

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE

ORDINANCE 2024-0794 (WRF-24-21)

NOVEMBER 6th, 2024

Location: 5392 Clifton Road

Real Estate Number(s): 129395-0000

Waiver Sought: Reduce the minimum required road frontage from 144 feet to 105.32 feet

Present Zoning: Residential Low Density-90 (RLD-90)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Arlington, District 2

Council District: District 1

Owner: Daniel Ikeda
5392 Clifton Rd
Jacksonville, FL 32211

Applicant: Ronald P. Ardary Construction, Inc
13600 Sorrels Ct
Jacksonville, FL 32221

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Waiver of Minimum Required Road Frontage **Ordinance 2024-0794 (WRF-24-21)** seeks to reduce the required minimum road frontage from 144 feet to 105.32 feet to allow for the development of a second single-family dwelling on the subject property in the Residential Low Density-90 (RLD-90) Zoning District.

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 approximately 1.14 acres in size located at the corner of Clifton Rd and Magnolia Bluff Ave. The property currently only has 105.32 feet of road frontage of the 144 feet required for a second dwelling, therefore, a waiver of road frontage is required.

There is a companion Administrative Deviation **Ordinance 2024-0795 (AD-24-67)** seeking to reduce the required lot width for two single family dwellings from 180 feet required to 105.32 feet.

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 the following criteria:

- (i) ***Are there practical or economic difficulties in carrying out the strict letter of the regulation?***

Yes. The property has more than enough room to accommodate a second single family dwelling. The proposed property will meet the Zoning District Residential Low Density-90 requirements to build two single family dwellings, except for the minimum road frontage.

- (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 second 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 property will have access off Clifton Road, which would be more than adequate to accommodate vehicular access.

- (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. Per the submitted survey of the subject property, the proposed property will have its own access off Clifton Road. 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

The applicant provided photo evidence on **October 21, 2024** that 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 2024-0794 (WRF-24-21)** be **APPROVED**.



Aerial view of the subject property

Source: Planning and Development Department, 10/23/2024



View of 5392 Clifton Rd

Source: Planning and Development Department, 10/21/2024



<p>REQUEST SOUGHT:</p> <p>REDUCE REQUIRED MINIMUM ROAD FRONTAGE FROM 144 FEET TO 105.32 FEET FOR 2 LOTS</p>	<p>LOCATION MAP:</p> <p>A small-scale map of a neighborhood showing a grid of streets. A black dot is placed in the center of the grid, indicating the location of the project.</p>	<p>A compass rose with 'N', 'S', 'E', and 'W' labels. Below it is a scale bar with markings at 0, 100, 200, and 400 feet.</p>
	<p>TRACKING NUMBER</p> <p>WRF-24-21</p>	<p>COUNCIL DISTRICT:</p> <p>1</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map