

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2025-0274 (WRF-25-02)

MAY 20, 2025

<i>Location:</i>	12094 Acosta Road Located off Loretto Road
<i>Real Estate Number(s):</i>	158904-0030
<i>Waiver Sought:</i>	Reduce Minimum Required Road Frontage from 80 Feet to 0 Feet
<i>Present Zoning:</i>	Residential Rural-Acre (RR-Acre)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	3-Southeast
<i>Council District:</i>	District 6
<i>Applicant/Owner:</i>	Emily Marie Hoffman 12094 Acosta Road Jacksonville, Florida 32223
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2025-0274 (WRF-25-02)** seeks to reduce the required minimum road frontage from 80 feet to 0 feet. The subject property is 2.25 acres in size and currently lacks direct road frontage but has vehicular use access to Acosta Road, a public street, that ends prior to the parcel. The subject property will access Acosta Road via a deeded easement (Book 21320, Page 361). The easement however, does not qualify as road frontage and thus prevents adequate development without approval for Waiver of Road Frontage. 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 RR-Acre Zoning District but the lot is unique as it is off the dead-end of Acosta Road. This dead-end is insufficient frontage for the lot. The property has vehicular access via a deeded easement (Book 21320, Page 361) and the Acosta Road dead-end is unpaved along the south-east property line. 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.

- (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 is in front of a dead-end street that does not meet road frontage requirements. Granting the waiver will not alter the character of the area or interfere with the rights of others as the applicant has stated there is existing easement access.

- (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 access to via a Deeded Easement, that is recorded in Duval County Clerk of Court, Document #2025004736 (Book 21320-Page 361). This Deeded Easement is off Acosta Road, a neighborhood residential street, but is not sufficient to meet the minimum zoning requirement of 80' street frontage. Therefore, the Waiver of Road Frontage is required.

- (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 May 5th, 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 and Development Department that Application for Waiver of Minimum Required Road Frontage **Ordinance 2025-0274 (WRF-25-02)** be **APPROVED**.

Land Development Review



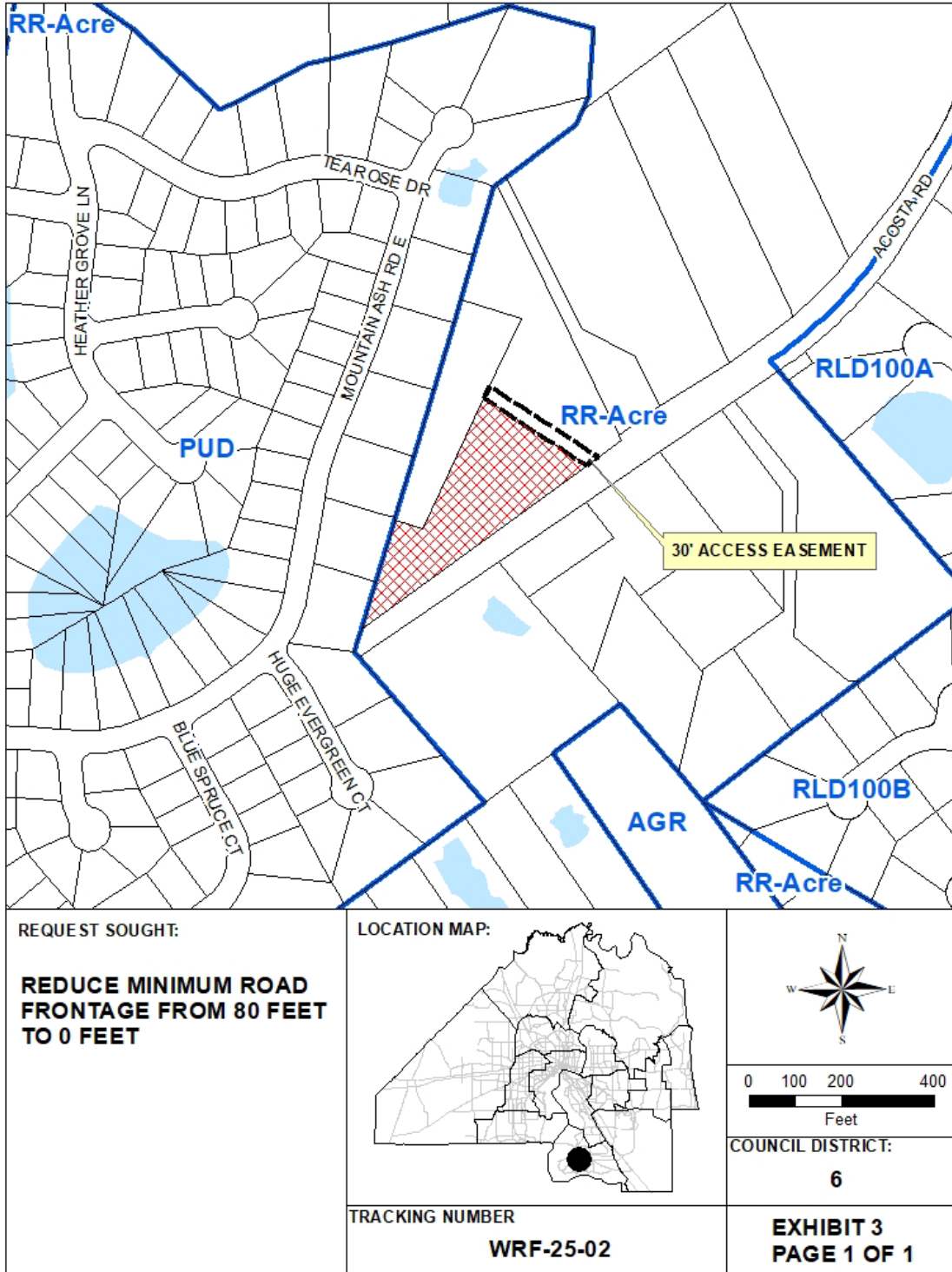
Aerial view of subject property.



View of Deeded Access Easement



View into subject property



Legal Map