

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2023-170**

5 AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION
6 APPLICATION AD-23-20, FOR PROPERTY LOCATED IN
7 COUNCIL DISTRICT 12 AT 8728 NORMANDY BOULEVARD,
8 8740 NORMANDY BOULEVARD, 1733 BILODEAU COURT AND
9 1810 BILODEAU COURT, BETWEEN NORMANDY BOULEVARD
10 AND HERLONG ROAD (R.E. NOS. 009109-0005, 009120-
11 0010, 009120-0020 AND 009312-0010), AS DESCRIBED
12 HEREIN, OWNED BY NORMANDY & HAMMOND, LLC,
13 CATHERINE B. CHRISTERSSON, ELSIE PATRICIA
14 JAGODNIK AND TRUSTEE CORPORATION OF THE WEST
15 NORMANDY BAPTIST CHURCH, INC., A/K/A WEST
16 NORMANDY BAPTIST CHURCH, REQUESTING TO REDUCE
17 THE MINIMUM LOT AREA FROM 1,500 SQUARE FEET TO
18 1,350 SQUARE FEET AND DECREASE THE MINIMUM
19 NUMBER OF LOADING SPACES FROM 9 TO 0 FOR TWO
20 LOTS IN CURRENT ZONING DISTRICTS COMMERCIAL
21 COMMUNITY/GENERAL-2 (CCG-2), RESIDENTIAL MEDIUM
22 DENSITY-A (RMD-A), AND RESIDENTIAL MEDIUM
23 DENSITY-B (RMD-B), AS DEFINED AND CLASSIFIED
24 UNDER THE ZONING CODE; ADOPTING RECOMMENDED
25 FINDINGS AND CONCLUSIONS OF THE LAND USE AND
26 ZONING COMMITTEE; PROVIDING FOR DISTRIBUTION;
27 PROVIDING AN EFFECTIVE DATE.

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29 **WHEREAS**, an application for an administrative deviation, **On File**
30 with the City Council Legislative Services Division, was filed by
31 Steve Diebenow, Esq., on behalf of the owners of property located in

1 Council District 12 at 8728 Normandy Boulevard, 8740 Normandy
2 Boulevard, 1733 Bilodeau Court, and 1810 Bilodeau Court, between
3 Normandy Boulevard and Herlong Road (R.E. Nos. 009109-0005, 009120-
4 0010, 009120-0020 and 009312-0010) (the "Subject Property"),
5 requesting to reduce the minimum lot area from 1,500 square feet to
6 1,350 square feet and decrease the minimum number of loading spaces
7 from 9 to 0 for two lots in current Zoning Districts Commercial
8 Community/General-2 (CCG-2), Residential Medium Density-A (RMD-A),
9 and Residential Medium Density-B (RMD-B); and

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

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

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

18 **Section 1. Adoption of Findings and Conclusions.** The
19 Council has considered the recommendation of the Land Use and Zoning
20 Committee and reviewed the Staff Report of the Planning and
21 Development Department concerning administrative deviation
22 Application AD-23-20, which requests to reduce the minimum lot area
23 from 1,500 square feet to 1,350 square feet and decrease the minimum
24 number of loading spaces from 9 to 0 for two lots. Based upon the
25 competent, substantial evidence contained in the record, the Council
26 hereby determines that the requested administrative deviation meets
27 each of the following criteria required to grant the request pursuant
28 to Section 656.109(h), *Ordinance Code*, as specifically identified in
29 the Staff Report of the Planning and Development Department:

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

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

5 (3) The proposed deviation will not substantially diminish
6 property values in, nor alter the essential character of, the area
7 surrounding the site and will not substantially interfere with or
8 injure the rights of others whose property would be affected by the
9 deviation;

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

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

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

18 Therefore, administrative deviation Application AD-23-20 is
19 hereby approved.

20 **Section 2. Owner and Description.** The Subject Property is
21 owned by Normandy & Hammond, LLC, Catherine B. Christersson, Elsie
22 Patricia Jagodnik, and Trustee Corporation of the West Normandy
23 Baptist Church, Inc., a/k/a West Normandy Baptist Church, and is
24 described in **Exhibit 1**, dated November 21, 2022, and graphically
25 depicted in **Exhibit 2**, both attached hereto. The applicant is Steve
26 Diebenow, Esq., One Independent Drive, Suite 1200, Jacksonville,
27 Florida 32202; (904) 301-1269.

28 **Section 3. Distribution by Legislative Services.**
29 Legislative Services is hereby directed to mail a copy of this
30 legislation, as enacted, to the applicant and any other parties to
31 this matter who testified before the Land Use and Zoning Committee

1 or otherwise filed a qualifying written statement as defined in
2 Section 656.140(c), *Ordinance Code*.

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

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8 Form Approved:

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10 /s/ Mary E. Staffopoulos

11 Office of General Counsel

12 Legislation Prepared By: Connor Corrigan

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