

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING EXCEPTION (2025-0518) E-25-25

AUGUST 19, 2025

Location: 1748 Main Street N Units #14 + 16, between 7th Street & 8th Street, & Main Street and Laura Street

Real Estate Number: 071635-0000

Zoning Exeption Sought: Retail sale and service of beer and wine for on-premises consumption

Current Zoning District: Commercial Community /General (CCG-S)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Urban Core, District 1

Council District: District 7

Agent: Smokers Abbey Jax
Loy Thurman
7036 Lenczyk Dr
Jacksonville, FL 32277

Owner: Futuristic Investments, Inc.
2440 Mayport Road #07
Jacksonville, FL 32233

Staff Recommendation: **APPROVE with CONDITION**

GENERAL INFORMATION

Application for Zoning Exception (2025-0518) E-25-25 seeks to permit the retail sale and service of beer and wine for on-premises consumption, granted personnel to Smokers Abbey Jax. The proposed use involves a cigar bar and lounge that will serve beer and wine to accompany it's cigars. The subject site is about 0.2± acres and is located along Main Street North and 8th Street West, a minor arterial roadway. The application site is located within Planning District 1 (urban core), Council District 7, and the Community General Commercial (CGC) land use category within the Urban Priority Development Area. The property also falls within the boundaries of the Springfield Historic District/Springfield overlay.

This area is located within the Springfield Historic District, which encourages residential owner-occupants, mixed use and home businesses, and discourages over-intensive uses. In January 1992, the Springfield Historic District (**Ordinance 91-733-570**) was adopted. The intent of the overlay is to encourage redevelopment and preserve the unique character of the neighborhood, which has previously been negatively impacted by the zoning code. Vertical construction and changes to any existing structures are reviewed by the Planning Department and potentially the Jacksonville Historic Commission.

There is a companion application for a Waiver of Minimum Distance for Liquor License Location (**WLD-25-06**), which seeks to reduce the required minimum distance from a church (Westside Church of Christ-23 8th Street West) from 1,500 feet to 70 feet. This application was heard by the Planning Commission on July 17, 2025, and was approved on the condition that its companion, this application, is also approved.

DEFINITION

According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permissible in the zoning district as exceptions if specific provision for the exception is made in the Zoning Code and the uses are found by the Commission to be in conformity with the standards and criteria for granting the same contained in Section 656.131(c) thereof.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131(c) of the Zoning Code, the Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(i) Will the proposed use be consistent with the Comprehensive Plan?

Yes. The proposed exception for retail sales and service of all alcoholic beverages for on-premises consumption is consistent with the CGC land use category described in the 2045 Comprehensive Plan. The subject site is approximately 0.2 acres and is located at 1748 Main Street N, occupying units 14 +16. The site is situated on the corner of Main Street North and 8th Street West. It is zoned CCG-S with the CGC land use category. CGC in the Urban Priority Development Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Principal uses include commercial retail sales and service establishments including restaurants, hotels and motels, and commercial recreational and entertainment facilities. The proposed exception for retail sales and service of alcoholic beverages for on-site consumption is allowed in the CGC land use category.

Future Land Use Element (FLUE):

- Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

- Policy 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.
- Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

Brownfields Study Area

This site is located within a Brownfields Study Area designated by Resolution 2011-383-A, and as defined in Section 376.79(5), F.S. Since the property is located within a Brownfields Study Area, the owner may request that the property be designated as a Brownfield Site. Not all properties located within the Brownfield Study Area are contaminated. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Tax credits may be available for properties designated as a Brownfield Site.

- (ii) *Will the proposed use 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?*

Yes. The existing uses in this commercial area include several sites that also sell alcoholic beverages for on-premises consumption including but not limited to Strings Brewery, Stumpy's Hatchet House, and Juice Wine Bar. The proposed use is of a similar intensity to the existing uses. The surrounding usages are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Property Use
North	RPI	CRO-S	Church
East	CGC	PUD	Multi-family units
South	CGC	PUD	Shopping Center/Bar
West	CGC	CCG-S	Former Daycare Center (building not in use)

Given the historic nature and pattern of development in this area, it is in the public interest to promote commercial infill and development. Therefore, the Planning Department finds that the proposed cigar lounge and bar would be an appropriate addition to the Springfield Historic District.

- (iii) *Will the proposed use have an environmental impact inconsistent with the health, safety, and welfare of the community?*

No. The proposed use is similar to other uses on the same block of Main Street North and the surrounding neighborhood. The proposed use would have no impact on the environment, nor the health, safety, or welfare of the community. Rather, the proposed use would be compatible with the surrounding commercial uses.

- (iv) *Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community?*

No. The proposed use is similar to neighboring uses and is located within the Springfield commercial area. The Springfield Historic District has a system of communal on-street parking, necessitated by the nature of the historic structures and the lack of room on the property for any of these locations to provide any amount of off-street parking.

Springfield is a historic district, originally established in 1869, before automobiles were widespread and transportation was limited to walking. Parking was limited and on the street parking and surface lots were nonexistent. As this is a historic town center, the CCG-S has no parking minimum requirement, thereby granting special parking considerations are given by the Springfield Overlay.

- (v) *Will the proposed use have a detrimental effect on the future development of contiguous properties or the general area?*

No. The area is fully developed, and the surrounding uses are compatible or of a similar use and

intensity, therefore the approval of this application will have no detrimental effect on contiguous properties or the area at large.

