

**2024-0615/AD-24-52**

**LOCATION:** 10663 Monaco Drive  
Between Bayberry Road and Baymeadows Way

**REAL ESTATE NUMBER:** 044148 0055

**DEVIATION SOUGHT:** Reduce the minimum number of off-street parking spaces from 134 to 79.

**PRESENT ZONING:** CCG-1      **CURRENT LAND USE:** CGC

**PLANNING DISTRICT:** 6      **COUNCIL DISTRICT:** 8      **SIGNS POSTED:** 2

**OWNER:**  
Alexander Waksman  
10663 Monaco Dr, LLC  
578 Washington Blvd, Unit 841  
Marina Del Rey, CA 90292

**AGENT:**  
Lawrence Yancy  
Lawrence Yancy Business Services  
10959 Oak Ridge Drive North  
Jacksonville, Florida 32225

**STANDARDS, CRITERIA AND FINDINGS**

<p><b>1. Is this situation unique or similar to other properties in the neighborhood? -</b></p>	<p><b><u>Recommendation:</u></b> Similar. The subject site is located on a 4.09-acre parcel in a CCG-1 Zoning District which primarily allows for commercial uses. The applicant is seeking to reduce the required minimum number of parking spaces from 134 to 79. The application has a companion Exception application to allow for the sale and service of all alcohol in conjunction with a restaurant, see 2024-0614 (E-24-40). The applicant seeks to intensify the sale and service of alcohol in conjunction with an existing restaurant, and to reduce the minimum number of required parking spaces for the entire shopping center. The proposed development will provide sufficient parking for both employees and customers. This is a common request for existing shopping centers that rely on a shared parking area for all tenant users.</p>
	<p><b><u>Findings:</u></b></p>

<p><b>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</b></p>	<p><b><u>Recommendation:</u></b> Yes. The proposed deviation is for an existing restaurant residing in a shopping center with a fixed amount of parking spaces. The creation of additional parking spaces on the parcel would result in a reduction in landscaping. Furthermore, many of the units within the shopping center are currently vacant, minimizing the necessity of additional parking spaces. Accounting for the location and surrounding area, the strict letter of the regulation is impractical in this situation.</p> <p><b><u>Findings:</u></b></p>
<p><b>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</b></p>	<p><b><u>Recommendation:</u></b> Yes. Providing additional parking would neither benefit the property nor the surrounding commercial establishments. The request is based on the proposed use and size of the property, not the cost of developing the site. The proposed development will provide services to the community and is complementary to the existing establishments in the area. As such, approving this deviation will serve the public's interest.</p> <p><b><u>Findings:</u></b></p>
<p><b>4. The proposed deviation 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 deviation, in that...</b></p>	<p><b><u>Recommendation:</u></b> Yes. Staff finds no evidence that the proposed deviation will substantially diminish property values, nor alter the essential character of the area surrounding the site. The subject property resides in a shopping center that has a cheer studio, day care, hair salon, beauty store, laundromat, and several vacant units. As such, the proposed deviation will not substantially interfere with or injure the rights of others whose property would be affected by the deviation. The proposed use is consistent with the existing establishments within the commercial node, including fast food restaurants, drug and general stores, and other mixed retail and service uses. The reduction of parking</p>

	<p>spaces will not substantially diminish the property values of those establishments.</p> <p><b>Findings:</b></p>
<p><b>5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...</b></p>	<p><b>Recommendation:</b> Yes. The requested deviation will be not detrimental to the public’s health, safety or welfare, nor will it result in a public expense. The requested reductions are reasonable given the nature of the proposed intensified use.</p> <p><b>Findings:</b></p>
<p><b>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</b></p>	<p><b>Recommendation:</b> Yes. The intent of the Zoning Code is to promote the health and safety of the public, while allowing for deviations that are within the public’s best interest. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</p> <p><b>Findings:</b></p>
<p><b>7. The City landscape architect (has/has not) recommended the proposed deviation.</b></p>	<p>N/A</p>
<p><b>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</b></p>	<p>N/A</p>

**PLANNER RECOMMENDATION:** Approve

**DATE OF REPORT:** September 17, 2024

Upon visual inspection by the City Planner on August 21, 2024, Staff found that the required Notice of Public Hearing Sign **was** posted:





