

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2025-632-E

AN ORDINANCE APPROVING APPLICATION FOR ZONING EXCEPTION E-25-36 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 1 AT 9382 ARLINGTON EXPRESSWAY, BETWEEN SOUTHSIDE BOULEVARD AND ATLANTIC BOULEVARD (R.E. NO(S). 123031-0000), AS DESCRIBED HEREIN, OWNED BY BLUE REEF GROUP, INC. REQUESTING AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION, FOR THIRTEENTH FLOOR ENTERTAINMENT GROUP, LLC, D/B/A 13FEG JACKSONVILLE HOLDINGS, LLC, IN THE COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE; ZONING EXCEPTION SUBJECT TO CONDITION; 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 exception, **On File** with the City Council Legislative Services Division, was filed by Christopher Stafford, on behalf of the owner of property located in Council District 1 at 9382 Arlington Expressway, between Southside Boulevard and Atlantic Boulevard (R.E. No(s). 123031-0000) (the "Subject Property"), requesting an establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption, for

Thirteenth Floor Entertainment Group, LLC, d/b/a 13FEG Jacksonville Holdings, LLC, in the Commercial Community/General-1 (CCG-1) District; 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 application for zoning exception E-25-36. Based upon the competent, substantial evidence contained in the record, the Council hereby determines that the requested zoning exception meets each of the following criteria required to grant the request pursuant to Section 656.131(c), *Ordinance Code*, as specifically identified in the Staff Report of the Planning and Development Department:

(1) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;

(2) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values, and existing similar uses or zoning;

(3) Will not have an environmental impact inconsistent with the health, safety and welfare of the community;

(4) Will not have a detrimental effect on vehicular or pedestrian

1 traffic, or parking conditions, and will not result in the generation
2 or creation of traffic inconsistent with the health, safety and
3 welfare of the community;

4 (5) Will not have a detrimental effect on the future development
5 of contiguous properties or the general area, according to the
6 Comprehensive Plan, including any subsequent amendment to the plan
7 adopted by the Council;

8 (6) Will not result in the creation of objectionable or
9 excessive noise, lights, vibrations, fumes, odors, dust or physical
10 activities, taking into account existing uses or zoning in the
11 vicinity;

12 (7) Will not overburden existing public services and facilities;

13 (8) Will be sufficiently accessible to permit entry onto the
14 property by fire, police, rescue and other services; and

15 (9) Will be consistent with the definition of a zoning
16 exception, and will meet the standards and criteria of the zoning
17 classification in which such use is proposed to be located, and all
18 other requirements for such particular use set forth elsewhere in the
19 Zoning Code, or otherwise adopted by the Planning Commission or
20 Council.

21 Therefore, zoning exception application E-25-36 is hereby
22 approved.

23 **Section 2. Zoning Exception Approved Subject to Condition.**

24 This zoning exception is approved subject to the following condition:

25 (1) The zoning exception granted herein shall not be effective
26 unless or until the required Waiver of Minimum Distance Requirements
27 for Liquor License Location (WLD-25-08), pursuant to Section 656.133
28 of the Zoning Code, is issued for the Subject Property.

29 **Section 3. Owner and Description.** The Subject Property is
30 owned by Blue Reef Group, Inc., and is described in **Exhibit 1**, dated
31 August 15, 2025, and graphically depicted in **Exhibit 2**, both attached

hereto. The applicant is Christopher Stafford, 1550 Latimer Street, Suite 277, Denver, CO, 80202; (434) 841-7315.

Section 4. 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 5. 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 exception, 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 exception invalid and all rights arising therefrom shall terminate.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Kareena Mehta

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