

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2020-726**

5 AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION  
6 APPLICATION AD-20-72, LOCATED IN COUNCIL  
7 DISTRICT 14 AT 2841 DORIC AVENUE, BETWEEN  
8 MCGIRTS BOULEVARD AND BALTIC STREET (R.E. NO.  
9 101492-0000) AS DESCRIBED HEREIN, OWNED BY  
10 CHERYL P. LAUCKS, REQUESTING TO REDUCE THE  
11 REQUIRED MINIMUM LOT WIDTH FROM 90 FEET TO 62.50  
12 FEET FOR TWO LOTS AND TO REDUCE THE REQUIRED  
13 MINIMUM LOT AREA FROM 9,900 FEET TO 9,375 FEET  
14 FOR TWO LOTS, IN ZONING DISTRICT RESIDENTIAL  
15 LOW DENSITY-90 (RLD-90), AS DEFINED AND  
16 CLASSIFIED UNDER THE ZONING CODE; PROVIDING AN  
17 EFFECTIVE DATE.  
18

19 **WHEREAS**, an application for an administrative deviation, **On File**  
20 with the City Council Legislative Services Division, was filed by  
21 Brenna M. Durden, Esq., on behalf of Cheryl P. Laucks, the owner of  
22 property located in Council District 14 at 2841 Doric Avenue, between  
23 McGirts Boulevard and Baltic Street (R.E. No. 101492-0000) (Subject  
24 Property), requesting to reduce the required minimum lot width from  
25 90 feet to 62.50 feet for two lots and to reduce the required minimum  
26 lot area from 9,900 feet to 9,375 feet for two lots, in Zoning  
27 District Residential Low Density-90 (RLD-90); and

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

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice

1 held a public hearing and having duly considered both the testimonial  
2 and documentary evidence presented at the public hearing, has made  
3 its recommendation to the Council; now, therefore

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

5 **Section 1. Adoption of Findings and Conclusions.** The  
6 Council has considered the recommendation of the Land Use and Zoning  
7 Committee and reviewed the Staff Report of the Planning and  
8 Development Department concerning administrative deviation  
9 Application AD-20-72. Based upon the competent, substantial evidence  
10 contained in the record, the Council hereby determines that the  
11 requested administrative deviation meets each of the following  
12 criteria required to grant the request pursuant to Section 656.109(h),  
13 *Ordinance Code*, as specifically identified in the Staff Report of the  
14 Planning and Development Department:

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

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

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

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

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

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

3 Therefore, administrative deviation Application AD-20-72 is  
4 hereby **approved**.

5 **Section 2. Owner and Description.** The Subject Property is  
6 owned by Cheryl P. Laucks, and is described in **Exhibit 1**, dated  
7 November 10, 2020, and graphically depicted in **Exhibit 2**, both  
8 **attached hereto**. The agent is Brenna M. Durden, Esq., 245 Riverside  
9 Avenue, Suite 510, Jacksonville, Florida 32202; (904) 353-6410.

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

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

20  
21 Form Approved:

22  
23 /s/ Shannon K. Eller

24 Office of General Counsel

25 Legislation Prepared By: Erin Abney

26 GC-#1401128-v1-AD-20-72.docx