

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2022-315**

5 AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION
6 APPLICATION AD-22-24, FOR PROPERTY LOCATED IN
7 COUNCIL DISTRICT 10 AT 0 PIPIT AVENUE, BETWEEN
8 REDPOLL AVENUE AND MCLEOD AVENUE (R.E. NO.
9 021235-0000), AS DESCRIBED HEREIN, OWNED BY
10 STEVEN WALKER, REQUESTING TO REDUCE THE REQUIRED
11 LOT WIDTH FROM 60 FEET TO 42.5 FEET FOR TWO LOTS
12 IN ZONING DISTRICT RESIDENTIAL LOW DENSITY-60
13 (RLD-60), AS DEFINED AND CLASSIFIED UNDER THE
14 ZONING CODE; ADOPTING RECOMMENDED FINDINGS AND
15 CONCLUSIONS OF THE LAND USE AND ZONING
16 COMMITTEE; PROVIDING FOR DISTRIBUTION;
17 PROVIDING AN EFFECTIVE DATE.
18

19 **WHEREAS**, an application for an administrative deviation, **On File**
20 with the City Council Legislative Services Division, was filed by
21 Steven Walker, the owner of property located in Council District 10
22 at 0 Pipit Avenue, between Redpoll Avenue and McLeod Avenue (R.E. No.
23 021235-0000) (the "Subject Property"), requesting to reduce the
24 required lot width from 60 feet to 42.5 feet for two lots, in Zoning
25 District Residential Low Density-60 (RLD-60); and

26 **WHEREAS**, the Planning and Development Department has considered
27 the application and all attachments thereto and has rendered an
28 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 testimonial
31 and documentary evidence presented at the public hearing, has made

1 its recommendation to the Council; now, therefore

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

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

4 Council has considered the recommendation of the Land Use and Zoning
5 Committee and reviewed the Staff Report of the Planning and
6 Development Department concerning administrative deviation
7 Application AD-22-24, which requests to reduce the required lot width
8 from 60 feet to 42.5 feet for two lots. Based upon the competent,
9 substantial evidence contained in the record, the Council hereby
10 determines that the requested administrative deviation meets each of
11 the following criteria required to grant the request pursuant to
12 Section 656.109(h), *Ordinance Code*, as specifically identified in the
13 Staff Report of the Planning and Development Department:

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

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

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

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

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

31 (6) The effect of the proposed deviation is in harmony with the

1 spirit and intent of the Zoning Code.

2 Therefore, administrative deviation Application AD-22-24 is
3 hereby **approved**.

4 **Section 2. Owner and Description.** The Subject Property is
5 owned by Steven Walker and is described in **Exhibit 1**, dated March 14,
6 2022, and graphically depicted in **Exhibit 2**, both **attached hereto**.
7 The applicant is Steven Walker, 9771 Kings Crossing Drive,
8 Jacksonville, Florida 32219; (904) 349-7604.

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

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

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20 Form Approved:

21
22 /s/ Mary E. Staffopoulos

23 Office of General Counsel

24 Legislation Prepared By: Connor Corrigan

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