

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2026-89**

AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION APPLICATION AD-26-07, FOR PROPERTY LOCATED IN COUNCIL DISTRICT 9 AT 0 DILLON STREET, BETWEEN SUMMER STREET AND DAY AVENUE (R.E. NO. 057013-0020), AS DESCRIBED HEREIN, OWNED BY MM HOMES OF JAX, LLC, REQUESTING TO 1) REDUCE THE REQUIRED MINIMUM LOT AREA FROM 6,000 SQUARE FEET TO 4,205 SQUARE FEET, AND 2) REDUCE THE MINIMUM LOT WIDTH FROM 60 FEET TO 40 FEET, IN ZONING DISTRICT RESIDENTIAL LOW DENSITY-60 (RLD-60), AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE; ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND USE AND ZONING COMMITTEE; PROVIDING FOR DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, an application for an administrative deviation, **On File** with the City Council Legislative Services Division, was filed by Travis Moss, on behalf of the owner of property located in Council District 9 at 0 Dillon Street, between Summer Street and Day Avenue (R.E. No. 057013-0020) (the "Subject Property"), requesting to 1) reduce the required minimum lot area from 6,000 square feet to 4,205 square feet, and 2) reduce minimum lot width from 60 feet to 40 feet, in Zoning District Residential Low Density-60 (RLD-60); and

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

**WHEREAS**, the Land Use and Zoning Committee, after due notice

1 held a public hearing and having duly considered both the testimonial  
2 and documentary evidence presented at the public hearing, has made  
3 its recommendation to the Council; now, therefore

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

5 **Section 1. Adoption of Findings and Conclusions.** The  
6 Council has considered the recommendation of the Land Use and Zoning  
7 Committee and reviewed the Staff Report of the Planning and  
8 Development Department concerning administrative deviation  
9 Application AD-26-07, which requests to 1) reduce the required minimum  
10 lot area from 6,000 square feet to 4,205 square feet, and 2) reduce  
11 minimum lot width from 60 feet to 40 feet. Based upon the competent,  
12 substantial evidence contained in the record, the Council hereby  
13 determines that the requested administrative deviation meets each of  
14 the following criteria required to grant the request pursuant to  
15 Section 656.109(h), *Ordinance Code*, as specifically identified in the  
16 Staff Report of the Planning and Development Department:

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

19 (2) The request is not based exclusively upon a desire to reduce  
20 the cost of developing the site, but would accomplish some result  
21 that is in the public interest, such as, for example, furthering the  
22 preservation of natural resources by saving a tree 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 public  
29 health, safety or welfare, result in additional public expense, the  
30 creation of nuisances, or conflict with any other applicable law;

31 (5) The proposed deviation has been recommended by a City

1 landscape architect, if the deviation is to reduce required  
2 landscaping; and

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

5 Therefore, administrative deviation Application AD-26-07 is  
6 hereby approved.

7 **Section 2. Owner and Description.** The Subject Property is  
8 owned by MM Homes of Jax, LLC, and is legally described in **Exhibit**  
9 **1**, dated June 3, 2025, and graphically depicted in **Exhibit 2**, both  
10 of which are attached hereto. The applicant is Travis Moss, PO Box  
11 440620, Jacksonville, Florida 32222; (904) 662-7228.

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 Ordinance  
19 shall be deemed to constitute a quasi-judicial action of the City  
20 Council and shall become effective upon signature by the Council  
21 President and Council Secretary.

22  
23 Form Approved:

24  
25 /s/ Dylan Reingold

26 Office of General Counsel

27 Legislation Prepared By: Regnissha Martin

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