- (vi) ***Will the proposed use result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses or zoning in the vicinity?***

No. The proposed use will not generate any excessive noise, lights, vibrations, odors, fumes, or dust. The area is a thriving commercial area with other similar uses and restaurants. It is not expected that this use will generate any more activity than the surrounding uses already do.

- (vii) ***Will the proposed use overburden existing public services and facilities?***

No. The proposed use will not overburden existing public services or facilities. The proposed use will not increase the demand for public services greater than what is currently available to the site and in the area.

- (viii) ***Will the site be sufficiently accessible to permit entry onto the property for fire, police, rescue and other services?***

Yes. The subject property has access to 8th Street West and Main Street North for vehicles and pedestrians, to permit entry of any emergency personnel in the event of an emergency.

- (ix) ***Will the proposed use be consistent with the definition of a zoning exception and meet the standards and criteria of the zoning classification in which such use is proposed to be located?***

Yes. As more fully set forth in the foregoing findings and conclusions, the proposed exception of retail sales and service of all alcoholic beverages for on premise consumption in conjunction with a cigar lounge will meet the definition of Zoning Exception. On site full alcohol consumption service is an allowable use in the CCG-S zoning district by exception. The grant of this exception is consistent with the 2045 Comprehensive Plan, and the proposed use in an existing commercial area is in keeping with the character of the surrounding neighborhood.

SUPPLEMENTARY INFORMATION

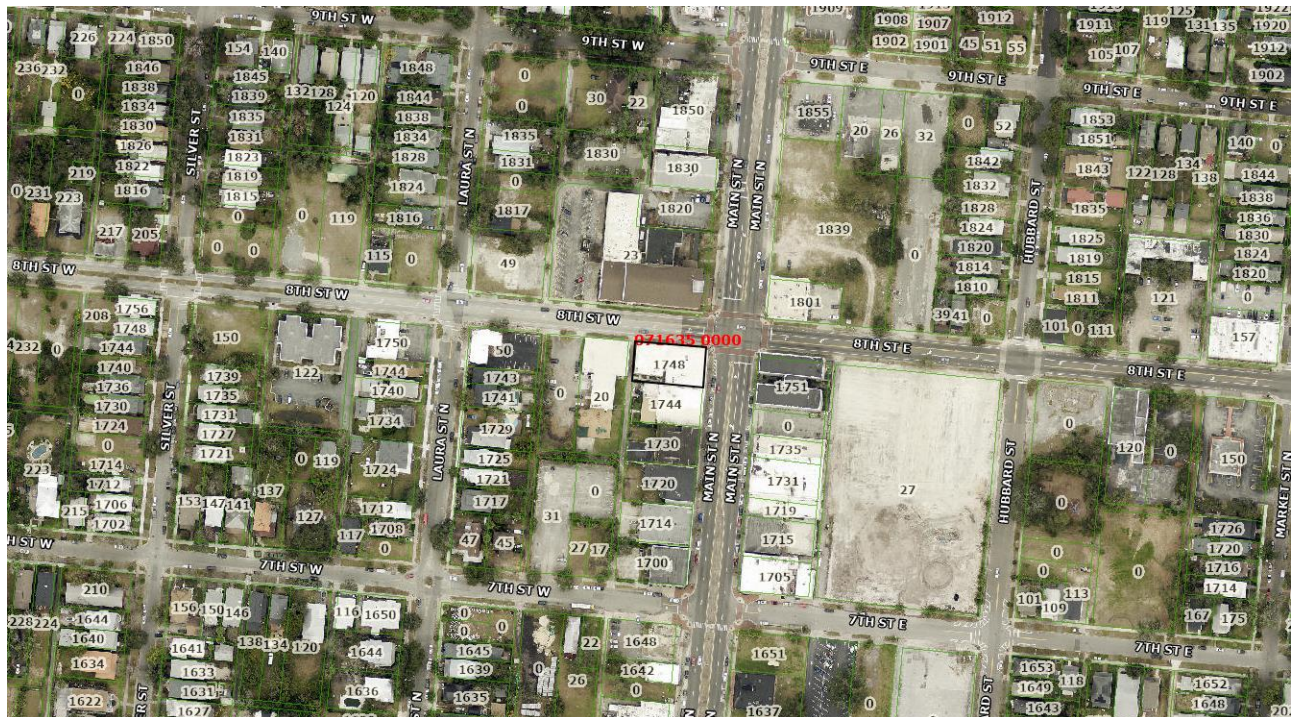
Upon visual inspection of the subject property on **July 1st, 2025**, the Planning Department staff observed that the required Notice of Public Hearing sign **was** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that zoning exception (2025-0518) E-25-25 be **APPROVED** with **CONDITION** granted personal to Smokers Abbey Jax. The Zoning Exception granted herein shall not be effective unless or until the required **Waiver of Minimum Liquor Distance (WLD-25-06)** pursuant to **Section 656.133, Ordinance Code** of the zoning Code is issued for the subject property.

Figure B:



Source: Planning Department, 2024

Aerial View of subject property, facing north

Figure C:



Source: Planning Department, 7/1/2025

Street view of subject property on 8th Street W, facing south

Figure D:



Source: Planning Department, 7/1/2025

View of neighboring establishment, Juice Wine Bar, which sits next to subject property at 1744 North Main Street, facing west. Closest establishment to the nearest church. It opened in June 2025.

Figure E: Legal Map

