

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-541**

5 AN ORDINANCE APPROVING THE WAIVER OF MINIMUM
6 ROAD FRONTAGE APPLICATION WRF-21-09, LOCATED IN
7 COUNCIL DISTRICT 11 AT 8967 PHILIPS HIGHWAY AND
8 0 PHILIPS HIGHWAY, BETWEEN FREEDOM CROSSING
9 TRAIL AND I-95 (R.E. NOS. 152580-0150, 152580-
10 0350 AND 152580-0360) AS DESCRIBED HEREIN, OWNED
11 BY CHARLES MARDANT, REQUESTING TO REDUCE THE
12 MINIMUM ROAD FRONTAGE REQUIREMENTS FROM 105 FEET
13 TO 0 FEET IN ZONING DISTRICT INDUSTRIAL LIGHT
14 (IL), AS DEFINED AND CLASSIFIED UNDER THE ZONING
15 CODE; PROVIDING A DISCLAIMER THAT THE WAIVER
16 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN
17 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;
18 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 Taylor Mejia, on behalf of the owners of property located
23 in Council District 11 at 8967 Philips Highway and 0 Philips Highway,
24 between Freedom Crossing Trail and I-95 (R.E. Nos. 152580-0150,
25 152580-0350 and 152580-0360) (the "Subject Property"), requesting to
26 reduce the minimum road frontage from 105 feet to 0 feet in Zoning
27 District Industrial Light (IL); 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-21-09. 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-21-09 is hereby **approved**.

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

1 dated May 21, 2021, and graphically depicted in **Exhibit 2, attached**
2 **hereto**. A graphic depiction of the easement is **attached hereto** as
3 **Exhibit 3**. The applicant is Taylor Mejia, 208 N Laura Street, Suite
4 710, Jacksonville, Florida 32202; (904) 425-8765.

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

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

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

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

1 Form Approved:

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3 /s/ Jason Teal

4 Office of General Counsel

5 Legislation Prepared By: Connie Quinto

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