

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT****APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE****ORDINANCE 2024-0793 (WRF-24-20)****NOVEMBER 6, 2024**

<b><i>Location:</i></b>	0 Beverly Avenue Between Ridge Boulevard and Gibson Avenue
<b><i>Real Estate Number(s):</i></b>	029375-0010
<b><i>Waiver Sought:</i></b>	Reduce Minimum Required Road Frontage from 48 feet to 30 feet.
<b><i>Present Zoning:</i></b>	Residential Low Density-60 (RLD-60)
<b><i>Current Land Use Category:</i></b>	Low Density Residential (LDR)
<b><i>Planning District:</i></b>	Northwest, District 5
<b><i>Council District:</i></b>	District 10
<b><i>Owner/Applicant:</i></b>	Sarah Drennen and Alexander Walker 3122 Calder Drive Jacksonville, FL 32250
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Waiver of Minimum Required Road Frontage **Ordinance 2024-0793 (WRF-24-20)** seeks to reduce the required minimum road frontage from 48 feet to 30 feet to allow for the development of a new single-family dwelling. The lot is a flag shaped lot which is 30 feet wide at the road, but then expands to 100 feet where the home will be built. The lot meets all of the requirements of the RLD-60 Zoning District except for the minimum road frontage, which is why the applicant is seeking the waiver.

**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 is located along a publicly maintained roadway, Beverly Avenue, but does not meet the minimum road frontage requirement. The lot meets every other requirement of the RLD-60 Zoning District and has adequate access to the roadway. Given this, it is seen as a practical difficulty to carry out the strict letter of the regulation.

- (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 new single-family dwelling on the otherwise vacant, undeveloped parcel. Approval of this request would not reduce the cost of developing the site for a single-family dwelling.

- (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 on an otherwise vacant, undeveloped parcel. 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. This granting of this waiver would add value to the adjacent properties as the parcel would go from being a vacant, undeveloped lot to having a single-family dwelling.

- (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. As previously mentioned, the subject property fronts Beverly Avenue, which is a publicly maintained road.

- (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. Beverly Avenue will provide adequate access to the subject properties. There is no detriment to the public health, safety, or welfare, and the development will comply with all other requirements of the Zoning Code.

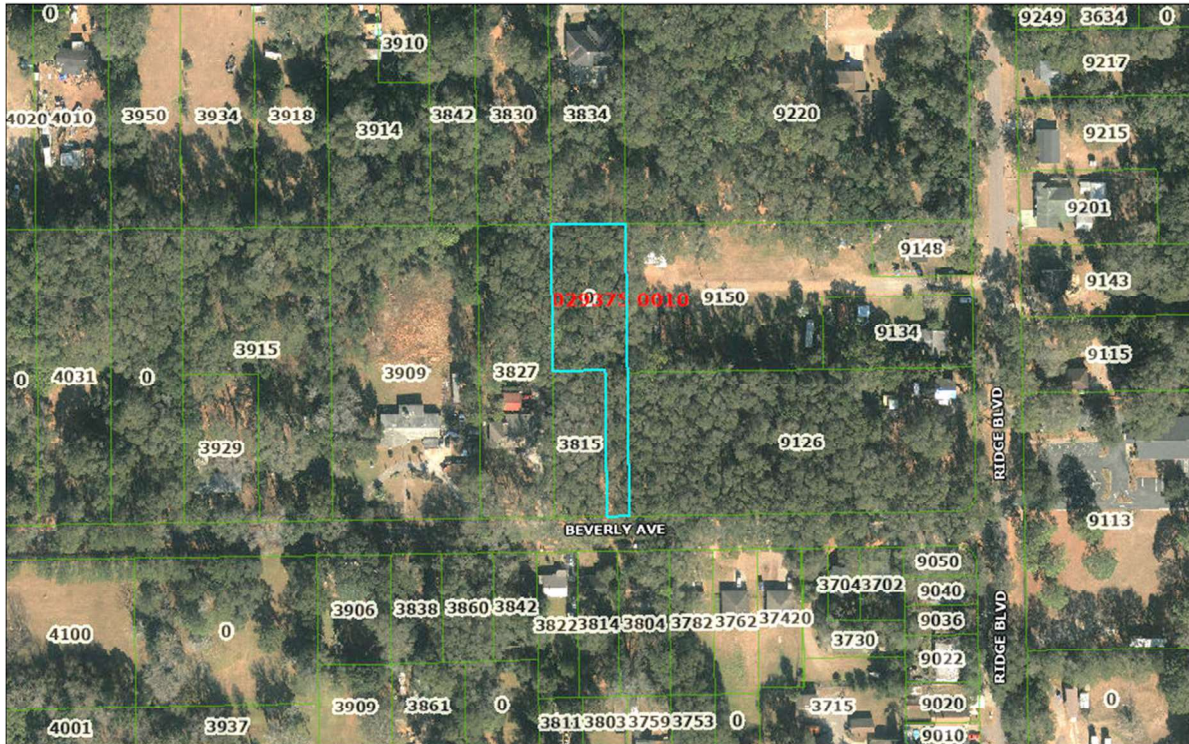
### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **October 23, 2024** by the Planning and Development Department the required Notice of Public Hearing signs **were** 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 2024-0793 (WRF-24-20)** be **APPROVED**.

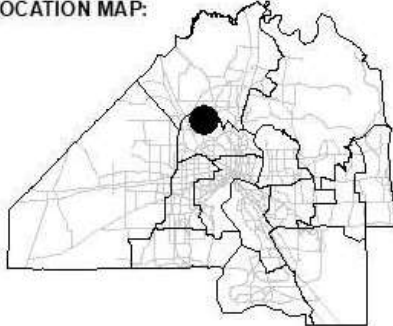
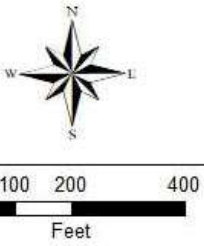


Aerial View



View of the Subject Site



<p>REQUEST SOUGHT:</p> <p><b>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 48' TO 30'</b></p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400 Feet</p>
<p>ORDINANCE NUMBER ORD-2024-0793</p>	<p>TRACKING NUMBER WRF-24-20</p>	<p>COUNCIL DISTRICT: 10</p> <p><b>EXHIBIT 2 PAGE 1 OF 1</b></p>

Legal Map