

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2025-595-E**

5 AN ORDINANCE APPROVING THE WAIVER OF MINIMUM
6 REQUIRED ROAD FRONTAGE APPLICATION WRF-25-09,
7 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 11 AT
8 0 PHILIPS HIGHWAY, BETWEEN INTERSTATE-95 AND
9 MUSSELLS ACRES ROAD (R.E. NO. 155549-0505), AS
10 DESCRIBED HEREIN, OWNED BY MARILUZ LEE,
11 REQUESTING TO REDUCE THE MINIMUM ROAD FRONTAGE
12 REQUIREMENTS FROM 35 FEET TO 0 FEET IN ZONING
13 DISTRICT COMMERCIAL COMMUNITY/GENERAL-1 (CCG-
14 1), AS DEFINED AND CLASSIFIED UNDER THE ZONING
15 CODE; PROVIDING FOR DISTRIBUTION; PROVIDING A
16 DISCLAIMER THAT THE WAIVER GRANTED HEREIN SHALL
17 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
19

20 **WHEREAS**, an application for a waiver of minimum road frontage,
21 **On File** with the City Council Legislative Services Division, was
22 filed by Kyle Davis, on behalf of the owner of property located in
23 Council District 11 at 0 Philips Highway, between Interstate-95 and
24 Mussells Acres Road (R.E. No. 155549-0505) (the "Subject Property"),
25 requesting to reduce the minimum road frontage from 35 feet to 0 feet
26 in Zoning District Commercial Community/General-1 (CCG-1); and

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

30 **WHEREAS**, the Land Use and Zoning Committee, after due notice
31 held a public hearing and having duly considered both the testimonial

1 and documentary evidence presented at the public hearing, has made
2 its recommendation to the Council; and

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

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

21 **Section 1. Adoption of Findings and Conclusions.** The
22 Council has reviewed the record of proceedings and the Staff Report
23 of the Planning and Development Department and held a public hearing
24 concerning Application for Waiver of Minimum Required Road Frontage
25 WRF-25-09. Based upon the competent, substantial evidence contained
26 in the record, the Council hereby determines that the requested waiver
27 of road frontage meets the criteria for granting a waiver contained
28 in Chapter 656, *Ordinance Code*. Therefore, Application WRF-25-09 is
29 hereby approved.

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

1 February 28, 2025, and graphically depicted in **Exhibit 2**, both of
2 which are attached hereto. A graphic depiction of the easement
3 providing access to the Subject Property is attached hereto as **Exhibit**
4 **3**. The applicant is Kyle Davis, 219 N. Newman Street, 2nd Floor,
5 Jacksonville, Florida, 32202, (904) 559-2648.

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

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

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

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

1 shall terminate.

2

3 Form Approved:

4

5 /s/ Dylan Reingold

6 Office of General Counsel

7 Legislation Prepared By: Stephen Nagbe

8 GC-#1699893-v1-2025-595_(WRF-25-09).docx