

**AD-23-43**

**LOCATION:** 2790 Garris Lane between Yellow Bluff road and terminus of Garris Lane

**REAL ESTATE NUMBER:** 106169-0030

**DEVIATION SOUGHT:**

- 1. Reduce Minimum lot area from 2 acres to 1 acre

**PRESENT ZONING:** RR-Acre

**CURRENT LAND USE:** LDR

**PLANNING DISTRICT:** 6

**COUNCIL DISTRICT:** 2

**SIGNS POSTED:** 1

**OWNER:**

Mary Lee Anderson  
2790 Garris Lane  
Jacksonville, FL 32226

**AGENT:**

Anthony Nesmith  
324 West 17<sup>th</sup> Street  
Jacksonville, FL 32206

**STANDARDS, CRITERIA AND FINDINGS**

<p><b>1. Is this situation unique or similar to other properties in the neighborhood?</b></p>	<p><b><u>Recommendation:</u></b></p> <p>Unique. The subject property is located where there is a large mix of residential lot sizes. There is a residential subdivision to the north with 50 foot lot wide lots. To the south, lots arrange from 1 acre to 3 acres in size.</p> <p>There is a companion Waiver of Road Frontage Application <b>Ordinance 2023-543 (WRF-23-09)</b> which is requesting a reduction of the required minimum road frontage from 160 feet to 0 feet. Staff is recommending that the waiver be approved.</p>
<p><b>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</b></p>	<p><b><u>Recommendation:</u></b></p> <p>Yes. It is seen as a practical difficulty to not allow for the lot to be developed in its current size when other lots of similar nature have been subdivided.</p>

<p><b>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</b></p>	<p><b><u>Recommendation:</u></b></p> <p>Yes. The request is not based exclusively upon a desire to reduce the cost of developing the site, but rather to allow for a second home for a family member to be built on the lot.</p>
<p><b>4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...</b></p>	<p><b><u>Recommendation:</u></b></p> <p>Yes. The proposed deviations will not diminish property values in, nor alter the essential character of the surrounding neighborhood. As previously mentioned, the lots in the immediate area range in size from 5,500 square feet to 3 acres.</p>
<p><b>5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...</b></p>	<p><b><u>Recommendation:</u></b></p> <p>Yes. The only laws the proposed lot does not meet are the lot area and road frontage. The proposed deviations would be unlikely to have a negative result on the public health and safety as they would allow a second single family home to be built on the property.</p>
<p><b>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</b></p>	<p><b><u>Recommendation:</u></b></p> <p>Yes. The intent of the Zoning Code is to promote the health and safety of the public while allowing deviations that result in development harmonious with the existing pattern of development. The proposed deviation is in harmony with the spirit and intent of the code.</p>
<p><b>7. The City landscape architect (has/has not) recommended the proposed deviation.</b></p>	<p>N/A</p>
<p><b>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</b></p>	<p>N/A</p>

**PLANNING DEPARTMENT RECOMMENDATION:** Approve

**DATE OF REPORT:** October 3, 2023

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on September 22, 2023 by the Planning and Development Department the required Notice of Public Hearing sign **was** posted.

