

**2024-0926/AD-24-73**

**LOCATION:** 2002 San Marco Boulevard

**REAL ESTATE NUMBER:** 081245-0000

**DEVIATION SOUGHT:** Reduce the minimum number of off-street parking spaces from 2 to 0.

**PRESENT ZONING:** CCG-1

**CURRENT LAND USE:** CGC

**PLANNING DISTRICT:** 3    **COUNCIL DISTRICT:** 5    **SIGNS POSTED:** 1

**OWNER:**

Marcore, LLC  
2002 San Marco Boulevard, Suite 200  
Jacksonville, Florida 32207

**AGENT:**

David C. Hagan  
The Southern Group  
208 N. Laura Street, Suite 710  
Jacksonville, Florida 32202

**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> Similar. The Application for Administrative Deviation seeks to reduce the minimum number of off-street parking spaces from 2 to 0. Application for Administrative Deviation, AD-12-38, which reduced the required parking spaces from 45 to 0, was previously granted for this property. While the Code requires the new restaurant to have 47 parking spaces, and with the existing AD, the request to reduce the parking spaces is only needed for the unaccounted for two parking spaces.</p> <p>The subject property is approximately 0.23± acre parcel apart of a bigger commercial shopping center in San Marco Square. The proposed deviation arises out of the physical surroundings, shape, or conditions common to sites in the San Marco Square. The structure on the property was built in 1941, and like other</p>
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	<p>properties in the corridor, the building was constructed to the build-to line and does not provide on-site parking.</p> <p>This administrative deviation application has two companion applications. The first companion application is a Wavier of Liquor Distance application (WLD-24-17) which seeks to reduce the required minimum distance between the proposed liquor license location at 2002 San Marco Boulevard and Aspire Church San Marco located at 1435 Atlantic Boulevard from 500 feet to 330 feet. The application was approved by the Planning Commission on November 7, 2024.</p> <p>The second companion application is an exception application 2024-0925 (E-24-54) which seeks to allow for an establishment or facility which includes the retail sale of all alcoholic beverages, in conjunction with a restaurant for on-premises consumption.</p> <p>Several similar requests for reduction of required parking spaces have been granted for properties within the San Marco Overlay, including:</p> <ul style="list-style-type: none"><li>- AD-10-72 located at 1501 San Marco Blvd which reduced the required spaces from 34 to 16.</li><li>- AD-11-30 located at 1501 San Marco Blvd which reduced the required spaces from 21 to 0.</li><li>- AD-13-56 located at 1981 San Marco Blvd which reduced the required parking spaces from 47 to 0.</li><li>- AD-16-25 located at 2103 San Marco Blvd which reduced the required parking spaces from 43 to 8.</li></ul>
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	<ul style="list-style-type: none"> <li>- AD-18-43 located at 1986 San Marco Blvd which reduced the required parking spaces from 85 to 0.</li> <li>- AD-22-17 located at 1538 Hendricks Avenue which reduced the required parking spaces from 46 to 6.</li> <li>- AD-24-29 located at 1980 San Marco Blvd which reduces the required parking spaces from 58 to 0.</li> </ul> <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>                  Yes. There are practical difficulties associated with carrying out the strict letter of the regulation, according to the applicant, San Macro Square was constructed between the 1920s and the 1940s with businesses relying on shared on-street parking. Due to the built-out conditions, it is not possible or practical to provide on-site parking for the property.</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>                  Yes. The proposed deviation is not based solely upon a desire to reduce the cost of developing the site, and the accomplished result is in the public's best interest. According to the applicant, because the property is already developed, the administrative deviation will not reduce the cost of developing the site. Granting the deviation will allow for the reuse of the existing building consistent with the surrounding businesses. Additionally, according to the applicant granting the deviation for the existing building will preserve the historic fabric of the corridor consistent with the intent of the San Marco Overlay.</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>                  Yes. Staff finds no evidence that the proposed deviation is likely to diminish property values in the surrounding area nor alter the essential character of the area. The requested deviation will fill a vacant space with a use that is compatible and consistent with the surrounding area. According to the applicant, the property is located within the San Marco Square where each business primarily relies upon on-street parking and the surface lot provided by the Southside Baptist Church. It is not possible for properties in the San Marco Square to provide on-site parking due to the pattern of development and the existing as-built conditions.</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>                  Yes. The proposed deviation is unlikely to have a detrimental effect on the public health, safety or welfare, nor create a public expense or potential nuisance if approved.</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><u>Recommendation:</u></b>                  Yes. The proposed deviation is in harmony with the spirit and intent of the Zoning Code, which seeks to allow site improvements through Zoning Code relief, encourage economic development, and promote the health, safety and general</p>

	welfare of the public as outlined in the 2045 Comprehensive Plan.  <u><b>Findings:</b></u>
<b>7. The City landscape architect has recommended the proposed deviation.</b>	N/A
<b>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</b>	There are currently no existing Zoning Code violations associated with the subject property.

**PLANNER RECOMMENDATION: APPROVE**  
**DATE OF REPORT: January 22, 2025**

Upon visual inspection of the subject property on **December 4, 2024**, the Planning and Development Department staff observed that the required Notice of Public Hearing sign **was** posted.





**View of Subject Property**



**View of Adjacent Property**



**View of Adjacent Property**



**View of Properties Opposite of Subject Site**





**Aerial view of Subject Property**