

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-442-E

AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION APPLICATION AD-26-25, FOR PROPERTY LOCATED IN COUNCIL DISTRICT 5 AT 1200 KING AVENUE, BETWEEN INTERSTATE 95 AND KINGS AVENUE (R.E. NO. 080806-0000), AS DESCRIBED HEREIN, OWNED BY LMS HOLDINGS, LLC, REQUESTING TO (1) REDUCE MINIMUM NUMBER OF OFF-STREET PARKING SPACES FROM SIXTEEN (16) TO ZERO (0) SPACES, (2) DECREASE MINIMUM NUMBER OF LOADING SPACES FROM ONE (1) REQUIRED TO ZERO (0) LOADING SPACES, (3) REDUCE VEHICLE USE AREA INTERIOR LANDSCAPE FROM 281 SQUARE FEET TO 0 SQUARE FEET, (4) REDUCE THE PERIMETER LANDSCAPE BUFFER AREA BETWEEN VEHICLE USE AREA AND ABUTTING PROPERTY FROM FIVE (5) FEET MINIMUM WIDTH REQUIRED ALONG THE SOUTHERN BOUNDARY TO ZERO (0) FEET AND ALONG THE WEST BOUNDARY TO ZERO (0) FEET, (5) REDUCE THE NUMBER OF TREES ALONG THE SOUTH PROPERTY BOUNDARY FROM ONE (1) REQUIRED TO ZERO (0) TREES AND THE WEST PROPERTY BOUNDARY FROM ONE (1) REQUIRED TO ZERO (0), AND (6) DECREASE THE MINIMUM WIDTH OF THE DRIVEWAY ACCESS FROM NAUGLE WAY FROM 24 FEET REQUIRED TO 9.8 FEET IN ZONING DISTRICT COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1), 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 Cyndy Trimmer, Esq. on behalf of LMS Holdings, LLC, the owners of property located in Council District 5 at 1200 King Avenue, between Interstate 95 and Kings Avenue (R.E. No. 080806-0000) (the "Subject Property"), requesting to (1) reduce minimum number of off-street parking spaces from sixteen (16) to zero (0) spaces, (2) decrease minimum number of loading spaces from one (1) required to zero (0) loading spaces, (3) reduce vehicle use area interior landscape from 281 square feet to 0 square feet, (4) reduce the perimeter landscape buffer area between vehicle use area and abutting property from five (5) feet minimum width required along the southern boundary to zero (0) feet and along the west boundary to zero (0) feet, (5) reduce the number of trees along the south property boundary from one (1) required to zero (0) trees and the west property boundary from one (1) required to zero (0), and (6) decrease the minimum width of the driveway access from Naugle Way from 24 feet required to 9.8 feet in Zoning District Commercial Community/General-1 (CCG-1); and

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

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

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

Section 1. Adoption of Findings and Conclusions. The Council has considered the recommendation of the Land Use and Zoning Committee and reviewed the Staff Report of the Planning and

Development Department concerning administrative deviation Application AD-26-25, which requests to (1) reduce minimum number of off-street parking spaces from sixteen (16) to zero (0) spaces, (2) decrease minimum number of loading spaces from one (1) required to zero (0) loading spaces, (3) reduce vehicle use area interior landscape from 281 square feet to 0 square feet, (4) reduce the perimeter landscape buffer area between vehicle use area and abutting property from five (5) feet minimum width required along the southern boundary to zero (0) feet and along the west boundary to zero (0) feet, (5) reduce the number of trees along the south property boundary from one (1) required to zero (0) trees and the west property boundary from one (1) required to zero (0), and (6) decrease the minimum width of the driveway access from Naugle Way from 24 feet required to 9.8 feet in Zoning District Commercial Community/General-1 (CCG-1). Based upon the competent, substantial evidence contained in the record, the Council hereby determines that the requested administrative deviation meets each of the following criteria required to grant the request pursuant to Section 656.109(h), *Ordinance Code*, as specifically identified in the Staff Report of the Planning and Development Department:

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

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

(3) 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;

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

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

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

9 Therefore, administrative deviation Application AD-26-25 is
10 hereby approved.

11 **Section 2. Owner and Description.** The Subject Property is
12 owned by LMS Holdings, LLC, and is described in **Exhibit 1**, dated
13 April 13, 2026, and graphically depicted in **Exhibit 2**, both attached
14 hereto. The applicant is Cyndy Trimmer, Esq., One Independent Drive,
15 Suite 1200, Jacksonville, Florida 32202; (904) 807-0185;
16 ckt@drivermcafee.com.

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

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

Form Approved:

/s/ Terrence Harvey

Office of General Counsel

Legislation Prepared By: Kareena Mehta

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