

**AD-09-100**

**LOCATION: 6300 Beach Blvd**

**REAL ESTATE NUMBER: 136039-0000**

- DEVIATION SOUGHT:**
- 1. Reduce uncomplimentary buffer adjacent to residential from 10 feet to 7.5 feet on the east property line**
  - 2. Reduce the perimeter landscape buffer from 5 feet to 0 feet on the south property line**

**Proposed and Existing Parking**

**PRESENT ZONING: PBF-2**

**CURRENT LAND USE: PBF**

**PLANNING DISTRICT: 3**

**COUNCIL DISTRICT: 4**

**SIGNS POSTED: 2**

**OWNER: TBJ Behavioral Center, LLC  
Attn: Steve Davidson  
6640 Carothers Parkway, Ste. 500  
Franklin, TN 37067**

**AGENT: Janet O. Whitmill  
P.O. Box 5212  
Jacksonville, FL 32247**

**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> The applicant seeks to reduce the uncomplimentary land use buffer along the east property line that is required by Section 656.1216 from ten feet wide to seven and a half feet wide. In addition the applicant is seeking to reduce the minimum required landscape buffer between vehicle use area and abutting property along the south property line that is required by Section 656.1215(b) from five feet minimum width to zero feet minimum width. The subject property was developed in the current configuration in 1973. No adverse complaints pertaining to site development are entered into the City of Jacksonville C.A.R.E. system. The applicant seeks to construct a new facility on a different portion of the property that will not materially affect the existing non-conformity.</p>
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	<p><b><u>Findings:</u></b></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>          Strict application of the Code is impractical due to distance limitations and area constraints imposed by existing construction. Redevelopment to code standards is impractical. Similar requests in the area is unlikely, and the cumulative impact of similar requests would be minimal.</p> <p><b><u>Findings:</u></b></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>          No, the applicant is attempting to improve the property and has thus triggered the requirement to bring the property into compliance with part 12 of the Zoning Code. There is no practical way for the applicant to meet the requirements of the Zoning Code.</p> <p><b><u>Findings:</u></b></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>          No, this deviation is sought for a structure that has existed since 1973. The property is zoned Public Buildings and Facilities-2 (PBF-2), and is adjacent to Commercial Community General-2 (CCG-2) and Commercial Residential Office (CRO) and Residential Low Density-60 (RLD-60) and is thus in character with the surrounding mixed use area.</p> <p><b><u>Findings:</u></b></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>          No, The grant of this request as conditioned 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 as the property structure has existed since 1973 and fits the general character of the surrounding area.          It has been suggested by department staff that the <b>approval of this deviation shall not apply if the site is subject to comprehensive redevelopment. (see memo)</b></p> <p><b><u>Findings:</u></b></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>Recommendation:</b> Yes, The intent of the Code is to allow for deviations from the strict letter of regulation for those properties that present unique situations.</p> <p>The renovations and redevelopment of the property is in the public interest.</p> <p><b>Findings:</b></p>
<p><b>7. The City landscape architect (has/has not) recommended the proposed deviation.</b></p>	<p>The City of Jacksonville's Landscape Architect recommended approval of this request. (see attached memorandum)</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>

