

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2023-706**

AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION APPLICATION AD-23-84, FOR PROPERTY LOCATED IN COUNCIL DISTRICT 5 AT 0 ST. AUGUSTINE ROAD, BETWEEN ST. AUGUSTINE ROAD AND LORIMIER ROAD (R.E. NOS. 130411-0110, 130411-0120 AND 130411-0130), AS DESCRIBED HEREIN, OWNED BY T20 HOLDINGS LLC, REQUESTING TO: (1) DECREASE THE MINIMUM NUMBER OF LOADING SPACES FROM ONE TO ZERO, (2) REDUCE THE PERIMETER LANDSCAPE BUFFER BETWEEN VEHICLE USE AREA AND ABUTTING PROPERTY ALONG THE SOUTH BOUNDARY FROM FIVE FEET TO TWO FEET, (3) DECREASE THE MINIMUM WIDTH OF DRIVEWAY ACCESS FROM ST. AUGUSTINE ROAD FROM 24 FEET TO 13 FEET, AND (4) REDUCE THE UNCOMPLIMENTARY LAND-USE BUFFER WIDTH FROM TEN FEET TO FIVE FEET ALONG THE NORTH PROPERTY BOUNDARY, FROM TEN FEET TO FIVE FEET ALONG THE EAST PROPERTY BOUNDARY AND FROM TEN FEET TO TWO FEET ALONG THE SOUTH PROPERTY BOUNDARY, IN ZONING DISTRICT RESIDENTIAL LOW DENSITY-60 (RLD-60), 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

1 Cyndy Trimmer, Esq. on behalf of the owner of property located in  
2 Council District 5 at 0 St. Augustine Road, between St. Augustine  
3 Road and Lorimier Road (R.E. Nos. 130411-0110, 130411-0120 and 130411-  
4 0130) (the "Subject Property"), requesting to: (1) decrease the  
5 minimum number of loading spaces from one to zero, (2) reduce the  
6 perimeter landscape buffer between vehicle use area and abutting  
7 property along the south boundary from five feet to two feet, (3)  
8 decrease the minimum width of driveway access from St. Augustine Road  
9 from 24 feet to 13 feet, and (4) reduce the uncomplimentary land-use  
10 buffer width from ten feet to five feet along the north property  
11 boundary, from ten feet to five feet along the east property boundary  
12 and from ten feet to two feet along the south property boundary, in  
13 Zoning District Residential Low Density-60 (RLD-60); and

14 **WHEREAS**, the Planning and Development Department has considered  
15 the application and all attachments thereto and has rendered an  
16 advisory recommendation; and

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

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

22 **Section 1. Adoption of Findings and Conclusions.** The  
23 Council has considered the recommendation of the Land Use and Zoning  
24 Committee and reviewed the Staff Report of the Planning and  
25 Development Department concerning administrative deviation  
26 Application AD-23-84, which requests to: (1) decrease the minimum  
27 number of loading spaces from one to zero, (2) reduce the perimeter  
28 landscape buffer between vehicle use area and abutting property along  
29 the south boundary from five feet to two feet, (3) decrease the  
30 minimum width of driveway access from St. Augustine Road from 24 feet  
31 to 13 feet, and (4) reduce the uncomplimentary land-use buffer width

1 from ten feet to five feet on the north property boundary, from ten  
2 feet to five feet on the east property boundary and from ten feet to  
3 two feet on the south property boundary. Based upon the competent,  
4 substantial evidence contained in the record, the Council hereby  
5 determines that the requested administrative deviation meets each of  
6 the following criteria required to grant the request pursuant to  
7 Section 656.109(h), *Ordinance Code*, as specifically identified in the  
8 Staff Report of the Planning and Development Department:

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

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

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

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

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

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

28 Therefore, administrative deviation Application AD-23-84 is  
29 hereby approved.

30 **Section 2. Owner and Description.** The Subject Property is  
31 owned by T20 Holdings LLC and is described in **Exhibit 1**, dated August

1 3, 2023, and graphically depicted in **Exhibit 2**, both attached hereto.  
2 The applicant is Cyndy Trimmer, Esq., One Independent Drive, Suite  
3 1200, Jacksonville, Florida 32202; (904) 807-0185.

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

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

10 **Section 4. Effective Date.** The enactment of this Ordinance

11 shall be deemed to constitute a quasi-judicial action of the City  
12 Council and shall become effective upon signature by the Council  
13 President and Council Secretary.

14  
15 Form Approved:

16  
17           /s/ Mary E. Staffopoulos          

18 Office of General Counsel

19 Legislation Prepared By: Jacquelyn Williams

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