

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2020-726-E**

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
12 62.50 FEET FOR TWO LOTS AND TO REDUCE THE
13 REQUIRED MINIMUM LOT AREA FROM 9,900 FEET TO
14 9,375 FEET FOR TWO LOTS, IN ZONING DISTRICT
15 RESIDENTIAL LOW DENSITY-90 (RLD-90), AS
16 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
17 PROVIDING AN EFFECTIVE DATE.
18

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

28 **WHEREAS**, the Planning and Development Department has
29 considered the application and all attachments thereto and has
30 rendered an 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
2 testimonial and documentary evidence presented at the public
3 hearing, has made 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
7 Zoning 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
10 evidence contained in the record, the Council hereby determines
11 that the requested administrative deviation meets each of the
12 following criteria required to grant the request pursuant to
13 Section 656.109(h), *Ordinance Code*, as specifically identified in
14 the Staff Report of the Planning and Development Department:

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

17 (2) The request is not based exclusively upon a desire to
18 reduce the cost of developing the site, but would accomplish some
19 result that is in the public interest, such as, for example,
20 furthering the preservation of natural resources by saving a tree
21 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
28 public health, safety or welfare, result in additional public
29 expense, the creation of nuisances, or conflict with any other
30 applicable law;

31 (5) The proposed deviation has been recommended by a City

1 landscape architect, if the deviation is to reduce required
2 landscaping; and

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

5 Therefore, administrative deviation Application AD-20-72 is
6 hereby **approved**.

7 **Section 2. Owner and Description.** The Subject Property is
8 owned by Cheryl P. Laucks, and is described in **Exhibit 1**, dated
9 November 10, 2020, and graphically depicted in **Exhibit 2**, both
10 **attached hereto**. The agent is Brenna M. Durden, Esq., 245
11 Riverside Avenue, Suite 510, Jacksonville, Florida 32202; (904)
12 353-6410.

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

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

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24 Form Approved:

25
26 /s/ Shannon K. Eller

27 Office of General Counsel

28 Legislation Prepared By: Erin Abney

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