

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

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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