

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-19

AN ORDINANCE APPROVING APPLICATION FOR ZONING
VARIANCE V-25-32, FOR PROPERTY LOCATED IN
COUNCIL DISTRICT 5 AT 1435 NALDO AVENUE, UNIT 1,
BETWEEN NALDO AVENUE AND HENDRICKS AVENUE SOUTH
OF RAILWAY (R.E. NO (S). 080676-0000), AS
DESCRIBED HEREIN, OWNED BY SAN MARCO UNION HALL,
LLC, REQUESTING TO INCREASE THE SEATING CAPACITY
FOR A RESTAURANT FROM SIXTY (60) SEATS TO
NINETY-SIX (96) SEATS, IN THE ZONING DISTRICT
COMMERCIAL, RESIDENTIAL AND OFFICE (CRO)
DISTRICT, 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 a zoning variance, **On File** with the City Council Legislative Services Division, was filed by Lawrence Yancy, on behalf of San Marco Union Hall, LLC, the owner of property located in Council District 5 at 1435 Naldo Avenue, Unit 1, between Naldo Avenue and Hendricks Avenue (R.E. No(s). 080676-0000) (the "Subject Property"), requesting to increase the seating capacity for a restaurant from 60 to 96 seats, in the Commercial, Residential and Office (CRO) District; and

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

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

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

6 **Section 1. Adoption of Findings and Conclusions.** The
7 Council has considered the recommendation of the Land Use and Zoning
8 Committee and reviewed the Staff Report of the Planning and
9 Development Department concerning application for zoning variance V-
10 25-32. Based upon the competent, substantial evidence contained in
11 the record, the Council hereby determines that the requested zoning
12 variance meets each of the following criteria required to grant the
13 request pursuant to Section 656.132(c), *Ordinance Code*, as
14 specifically identified in the Staff Report of the Planning and
15 Development Department:

16 (1) The proposed request is consistent with the definition of a
17 variance;

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

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

24 (4) The proposed variance will not substantially diminish
25 property values in, nor alter the essential character of, the area
26 surrounding the sites and will not substantially interfere with or
27 injure the rights of others whose property would be affected by
28 approval of the variance;

29 (5) The proposed variance will not be detrimental to the public
30 health, safety or welfare, result in additional public expense, the
31 creation of nuisances, or conflict with any other applicable law; and

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

Therefore, zoning variance application V-25-32 is hereby
approved.

Section 2. Owner and Description. The Subject Property is owned by San Marco Union Hall, LLC, and is described in **Exhibit 1**, dated October 23, 2025, and graphically depicted in **Exhibit 2**, both attached hereto. The applicant is Lawrence Yancy, 1309 Saint Johns Bluff Road North, Building A, Suite 2, Jacksonville, Florida, 32225; (904) 568-4317.

Section 3. Distribution by Legislative Services.

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

Section 4. Effective Date. The enactment of this Ordinance

shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and Council Secretary. Failure to exercise the zoning variance, if herein granted, by the commencement of the use or action herein approved within one (1) year of the effective date of this legislation shall render this zoning variance invalid and all rights arising therefrom shall terminate.

Form Approved:

/s/ Terrence Harvey

Office of General Counsel

Legislation Prepared By: Stephen Nagbe

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