48 feet for RLD-60 zoning. Therefore, the Waiver of Road Frontage is required to reduce the required frontage from 48 feet to 25 feet, which the applicant currently provides along West Duval Place Road. The 25-foot access from Duval Place West is sufficient for emergency services to access the property.

- (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 waiver will be not detrimental to the public health, safety and welfare.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on October 16th, 2025 by the Planning Department, the required Notice of Public Hearing sign **was** posted on the property.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2025-0764 (WRF-25-14)** be **APPROVED**.

Land Development Review



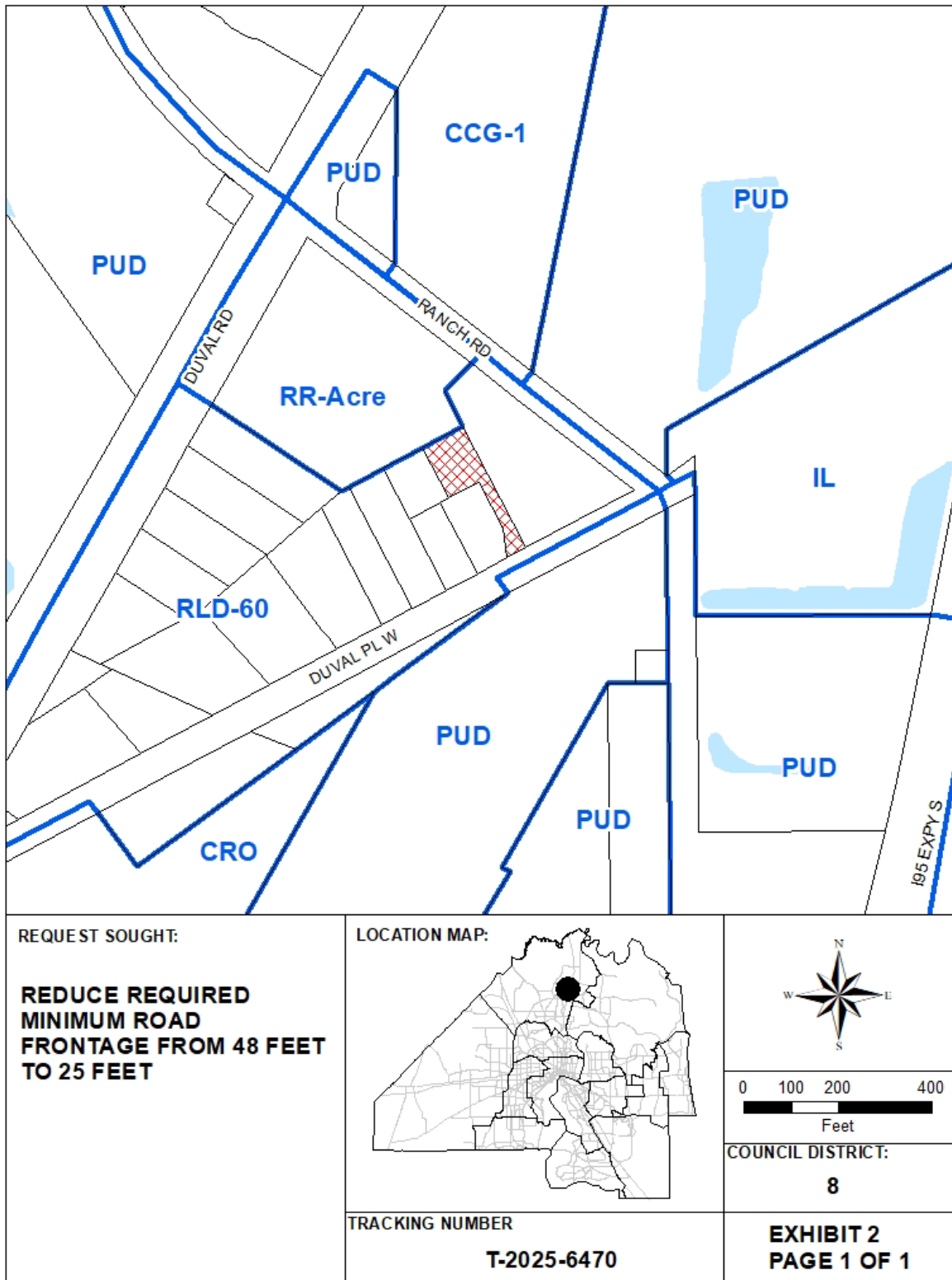
Aerial View of subject property
(Source: Jax GIS from January 2025)



View of subject property from West Duval Place
(Source: Planning Department October 2025)



View of neighboring property, directly in front of subject property
(Source: Planning Department October 2025)



Legal Map