

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-134-E**

5 AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION
6 APPLICATION AD-26-14, FOR PROPERTY LOCATED IN
7 COUNCIL DISTRICT 10 AT 0 SHERRINGTON STREET,
8 BETWEEN CLIFTON STREET AND OLUSTEE STREET (R.E.
9 NO. 048162-0010), AS DESCRIBED HEREIN, OWNED BY
10 K3 ADVANTAGES, LLC, REQUESTING TO REDUCE THE
11 SIDE YARD SETBACK FROM TEN (10) FEET TO FIVE (5)
12 FEET, AS DEFINED AND CLASSIFIED UNDER THE ZONING
13 CODE; ADOPTING RECOMMENDED FINDINGS AND
14 CONCLUSIONS OF THE LAND USE AND ZONING
15 COMMITTEE; PROVIDING FOR DISTRIBUTION;
16 PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, an application for an administrative deviation, **On**
19 **File** with the City Council Legislative Services Division, was filed
20 by Kenneth Grady, on behalf of the owner of property located in
21 Council District 10 at 0 Sherrington Street, between Clifton Street
22 and Olustee Street (R.E. No. 048162-0010) (the "Subject Property"),
23 requesting to reduce the side yard setback from ten (10) feet to five
24 (5) feet; and

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

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

1 **BE IT ORDAINED** by the Council of the City of Jacksonville:

2 **Section 1. Adoption of Findings and Conclusions.** The

3 Council has considered the recommendation of the Land Use and Zoning
4 Committee and reviewed the Staff Report of the Planning and
5 Development Department concerning administrative deviation
6 Application AD-26-14, which requests to reduce the side yard setbacks
7 from ten (10) feet to five (5) feet. Based upon the competent,
8 substantial evidence contained in the record, the Council hereby
9 determines that the requested administrative deviation meets each of
10 the following criteria required to grant the request pursuant to
11 Section 656.109(h), *Ordinance Code*, as specifically identified in the
12 Staff Report of the Planning and Development Department:

13 (1) There are practical or economic difficulties in carrying out
14 the strict letter of the regulation;

15 (2) The request is not based exclusively upon a desire to reduce
16 the cost of developing the site, but would accomplish some result
17 that is in the public interest, such as, for example, furthering the
18 preservation of natural resources by saving a tree or trees;

19 (3) The proposed deviation will not substantially diminish
20 property values in, nor alter the essential character of, the area
21 surrounding the site and will not substantially interfere with or
22 injure the rights of others whose property would be affected by the
23 deviation;

24 (4) The proposed deviation will not be detrimental to the public
25 health, safety or welfare, result in additional public expense, the
26 creation of nuisances, or conflict with any other applicable law;

27 (5) The proposed deviation has been recommended by a City
28 landscape architect, if the deviation is to reduce required
29 landscaping; and

30 (6) The effect of the proposed deviation is in harmony with the
31 spirit and intent of the Zoning Code.

1 Therefore, administrative deviation Application AD-26-14 is
2 hereby approved.

3 **Section 2. Owner and Description.** The Subject Property is
4 owned by PC K3 Advantages, LLC, and is described in **Exhibit 1**, dated
5 February 9, 2026, and graphically depicted in **Exhibit 2**, both attached
6 hereto. The applicant is Kenneth Grady, Post Office Box 2121,
7 Jacksonville, Florida 32203; (904) 924-5762.

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

14 **Section 4. Effective Date.** The enactment of this Ordinance
15 shall be deemed to constitute a quasi-judicial action of the City
16 Council and shall become effective upon signature by the Council
17 President and Council Secretary.

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19 Form Approved:

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21 /s/ Dylan Reingold

22 Office of General Counsel

23 Legislation Prepared By: Stephen Nagbe

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