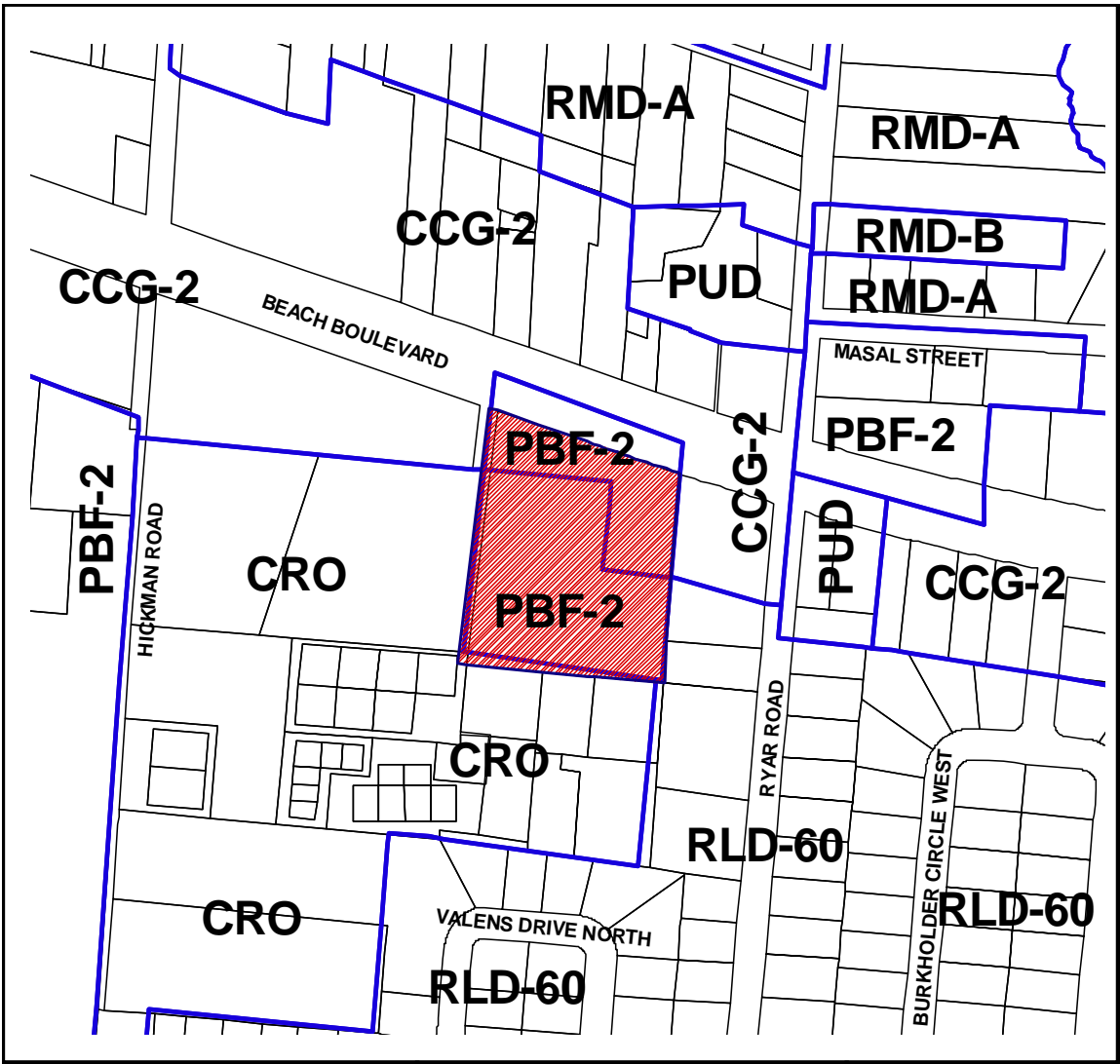
**PLANNER RECOMMENDATION: Approved With Condition(s)**  
**DATE OF REPORT: 10/30/09**

**ZONING ADMINISTRATORS DECISION:**  
**DATE:**

**1. The approval shall not apply if the site is subject to comprehensive redevelopment.**

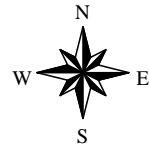
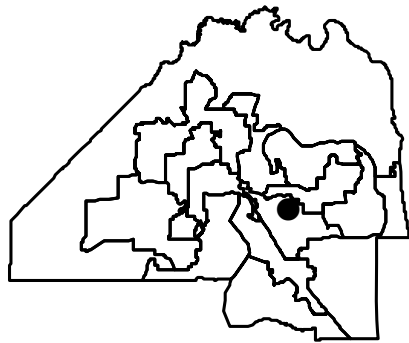






REQUEST SOUGHT:

REDUCE  
LANDSCAPE REQUIREMENTS



0 100 Feet



COUNCIL DISTRICT:

4

APPLICATION NUMBER:

AD-2009-0100