

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-534**

5 AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION
6 APPLICATION AD-26-34, FOR PROPERTY LOCATED IN
7 COUNCIL DISTRICT 7 AT 2030 WALNUT STREET,
8 BETWEEN 10TH STREET EAST AND CARMEN STREET (R.E.
9 NO. 072112-0000), AS DESCRIBED HEREIN, OWNED BY
10 4 LOCO INVESTORS, LLC, REQUESTING TO (1) REDUCE
11 MINIMUM NUMBER OF OFF-STREET PARKING SPACES FROM
12 SIXTY-THREE (63) TO ZERO (0) SPACES, (2) REDUCE
13 THE NORTH UNCOMPLIMENTARY LAND USE BUFFER WIDTH
14 FROM TEN (10) FEET TO ZERO (0) FEET, (3) REDUCE
15 THE NORTH BUFFER TREES FROM TEN (10) TO ZERO (0)
16 REQUIRED TREES, AND (4) REDUCE THE NORTH VISUAL
17 SCREEN FROM 6 FEET TALL AND 85% OPAQUE TO 4 FEET
18 TALL AND 0% OPACITY, IN ZONING DISTRICT
19 INDUSTRIAL LIGHT (IL), AS DEFINED AND CLASSIFIED
20 UNDER THE ZONING CODE; ADOPTING RECOMMENDED
21 FINDINGS AND CONCLUSIONS OF THE LAND USE AND
22 ZONING COMMITTEE; PROVIDING FOR DISTRIBUTION;
23 PROVIDING AN EFFECTIVE DATE.
24

25 **WHEREAS,** an application for an administrative deviation, **On**
26 **File** with the City Council Legislative Services Division, was filed
27 by Felicia Lake on behalf of 4 Loco Investors, LLC, the owners of
28 property located in Council District 7 at 2030 Walnut Street, between
29 10th Street East and Carmen Street (R.E. No. 072112-0000) (the "Subject
30 Property"), requesting to (1) reduce minimum number of off-street
31 parking spaces from sixty-three (63) to zero (0) spaces, (2) reduce

1 the north uncomplimentary land use buffer width from ten (10) feet
2 to zero (0) feet, (3) reduce the north buffer trees from ten (10) to
3 zero (0) required trees, and (4) reduce the north visual screen from
4 6 feet tall and 85% opaque to 4 feet tall and 0% opacity, in Zoning
5 District Industrial Light (IL); and

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

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

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

14 **Section 1. Adoption of Findings and Conclusions.** The
15 Council has considered the recommendation of the Land Use and Zoning
16 Committee and reviewed the Staff Report of the Planning and
17 Development Department concerning administrative deviation
18 Application AD-26-34, which requests to (1) reduce minimum number of
19 off-street parking spaces from sixty-three (63) to zero (0) spaces,
20 (2) reduce the north uncomplimentary land use buffer width from ten
21 (10) feet to zero (0) feet, (3) reduce the north buffer trees from
22 ten (10) to zero (0) required trees, and (4) reduce the north visual
23 screen from 6 feet tall and 85% opaque to 4 feet tall and 0% opacity
24 in Zoning District Industrial Light (IL). Based upon the competent,
25 substantial evidence contained in the record, the Council hereby
26 determines that the requested administrative deviation meets each of
27 the following criteria required to grant the request pursuant to
28 Section 656.109(h), *Ordinance Code*, as specifically identified in the
29 Staff Report of the Planning and Development Department:

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

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

5 (3) The proposed deviation will not substantially diminish
6 property values in, nor alter the essential character of, the area
7 surrounding the site and will not substantially interfere with or
8 injure the rights of others whose property would be affected by the
9 deviation;

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

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

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

18 Therefore, administrative deviation Application AD-26-34 is
19 hereby approved.

20 **Section 2. Owner and Description.** The Subject Property is
21 owned by 4 Loco Investors, LLC, and is described in **Exhibit 1**, dated
22 November 21, 2025, and graphically depicted in **Exhibit 2**, both
23 attached hereto. The applicant is Felicia Luke, 140 West 9th Street,
24 Jacksonville, Florida 32206; (904) 422-2749; mcluke71@gmail.com.

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

31 **Section 4. Effective Date.** The enactment of this Ordinance

1 shall be deemed to constitute a quasi-judicial action of the City
2 Council and shall become effective upon signature by the Council
3 President and Council Secretary.

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5 Form Approved:

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7 /s/ Terrence Harvey

8 Office of General Counsel

9 Legislation Prepared By: Regnissha Martin

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