

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-254-E**

5 AN ORDINANCE DENYING THE WAIVER OF MINIMUM ROAD  
6 FRONTAGE APPLICATION WRF-22-06, LOCATED IN  
7 COUNCIL DISTRICT 12 AT 0 SHINDLER DRIVE, BETWEEN  
8 MARLEE ROAD AND SHINDLER DRIVE (R.E. NO. 015714-  
9 0020), AS DESCRIBED HEREIN, OWNED BY ESTEFANNIE  
10 GOMEZ, REQUESTING TO REDUCE THE MINIMUM ROAD  
11 FRONTAGE REQUIREMENTS FROM 80 FEET TO 62 FEET IN  
12 ZONING DISTRICT RESIDENTIAL RURAL-ACRE (RR-  
13 ACRE), AS DEFINED AND CLASSIFIED UNDER THE  
14 ZONING CODE; PROVIDING FOR DISTRIBUTION;  
15 PROVIDING AN EFFECTIVE DATE.  
16

17 **WHEREAS**, an application for a waiver of minimum road frontage,  
18 **On File** with the City Council Legislative Services Division, was  
19 filed by Matthew Wilford on behalf of the owner of property located  
20 in Council District 12 at 0 Shindler Drive, between Marlee Road and  
21 Shindler Drive (R.E. No. 015714-0020) (the "Subject Property"),  
22 requesting to reduce the minimum road frontage from 80 feet to 62  
23 feet in Zoning District Residential Rural-Acre (RR-Acre); and

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

27 **WHEREAS**, the Land Use and Zoning Committee, after due notice  
28 held a public hearing and having duly considered both the testimonial  
29 and documentary evidence presented at the public hearing, has made  
30 its recommendation to the Council; and

31 **WHEREAS**, taking into consideration the above recommendations and

1 all other evidence entered into the record and testimony taken at the  
2 public hearings, the Council finds that Application WRF-22-06 fails  
3 to meet each of the following criteria: (1) there are practical or  
4 economic difficulties in carrying out the strict letter of the  
5 regulation; (2) the request is not based exclusively upon the desire  
6 to reduce the cost of developing the site or to circumvent the  
7 requirements of Chapter 654 (Code of Subdivision Regulations); (3)  
8 the proposed waiver will not substantially diminish property values  
9 in, nor alter the essential character of, the area surrounding the  
10 site and will not substantially interfere with or injure the rights  
11 of others whose property would be affected by the waiver; (4) there  
12 is a valid and effective easement for adequate vehicular access  
13 connected to a public street which is maintained by the City or an  
14 approved private street; and (5) the proposed waiver will not be  
15 detrimental to the public health, safety or welfare, result in  
16 additional expense, the creation of nuisances or conflict with any  
17 other applicable law; now, therefore

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

19 **Section 1. Adoption of Findings and Conclusions.** The  
20 Council has reviewed the record of proceedings and the Staff Report  
21 of the Planning and Development Department and held a public hearing  
22 concerning application for waiver of road frontage WRF-22-06. Based  
23 upon the competent, substantial evidence contained in the record, the  
24 Council hereby determines that the requested waiver of road frontage  
25 fails to meet each of the criteria for granting a waiver contained  
26 in Chapter 656, *Ordinance Code*, for the reasons identified by the  
27 Land Use and Zoning Committee during its public hearing to consider  
28 and make its recommendation on WRF-22-06. Therefore, Application  
29 WRF-22-06 is hereby **denied**.

30 **Section 2. Owner and Description.** The Subject Property is  
31 owned by Estefannie Gomez, and is legally described in **Exhibit 1**,

1 dated March 8, 2022, and graphically depicted in **Exhibit 2**, both of  
2 which are **attached hereto**. The applicant is Matthew Wilford, 1133  
3 Candlebark Drive, Jacksonville, Florida 32225; (904) 910-0192.

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

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

10 **Section 4. Effective Date.** The enactment of this Ordinance

11 shall be deemed to constitute a quasi-judicial action of the City  
12 Council and shall become effective upon signature by the Council  
13 President and Council Secretary.

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15 Form Approved:

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17           /s/ Mary E. Staffopoulos          

18 Office of General Counsel

19 Legislation Prepared By: Erin Abney

20 GC-#1500573-v1-2022-254-E