

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2024-0282 (WRF-24-04)

MAY 21, 2024

Location: 12373 Hood Landing Road,
Near the intersection of Hood Landing Road and
Jeremys Landing Drive

Real Estate Number(s): 158093 0007

Waiver Sought: Reduce the minimum required road frontage from 80
feet to twenty-five (25) feet

Present Zoning: Residential Rural-Acre (RR-Acre)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Applicant: Randolph L. Island Jr.
4320 Deerwood Lake Parkway
Suite 101260
Jacksonville, FL 32216

Owner: Antionette R. Bennett
6125 Clearsky Drive
Jacksonville, FL 32258

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2024-0282 (WRF-24-05)** seeks to reduce the required minimum road frontage from 80 feet to 25 feet in order to allow for the development of a single-family dwelling in the Residential Rural-Acre (RR-Acre) Zoning District. There is a companion conventional rezoning, **Ordinance 2024-0281**, to rezone the property from RR-Acre to Residential Low Density-90 (RLD-90).

Per Part 4 of the Zoning Code (Sec.656.407), no dwelling or dwellings may be constructed on a lot in a residential zoning district unless the lot has frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width.

The subject property is a 0.48 acre lot located along Hood Landing Road. The property is currently vacant and the applicant seeks to develop it with one single-family dwelling. The property does have 25 feet of road frontage along Hood Landing Road, however, it is below the minimum required per the Zoning Code.

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. With the approval of 2024-0281, the 0.5 acre property will meet the RLD-90 requirements in order to build one single family dwelling, except for the minimum road frontage. The subject property does have frontage along Hood Landing Road, however, it is insufficient per Section 656.407. The subject property far exceeds the other zoning requirements of the RLD-90 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. The applicant is proposing to construct a single-family dwelling on the site and approval of this request would not change the cost burden on the applicant for the 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. There are a diverse number of lots of varying sizes and shapes in the surrounding 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 subject property is a flag shaped lot and has 25 feet of road frontage along Hood Landing Road, a public right-of-way. The applicant will be using that 25-foot wide frontage as a driveway to the back portion of the lot.

- (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 proposed waiver will not be detrimental to the public health, safety, or welfare. The applicant will be providing access on their own property, which fronts along a public right of way. The development will comply with all other requirements of the Zoning Code.

SUPPLEMENTARY INFORMATION

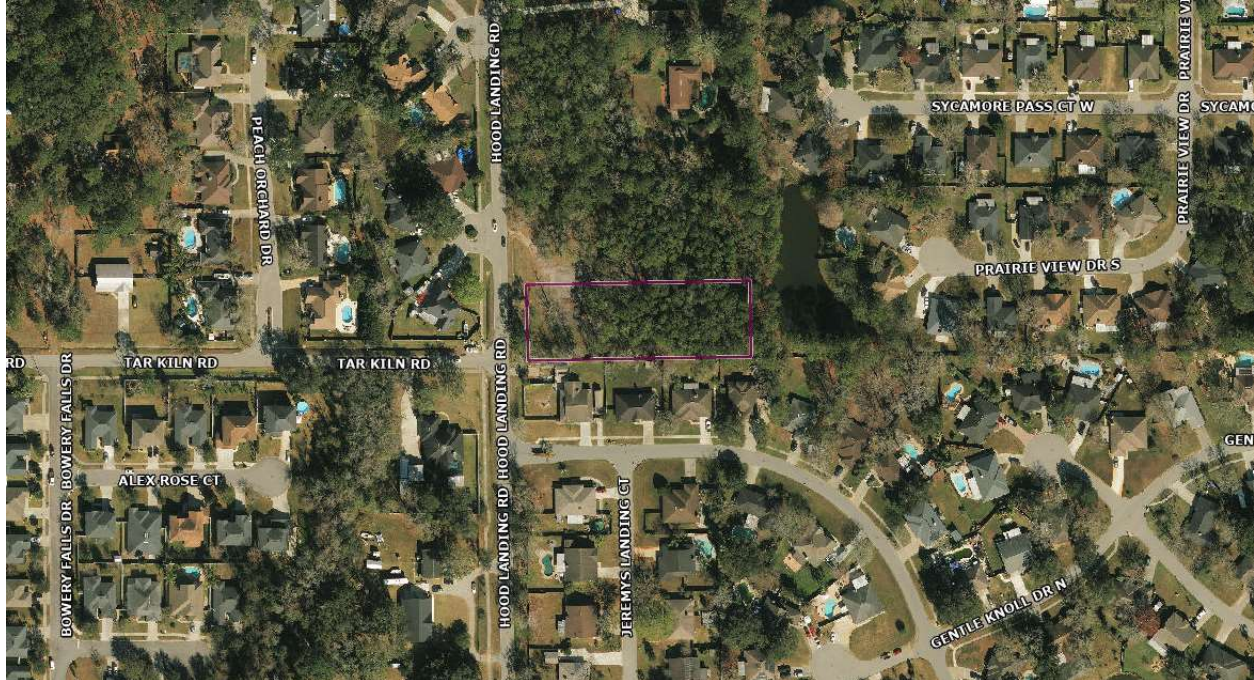
Upon visual inspection of the subject property on **May 1, 2024** by the Planning and Development Department, the required Notice of Public Hearing signs **was not** posted. However, the applicant provided evidence that the sign was posted as of April 8, 2024. Staff has reached out to the applicant to have the signs reposted until the public hearings have completed.



