

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-615**

5 AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION  
6 APPLICATION AD-24-52, FOR PROPERTY LOCATED IN  
7 COUNCIL DISTRICT 8 AT 10663 MONACO DRIVE BETWEEN  
8 DUNN AVENUE AND BECKNER AVENUE (R.E. NO(S).  
9 044148-0055), AS DESCRIBED HEREIN, OWNED BY  
10 10663 MONACO DR, LLC, REQUESTING TO REDUCE THE  
11 REQUIRED MINIMUM NUMBER OF OFF-STREET PARKING  
12 SPACES FROM 134 TO 79 IN ZONING DISTRICT  
13 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1), AS  
14 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
15 ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF  
16 THE LAND USE AND ZONING COMMITTEE; PROVIDING FOR  
17 DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.  
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19 **WHEREAS**, an application for an administrative deviation, **On**  
20 **File** with the City Council Legislative Services Division, was filed  
21 by Lawrence Yancy on behalf of 10663 Monaco Dr, LLC, the owner of  
22 property located in Council District 8 at 10663 Monaco Drive between  
23 Dunn Avenue and Beckner Avenue (R.E. No(s). 044148-0055) (the "Subject  
24 Property"), requesting to reduce the required minimum number of off-  
25 street parking spaces from 134 to 79 in Zoning District Commercial  
26 Community/General-1 (CCG-1); and

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

30 **WHEREAS**, the Land Use and Zoning Committee, after due notice  
31 held a public hearing and having duly considered both the testimonial

1 and documentary evidence presented at the public hearing, has made  
2 its recommendation to the Council; now therefore

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

4 **Section 1. Adoption of Findings and Conclusions.** The  
5 Council has considered the recommendation of the Land Use and Zoning  
6 Committee and reviewed the Staff Report of the Planning and  
7 Development Department concerning administrative deviation  
8 Application AD-24-52, which requests to reduce the required minimum  
9 number of off-street parking spaces from 134 to 79 in Zoning District  
10 Commercial Community/General-1 (CCG-1). Based upon the competent,  
11 substantial evidence contained in the record, the Council hereby  
12 determines that the requested administrative deviation meets each of  
13 the following criteria required to grant the request pursuant to  
14 Section 656.109(h), *Ordinance Code*, as specifically identified in the  
15 Staff Report of the Planning and Development Department:

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

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

22 (3) The proposed deviation will not substantially diminish  
23 property values in, nor alter the essential character of, the area  
24 surrounding the site and will not substantially interfere with or  
25 injure the rights of others whose property would be affected by the  
26 deviation;

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

30 (5) The proposed deviation has been recommended by a City  
31 landscape architect, if the deviation is to reduce required

1 landscaping; and

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

4 Therefore, administrative deviation Application AD-24-52 is  
5 hereby approved.

6 **Section 2. Owner and Description.** The Subject Property is  
7 owned by 10663 Monaco Dr, LLC, and is described in **Exhibit 1**, dated  
8 November 22, 2023, and graphically depicted in **Exhibit 2**, both  
9 attached hereto. The applicant is Lawrence Yancy, 10959 Oak Ridge  
10 Drive North, Jacksonville, Florida, 32225; (904) 568-4317.

11 **Section 3. Distribution by Legislative Services.**  
12 Legislative Services is hereby directed to mail a copy of this  
13 legislation, as enacted, to the applicant and any other parties to  
14 this matter who testified before the Land Use and Zoning Committee  
15 or otherwise filed a qualifying written statement as defined in  
16 Section 656.140(c), *Ordinance Code*.

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

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22 Form Approved:

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24           /s/ Dylan Reingold          

25 Office of General Counsel

26 Legislation Prepared By: Madeline Read

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