**View of subject property**



**View of subject property**



**View of subject property**



**View of adjacent businesses**



**View of adjacent businesses**



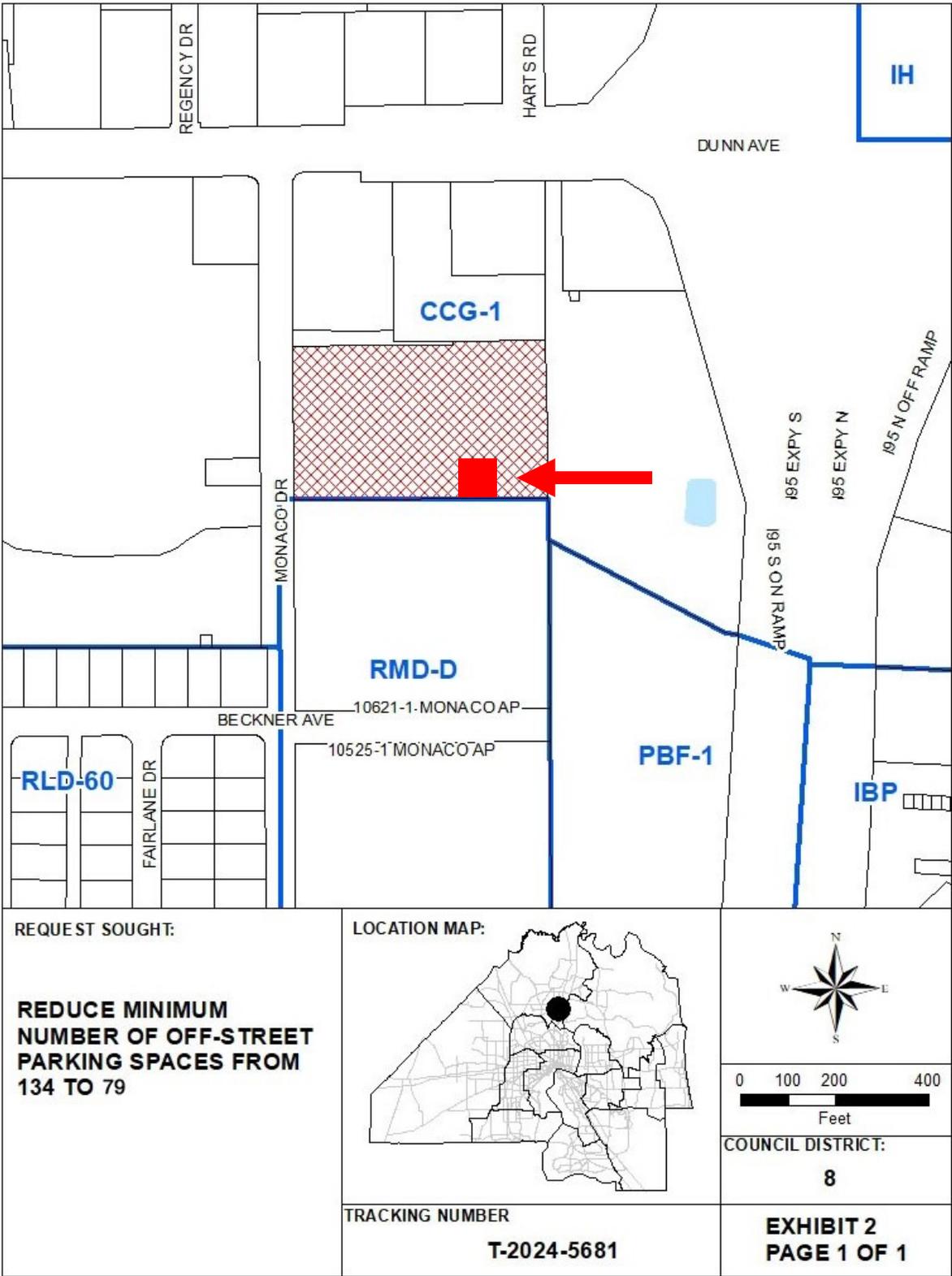
**View of adjacent businesses**



**View of properties across the street**



**Aerial View of Subject Property**



**Legal Map**