

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE
ORDINANCE 2024-155 (WRF-24-02)

APRIL 2, 2024

Location: 0 Lake Drive between Hilltop Boulevard and Fraser Road

Real Estate Number(s): 123493-0045

Waiver Sought: Reduce Minimum Required Road Frontage from 48 Feet to 27 Feet

Present Zoning: Residential Low Density-60 (RLD-60)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Greater Arlington/Beaches, District 2

Council District: District 4

Owner: Fredy Giuffarro and Fredi N. Guiferro
11479 Mandarin Glen Circle West
Jacksonville, Florida 32223

Applicant: Thomas Cochrane
T.C. Construction Works, Inc.
3115 Veronica Avenue
Middleburg, Florida 32068

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2024-155 (WRF-24-02)** seeks to reduce the required minimum road frontage from 48 feet to 27 feet for a single-family residence. The subject parcel is 1.42 acres and will be accessed through a 27 foot wide strip connected to Lake Drive.

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. The subject parcel meets the minimum lot area and width of the RLD-60 Zoning District. The economic difficulty is the owner would need to purchase 21 feet of land from the adjacent property owner to the south. The lot would then meet the minimum frontage of 48 feet however the adjacent lot to the south would not comply with the minimum lot width of the RLD-60 Zoning 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 waiver of road frontage, if granted, will not reduce the cost of developing the parcel. The request will not circumvent the requirements of Chapter 654 Subdivision Regulations.

- (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. Granting the waiver will allow the property owner to construct one single-family dwelling on a lot that meets the minimum standards of the zoning district. Approval of the waiver will not diminish property values or alter the character of the area. Single family dwellings are the predominate use surrounding the subject parcel.

- (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?***

Not applicable. The lot does have frontage on a public right of way (Lake Drive), however it does not meet the minimum width of 48 feet.

- (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 Planning and Development Department does not have any concerns that the waiver will create any negative issues for the public health, safety, and welfare.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 15, 2024 by the Planning and Development Department, the required Notice of Public Hearing sign was posted.



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 2024-155 (WRF-24-02)** be **APPROVED**.



Aerial view of subject property



View of subject property



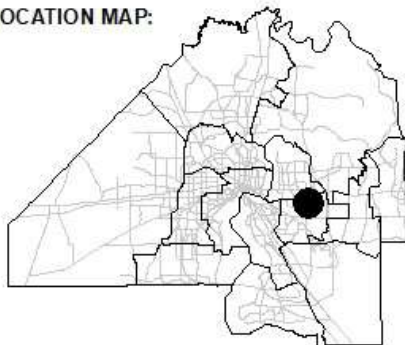
View of adjacent property



REQUEST SOUGHT:

**REDUCE REQUIRED
MINIMUM ROAD
FRONTAGE FROM 48 FEET
TO 27 FEET**

LOCATION MAP:



0 100 200 400
Feet

COUNCIL DISTRICT:

4

ORDINANCE NUMBER

ORD-2024-0155

TRACKING NUMBER

WRF-24-02

**EXHIBIT 2
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