

1 Introduced by the Land Use and Zoning Committee:  
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3

4 **ORDINANCE 2025-521**

5 AN ORDINANCE APPROVING THE WAIVER OF MINIMUM  
6 REQUIRED ROAD FRONTAGE APPLICATION WRF-25-08,  
7 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 6 AT 0  
8 JODA LANE EAST (R.E. NO. 158243-0017), AS  
9 DESCRIBED HEREIN, OWNED BY REGINA WELLINGTON,  
10 REQUESTING TO REDUCE THE MINIMUM ROAD FRONTAGE  
11 REQUIREMENTS FROM 80 FEET TO 41 FEET IN ZONING  
12 DISTRICT RESIDENTIAL RURAL-ACRE (RR-ACRE), AS  
13 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
14 PROVIDING FOR DISTRIBUTION; PROVIDING A  
15 DISCLAIMER THAT THE WAIVER GRANTED HEREIN SHALL  
16 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
17 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
18

19 **WHEREAS**, an application for a waiver of minimum road frontage,  
20 **On File** with the City Council Legislative Services Division, was  
21 filed by Regina Wellington, the owner of property located in Council  
22 District 6 at 0 Joda Lane East (R.E. No. 158243-0017) (the "Subject  
23 Property"), requesting to reduce the minimum road frontage from 80  
24 feet to 41 feet in Zoning District Residential Rural-Acre (RR-Acre);  
25 and

26 **WHEREAS**, the Planning and Development Department has  
27 considered the application and all attachments thereto and has  
28 rendered an advisory recommendation; and

29 **WHEREAS**, the Land Use and Zoning Committee, after due notice  
30 held a public hearing and having duly considered both the testimonial  
31 and documentary evidence presented at the public hearing, has made

1 its recommendation to the Council; and

2       **WHEREAS**, taking into consideration the above recommendations  
3 and all other evidence entered into the record and testimony taken  
4 at the public hearings, the Council finds that: (1) there are  
5 practical or economic difficulties in carrying out the strict letter  
6 of the regulation; (2) the request is not based exclusively upon the  
7 desire to reduce the cost of developing the site or to circumvent the  
8 requirements of Chapter 654 (Code of Subdivision Regulations); (3)  
9 the proposed waiver will not substantially diminish property values  
10 in, nor alter the essential character of, the area surrounding the  
11 site and will not substantially interfere with or injure the rights  
12 of others whose property would be affected by the waiver; (4) there  
13 is a valid and effective easement for adequate vehicular access  
14 connected to a public street which is maintained by the City or an  
15 approved private street; and (5) the proposed waiver will not be  
16 detrimental to the public health, safety or welfare, result in  
17 additional expense, the creation of nuisances or conflict with any  
18 other applicable law; now therefore

19       **BE IT ORDAINED** by the Council of the City of Jacksonville:

20       **Section 1. Adoption of Findings and Conclusions.** The  
21 Council has reviewed the record of proceedings and the Staff Report  
22 of the Planning and Development Department and held a public hearing  
23 concerning Application for Waiver of Minimum Required Road Frontage  
24 WRF-25-08. Based upon the competent, substantial evidence contained  
25 in the record, the Council hereby determines that the requested waiver  
26 of road frontage meets the criteria for granting a waiver contained  
27 in Chapter 656, *Ordinance Code*. Therefore, Application WRF-25-08 is  
28 hereby approved.

29       **Section 2. Owner and Description.** The Subject Property is  
30 owned by Regina Wellington, and is legally described in **Exhibit 1**,  
31 dated November 20, 2025, and graphically depicted in **Exhibit 2**, both

1 of which are attached hereto.

2           **Section 3.           Distribution           by           Legislative           Services.**

3 Legislative Services is hereby directed to mail a copy of this  
4 legislation, as enacted, to the applicant and any other parties to  
5 this matter who testified before the Land Use and Zoning Committee  
6 or otherwise filed a qualifying written statement as defined in  
7 Section 656.140(c), *Ordinance Code*.

8           **Section 4.           Disclaimer.** The waiver of road frontage granted  
9 herein shall not be construed as an exemption from any other  
10 applicable local, state, or federal laws, regulations, requirements,  
11 permits or approvals. All other applicable local, state or federal  
12 permits or approvals shall be obtained before commencement of the  
13 development or use and issuance of this waiver of road frontage is  
14 based upon acknowledgement, representation and confirmation made by  
15 the applicant(s), owner(s), developer(s) and/or any authorized  
16 agent(s) or designee(s) that the subject business, development and/or  
17 use will be operated in strict compliance with all laws. Issuance of  
18 this waiver of road frontage does not approve, promote or condone any  
19 practice or act that is prohibited or restricted by any federal,  
20 state or local laws.

21           **Section 5.           Effective Date.** The enactment of this Ordinance  
22 shall be deemed to constitute a quasi-judicial action of the City  
23 Council and shall become effective upon signature by the Council  
24 President and Council Secretary. Failure to exercise the waiver, if  
25 herein granted, by the commencement of the use or action herein  
26 approved within one (1) year of the effective date of this legislation  
27 shall render this waiver invalid and all rights arising therefrom  
28 shall terminate.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Kaysie Cox

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