

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2021-875**

5 AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION  
6 APPLICATION AD-21-70, LOCATED IN COUNCIL  
7 DISTRICT 14 AT 6163 SEABOARD AVENUE, BETWEEN  
8 VIOLA LANE AND 118TH STREET (R.E. NO. 103426-  
9 0040) AS DESCRIBED HEREIN, OWNED BY TINA CROW  
10 AND JUDY KILGORE, REQUESTING TO REDUCE THE  
11 REQUIRED MINIMUM LOT AREA FROM 43,560 SQUARE  
12 FEET TO 10,505 SQUARE FEET AND TO REDUCE THE  
13 REQUIRED LOT WIDTH FROM 100 FEET TO 56.92 FEET  
14 FOR ONE LOT, IN ZONING DISTRICT RESIDENTIAL  
15 RURAL-ACRE (RR-ACRE), AS DEFINED AND CLASSIFIED  
16 UNDER THE ZONING CODE; ADOPTING RECOMMENDED  
17 FINDINGS AND CONCLUSIONS OF THE LAND USE AND  
18 ZONING COMMITTEE; PROVIDING FOR DISTRIBUTION;  
19 PROVIDING AN EFFECTIVE DATE.  
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21 **WHEREAS**, an application for an administrative deviation, **On File**  
22 with the City Council Legislative Services Division, was filed by  
23 Tina Crow, the owner of property located in Council District 14 at  
24 6163 Seaboard Avenue, between Viola Lane and 118<sup>th</sup> Street (R.E. No.  
25 103426-0040) (the "Subject Property"), requesting to reduce the  
26 required minimum lot area from 43,560 square feet to 10,505 square  
27 feet and to reduce the required lot width from 100 feet to 56.92 feet  
28 for one lot, in Zoning District Residential Rural-Acre (RR-Acre); and

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

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

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

6           **Section 1.           Adoption of Findings and Conclusions.** The  
7 Council has considered the recommendation of the Land Use and Zoning  
8 Committee and reviewed the Staff Report of the Planning and  
9 Development Department concerning administrative deviation  
10 Application AD-21-70. Based upon the competent, substantial evidence  
11 contained in the record, the Council hereby determines that the  
12 requested administrative deviation meets each of the following  
13 criteria required to grant the request pursuant to Section 656.109(h),  
14 *Ordinance Code*, as specifically identified in the Staff Report of the  
15 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-21-70 is  
5 hereby **approved**.

6 **Section 2. Owner and Description.** The Subject Property is  
7 owned by Tina Crow and Judy Kilgore, and is described in **Exhibit 1**,  
8 dated October 20, 2021, and graphically depicted in **Exhibit 2**, both  
9 **attached hereto**. The applicant is Tina Crow, 15336 Cape Drive South,  
10 Jacksonville, Florida 32226; (904) 716-6779.

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/ Mary E. Staffopoulos          

25 Office of General Counsel

26 Legislation Prepared By: Erin Abney

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