

1 Introduced and amended by the Land Use and Zoning Committee:
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4 **ORDINANCE 2021-703**

5 AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION
6 APPLICATION AD-21-52, LOCATED IN COUNCIL
7 DISTRICT 8 AT 5716 ADA JOHNSON ROAD, BETWEEN
8 V.C. JOHNSON ROAD AND JAMES C. JOHNSON ROAD
9 (R.E. NO. 004258-1780) AS DESCRIBED HEREIN,
10 OWNED BY MICHELLE CARRAFA, NOW KNOWN AS MICHELLE
11 CARRAFA TUTTLE, REQUESTING TO REDUCE THE
12 REQUIRED MINIMUM LOT AREA FROM 87,120 FEET TO
13 72,177 FEET FOR ONE LOT, IN ZONING DISTRICT
14 RESIDENTIAL RURAL-ACRE (RR-ACRE), AS DEFINED AND
15 CLASSIFIED UNDER THE ZONING CODE; PROVIDING AN
16 EFFECTIVE DATE.
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18 **WHEREAS**, an application for an administrative deviation, **On File**
19 with the City Council Office of Legislative Services, was filed by
20 Michelle Carrafa Tuttle f/k/a Michelle Carrafa, the owner of property
21 located in Council District 8 at 5716 Ada Johnson Road, between V.C.
22 Johnson Road and James C. Johnson Road (R.E. No. 004258-1780) (the
23 "Subject Property"), requesting to reduce the required minimum lot
24 area from 87,120 feet to 72,177 feet for one lot, in Zoning District
25 Residential Rural-Acre (RR-ACRE); 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-21-52. Based upon the competent, substantial evidence
8 contained in the record, the Council hereby determines that the
9 requested administrative deviation meets each of the following
10 criteria required to grant the request pursuant to Section 656.109(h),
11 *Ordinance Code*, as specifically identified in the Staff Report of the
12 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-21-52 is
2 hereby **approved**.

3 **Section 2. Owner and Description.** The Subject Property is
4 owned by Michelle Carrafa, and is described in **Exhibit 1**, dated August
5 27, 2021, and graphically depicted in **Exhibit 2**, both **attached hereto**.
6 The applicant is Michelle Carrafa Tuttle f/k/a Michelle Carrafa, 5716
7 Ada Johnson Road, Jacksonville, Florida 32218; (904) 434-7111.

8 **Section 3. Distribution by Legislative Services.** The Office
9 of 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/ Mary E. Staffopoulos

22 Office of General Counsel

23 Legislation Prepared By: Connie Quinto

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