

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-113-E**

5 AN ORDINANCE APPROVING THE WAIVER OF MINIMUM  
6 ROAD FRONTAGE APPLICATION WRF-22-01, LOCATED IN  
7 COUNCIL DISTRICT 6 AT 10544 SCOTT MILL ROAD,  
8 BETWEEN OAK BLUFF LANE AND PLUMMER COVE ROAD  
9 (R.E. NO. 158835-0000), AS DESCRIBED HEREIN,  
10 OWNED BY ANTOINE KASSIS AND HAZAR DEMETREE,  
11 REQUESTING TO REDUCE THE MINIMUM ROAD FRONTAGE  
12 REQUIREMENTS FROM 72 FEET TO 0 FEET IN ZONING  
13 DISTRICT RESIDENTIAL LOW DENSITY-90 (RLD-90), AS  
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
15 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.  
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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 Antoine Kassis and Hazar Demetree, the owners of property  
23 located in Council District 6 at 10544 Scott Mill Road, between Oak  
24 Bluff Lane and Plummer Cove Road (R.E. No. 158835-0000) (the "Subject  
25 Property"), requesting to reduce the minimum road frontage from 72  
26 feet to 0 feet in Zoning District Residential Low Density-90 (RLD-  
27 90); and

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

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice

1 held a public hearing and having duly considered both the testimonial  
2 and documentary evidence presented at the public hearing, has made  
3 its recommendation to the Council; and

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

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

22       **Section 1. Adoption of Findings and Conclusions.** The  
23 Council has reviewed the record of proceedings and the Staff Report  
24 of the Planning and Development Department and held a public hearing  
25 concerning application for waiver of road frontage WRF-22-01. Based  
26 upon the competent, substantial evidence contained in the record, the  
27 Council hereby determines that the requested waiver of road frontage  
28 meets the criteria for granting a waiver contained in Chapter 656,  
29 *Ordinance Code*. Therefore, Application WRF-22-01 is hereby **approved**.

30       **Section 2. Owner and Description.** The Subject Property is  
31 owned by Antoine Kassis and Hazar Demetree, and is legally described

1 in **Exhibit 1**, dated August 6, 2021, and graphically depicted in  
2 **Exhibit 2**, both of which are **attached hereto**. A graphic depiction  
3 of the easement is **attached hereto as Exhibit 3**. The applicants are  
4 Antoine Kassis and Hazar Demetree, 10544 Scott Mill Road,  
5 Jacksonville, Florida 32257; (904) 887-8034.

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.

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3 Form Approved:

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5           /s/ Mary E. Staffopoulos          

6 Office of General Counsel

7 Legislation Prepared By: Bruce Lewis

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