

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-315

AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION APPLICATION AD-25-22, FOR PROPERTY LOCATED IN COUNCIL DISTRICT 12 AT 13074 NORMANDY BOULEVARD, BETWEEN POW-MIA MEMORIAL PARKWAY AND ALCOY ROAD (R.E. NO. 002207-0100), AS DESCRIBED HEREIN, OWNED BY MORRIS C. SHEDD, JR., REQUESTING TO: (1) DECREASE THE MINIMUM WIDTH OF DRIVEWAY FROM 24 FEET TO 20 FEET, (2) REDUCE THE LANDSCAPE BUFFER BETWEEN VEHICLE USE AREA ALONG ENTRANCE DRIVEWAY FROM 10 FEET PER LINEAR FEET OF FRONTAGE AND 5 FEET MINIMUM WIDTH REQUIRED TO 0 FEET PER LINEAR FEET OF FRONTAGE AND 0 FEET MINIMUM WIDTH, (3) DECREASE THE MINIMUM WIDTH OF DRIVEWAY ACCESS FROM 24 FEET TO 20 FEET AND (4) REDUCE THE UNCOMPLEMENTARY LAND USE BUFFER WIDTH ALONG THE EAST AND WEST PROPERTY BOUNDARY FROM 10 FEET TO 0 FEET, IN ZONING DISTRICT INDUSTRIAL LIGHT (IL), 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 Vernon Young, on behalf of the owner of property located in Council District 12 at 13074 Normandy Boulevard, between POW-MIA Memorial

1 Parkway and Alcoy Road (R.E. No. 002207-0100) (the "Subject
2 Property"), requesting to: (1) reduce the minimum width of driveway
3 from 24 feet to 20 feet, (2) reduce the landscape buffer between
4 vehicle use area along entrance driveway from 10 feet per linear feet
5 of frontage and 5 feet minimum width required to 0 feet per linear
6 feet of frontage and 0 feet minimum width, (3) decrease the minimum
7 width of driveway access from 24 feet to 20 feet, and (4) reduce the
8 uncomplementary land use buffer width along the east and west property
9 boundary from 19 feet to 0 feet, in Zoning District Industrial Light
10 (IL); and

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

14 **WHEREAS**, the Land Use and Zoning Committee, after due notice
15 held a public hearing and having duly considered both the testimonial
16 and documentary evidence presented at the public hearing, has made
17 its recommendation to the Council; now, therefore

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

19 **Section 1. Adoption of Findings and Conclusions.** The
20 Council has considered the recommendation of the Land Use and Zoning
21 Committee and reviewed the Staff Report of the Planning and
22 Development Department concerning administrative deviation
23 Application AD-25-22, which requests to: (1) reduce the minimum width
24 of driveway from 24 feet to 20 feet, (2) reduce the landscape buffer
25 between vehicle use area along entrance driveway from 10 feet per
26 linear feet of frontage and 5 feet minimum width required to 0 feet
27 per linear feet of frontage and 0 feet minimum width, (3) decrease
28 the minimum width of driveway access from 24 feet to 20 feet, and (4)
29 reduce the uncomplementary land use buffer width along the east and
30 west property boundary from 19 feet to 0 feet. Based upon the
31 competent, substantial evidence contained in the record, the Council

1 hereby determines that the requested administrative deviation meets
2 each of the following criteria required to grant the request pursuant
3 to Section 656.109(h), *Ordinance Code*, as specifically identified in
4 the Staff Report of the Planning and Development Department:

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

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

11 (3) The proposed deviation will not substantially diminish
12 property values in, nor alter the essential character of, the area
13 surrounding the site and will not substantially interfere with or
14 injure the rights of others whose property would be affected by the
15 deviation;

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

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

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

24 Therefore, administrative deviation Application AD-25-22 is
25 hereby approved.

26 **Section 2. Owner and Description.** The Subject Property is
27 owned by Morris C. Shedd, Jr., and is legally described in **Exhibit**
28 **1**, dated April 11, 2025, and graphically depicted in **Exhibit 2**, both
29 of which are attached hereto. The applicant is Vernon Young, 4761
30 Pine Avenue, Fleming Island, Florida, 32003, (904) 449-4655.

31 **Section 3. Distribution by Legislative Services.**

1 Legislative Services is hereby directed to mail a copy of this
2 legislation, as enacted, to the applicant and any other parties to
3 this matter who testified before the Land Use and Zoning Committee
4 or otherwise filed a qualifying written statement as defined in
5 Section 656.140(c), *Ordinance Code*.

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

10
11 Form Approved:

12
13 /s/ Dylan Reingold

14 Office of General Counsel

15 Legislation Prepared By: Stephen Nagbe

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