

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2019-370-E**

5 AN ORDINANCE DENYING ADMINISTRATIVE DEVIATION  
6 APPLICATION AD-19-32, LOCATED IN COUNCIL  
7 DISTRICT 14 AT 6263 ORTEGA FARMS BOULEVARD,  
8 BETWEEN ORTEGA FARMS BOULEVARD AND WIEGLA  
9 TERRACE (R.E. NO. 103341-0020) AS DESCRIBED  
10 HEREIN, OWNED BY MERIDIAN PROPERTY  
11 DEVELOPMENT, LLC, REQUESTING TO REDUCE THE  
12 REQUIRED MINIMUM LOT AREA FROM 6,000 SQUARE  
13 FEET TO 4,620 SQUARE FEET, IN ZONING DISTRICT  
14 RLD-60 (RESIDENTIAL LOW DENSITY-60), AS  
15 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
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 Meridian Property Development, LLC, the owner of property  
21 located in Council District 14 at 6263 Ortega Farms Boulevard,  
22 between Ortega Farms Boulevard and Wiegla Terrace (R.E. No. 103341-  
23 0020) (Subject Property), requesting to reduce the required minimum  
24 lot area from 6,000 square feet to 4,620 square feet, in Zoning  
25 District RLD-60 (Residential Low Density-60); and

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

29 **WHEREAS**, the Land Use and Zoning Committee, after due notice  
30 held a public hearing and having duly considered both the

1 testimonial and documentary evidence presented at the public  
2 hearing, has made its recommendation to the Council; now, therefore

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

4 **Section 1. Adoption of Findings and Conclusions.** The  
5 Council has considered the recommendation of the Land Use and  
6 Zoning Committee and reviewed the Staff Report of the Planning and  
7 Development Department concerning administrative deviation  
8 Application AD-19-32, which requests to reduce the required minimum  
9 lot area from 6,000 square feet to 4,620 square feet. Based upon  
10 the competent, substantial evidence contained in the record, the  
11 Council hereby determines that the requested administrative  
12 deviation fails to meet each of the following criteria required to  
13 grant the request pursuant to Section 656.109(h), *Ordinance Code*,  
14 as specifically identified in the Staff Report of the Planning and  
15 Development Department:

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

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

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

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

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

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

6 Therefore, administrative deviation Application AD-19-32 is  
7 hereby **denied**.

8 **Section 2. Owner and Description.** The Subject Property is  
9 owned by Meridian Property Development, LLC, and is described in  
10 **Exhibit 1**, dated May 9, 2019, and graphically depicted in **Exhibit**  
11 **2**, both **attached hereto**.

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

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

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23 Form Approved:

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25           /s/ Shannon K. Eller          

26 Office of General Counsel

27 Legislation Prepared By: Connor Corrigan

28 GC-#1295825-v1-2019-370-E