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 2024-0282 (WRF-24-05)** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 05/02/2024

Aerial view of the subject site and parcel, facing north.

Figure B:



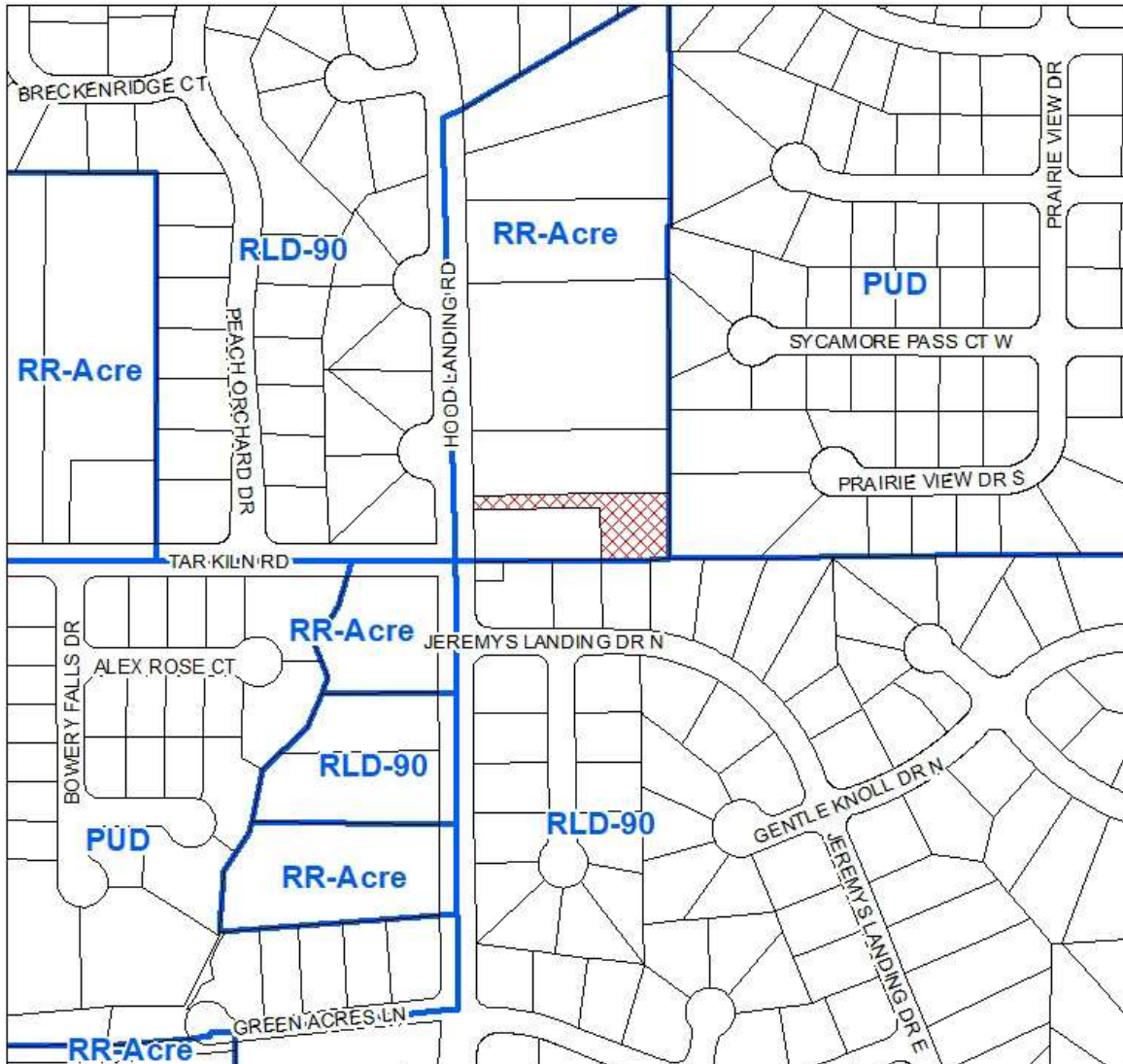
Source: Planning & Development Dept, 05/02/2024

View of the subject property, from Hood Landing Road.



Source: Planning & Development Dept, 05/02/2024

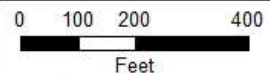
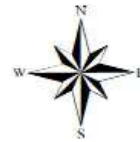
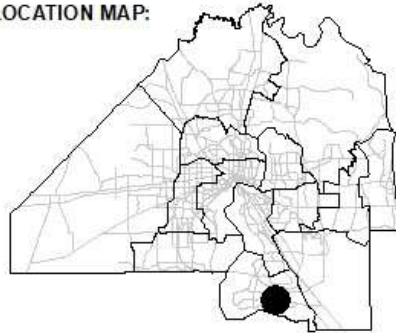
View of the Jeremy's Landing, a subdivision located south of the subject property that is zoned RLD-90.



REQUEST SOUGHT:

**REDUCE REQUIRED
MINIMUM ROAD
FRONTAGE FROM 80' TO
25'**

LOCATION MAP:



COUNCIL DISTRICT:

6

ORDINANCE NUMBER

ORD-2024-0282

TRACKING NUMBER

WRF-24-05

**EXHIBIT 2
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