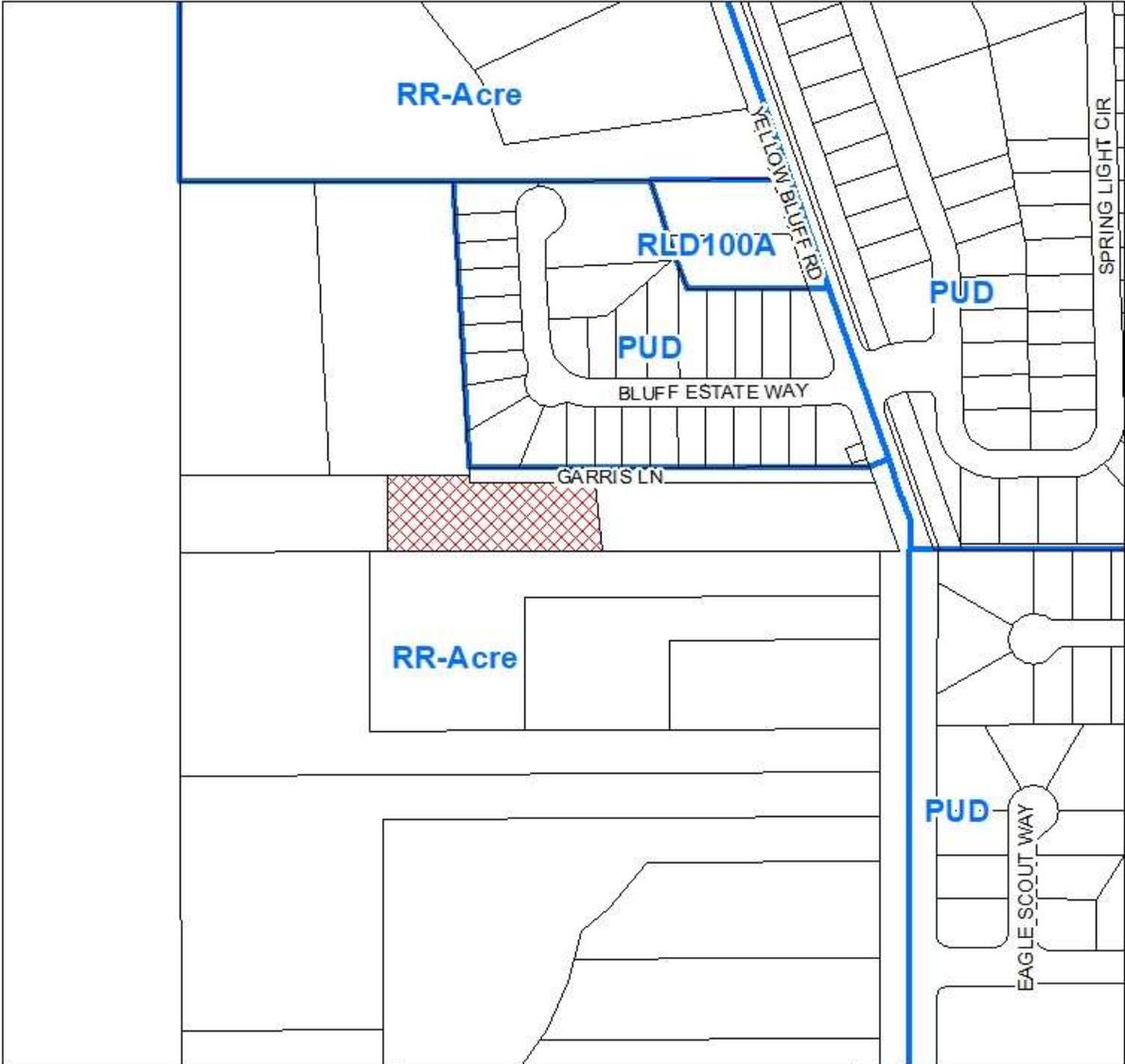




View of the Subject Site



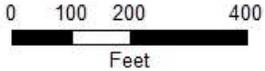
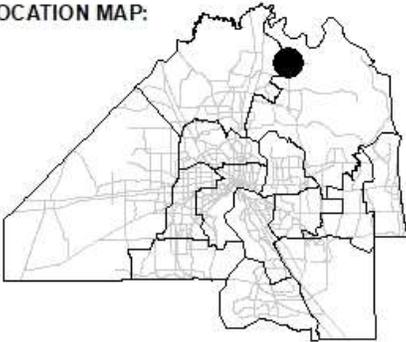
View of Garris Lane



REQUEST SOUGHT:

**REDUCE REQUIRED LOT ARE FROM 2 ACRES TO 1.0 ACRES.**

LOCATION MAP:



COUNCIL DISTRICT:

**2**

TRACKING NUMBER

**AD-23-43**

**EXHIBIT 2  
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