

1 Introduced by the Land Use and Zoning Committee:
2
3

4 **ORDINANCE 2026-442**

5 AN ORDINANCE GRANTING ADMINISTRATIVE DEVIATION
6 APPLICATION AD-26-25, FOR PROPERTY LOCATED IN
7 COUNCIL DISTRICT 5 AT 1200 KING AVENUE, BETWEEN
8 INTERSTATE 95 AND KINGS AVENUE (R.E. NO. 080806-
9 0000), AS DESCRIBED HEREIN, OWNED BY LMS
10 HOLDINGS, LLC, REQUESTING TO (1) REDUCE MINIMUM
11 NUMBER OF OFF-STREET PARKING SPACES FROM SIXTEEN
12 (16) TO ZERO (0) SPACES, (2) DECREASE MINIMUM
13 NUMBER OF LOADING SPACES FROM ONE (1) REQUIRED
14 TO ZERO (0) LOADING SPACES, (3) REDUCE VEHICLE
15 USE AREA INTERIOR LANDSCAPE FROM 281 SQUARE FEET
16 TO 0 SQUARE FEET, (4) REDUCE THE PERIMETER
17 LANDSCAPE BUFFER AREA BETWEEN VEHICLE USE AREA
18 AND ABUTTING PROPERTY FROM FIVE (5) FEET MINIMUM
19 WIDTH REQUIRED ALONG THE SOUTHERN BOUNDARY TO
20 ZERO (0) FEET AND ALONG THE WEST BOUNDARY TO
21 ZERO (0) FEET, (5) REDUCE THE NUMBER OF TREES
22 ALONG THE SOUTH PROPERTY BOUNDARY FROM ONE (1)
23 REQUIRED TO ZERO (0) TREES AND THE WEST PROPERTY
24 BOUNDARY FROM ONE (1) REQUIRED TO ZERO (0), AND
25 (6) DECREASE THE MINIMUM WIDTH OF THE DRIVEWAY
26 ACCESS FROM NAUGLE WAY FROM 24 FEET REQUIRED TO
27 9.8 FEET IN ZONING DISTRICT COMMERCIAL
28 COMMUNITY/GENERAL-1 (CCG-1), AS DEFINED AND
29 CLASSIFIED UNDER THE ZONING CODE; ADOPTING
30 RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND
31 USE AND ZONING COMMITTEE; PROVIDING FOR

1 DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.
2

3 **WHEREAS**, an application for an administrative deviation, **On**
4 **File** with the City Council Legislative Services Division, was filed
5 by Cyndy Trimmer, Esq. on behalf of LMS Holdings, LLC, the owners of
6 property located in Council District 5 at 1200 King Avenue, between
7 Interstate 95 and Kings Avenue (R.E. No. 080806-0000) (the "Subject
8 Property"), requesting to (1) reduce minimum number of off-street
9 parking spaces from sixteen (16) to zero (0) spaces, (2) decrease
10 minimum number of loading spaces from one (1) required to zero (0)
11 loading spaces, (3) reduce vehicle use area interior landscape from
12 281 square feet to 0 square feet, (4) reduce the perimeter landscape
13 buffer area between vehicle use area and abutting property from five
14 (5) feet minimum width required along the southern boundary to zero
15 (0) feet and along the west boundary to zero (0) feet, (5) reduce the
16 number of trees along the south property boundary from one (1)
17 required to zero (0) trees and the west property boundary from one
18 (1) required to zero (0), and (6) decrease the minimum width of the
19 driveway access from Naugle Way from 24 feet required to 9.8 feet in
20 Zoning District Commercial Community/General-1 (CCG-1); and

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

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

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

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

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

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

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

27 (3) The proposed deviation will not substantially diminish
28 property values in, nor alter the essential character of, the area
29 surrounding the site and will not substantially interfere with or
30 injure the rights of others whose property would be affected by the
31 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.

1 Form Approved:

2

3 /s/ Terrence Harvey

4 Office of General Counsel

5 Legislation Prepared By: Kareena Mehta

6 GC-#1753852-v1-2026-442_(AD-26-25;_Z-7116).docx