Introduced by the Land Use and Zoning Committee:

# ORDINANCE 2025-371

AN ORDINANCE APPROVING THE WAIVER OF MINIMUM REQUIRED ROAD FRONTAGE APPLICATION WRF-25-04, FOR PROPERTY LOCATED IN COUNCIL DISTRICT 12 at 0 Hutchinson Road, north of Beaver Street, between Hutchinson Road and Chaffee Road (r.e. no(s). 001825-0170 and 003825-0180), AS DESCRIBED HEREIN, OWNED BY Blue Ribbon Realty, LLC, REQUESTING TO reduce the minimum road frontage requirements from 80 feet to 0 feet for two lots IN ZONING DISTRICT residential rural-acre (rr‑acre), AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING FOR DISTRIBUTION; pROVIDING A DISCLAIMER THAT THE WAIVER granted herein shall notbe construed as an exemption from any other applicable laws; PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** an application for a waiver of minimum road frontage, **On File** with the City Council Legislative Services Division, was filed by Blue Ribbon Realty, LLC, the owner of property located in Council District 12 at 0 Hutchinson Road, north of Beaver Street, between Hutchinson Road and Chaffee Road (R.E. No(s). 001825-0170 and 003825-0180), requesting to reduce the minimum road frontage from 80 feet to 0 feet for two lots in Zoning District Residential Rural-Acre (RR‑Acre); and

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

**WHEREAS,** the Land Use and Zoning Committee, after due notice held a public hearing and having duly considered both the testimonial and documentary evidence presented at the public hearing, has made its recommendation to the Council; and

**WHEREAS,** taking into consideration the above recommendations and all other evidence entered into the record and testimony taken at the public hearings, the Council finds that: (1) there are practical or economic difficulties in carrying out the strict letter of the regulation; (2) the request is not 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); (3) the proposed waiver will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver; (4) there is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or an approved private street; and (5) the proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law; now therefore

**BE IT ORDAINED** by the Council of the City of Jacksonville: **Section 1. Adoption of Findings and Conclusions.** The Council has reviewed the record of proceedings and the Staff Report of the Planning and Development Department and held a public hearing concerning Application for Waiver of Minimum Required Road Frontage WRF-25-04. Based upon the competent, substantial evidence contained in the record, the Council hereby determines that the requested waiver of road frontage meets the criteria for granting a waiver contained in Chapter 656, *Ordinance Code*. Therefore, Application WRF-25-04 is hereby approved.

**Section 2. Owner and Description.** The Subject Property is owned by Blue Ribbon Realty, LLC, and is legally described in **Exhibit 1**, dated December 20, 2024, and graphically depicted in **Exhibit 2**, both of which are attached hereto. A graphic depiction of the easement providing access to the Subject Property is attached hereto as **Exhibit 3**.

**Section 3. Distribution by Legislative Services.** Legislative Services is hereby directed to mail a copy of this legislation, as enacted, to the applicant and any other parties to this matter who testified before the Land Use and Zoning Committee or otherwise filed a qualifying written statement as defined in Section 656.140(c), *Ordinance Code*.

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

**Section 5. Effective Date.**  The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and Council Secretary. Failure to exercise the waiver, if herein granted, by the commencement of the use or action herein approved within one (1) year of the effective date of this legislation shall render this waiver invalid and all rights arising therefrom shall terminate.

Form Approved:

/s/ Dylan Reingold\_\_\_\_\_

Office of General Counsel

Legislation Prepared By: Erin Abney

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