

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING EXCEPTION E-23-71

JANUARY 17, 2024

Location: 11101 Old Saint Augustine Road
Between Losco Road and Saint Augustine Road

Real Estate Number: 156418-0230

Zoning Exception Sought: Retail sales and service of all alcoholic beverages for on-premises consumption; in conjunction with a restaurant.

Current Zoning District: Planned Unit Development (PUD-1993-0241-0361)

Current Land Use Category: Community/General Commercial (CGC)

Planning District: Southeast – District 3

Council District: District - 6

Owner: Losco Corners, LLC
C/O Crest Realty Company
P.O. Box 56855
Jacksonville, Florida 32241

Agent: Amanda Hessein Esq.
Rutledge Ecenia, PA
119 South Monroe Street Suite# 202
Tallahassee, Florida 32301

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for **Ordinance 2023-752 (Exception E-23-71)** seeks to permit the on-premises consumption of all alcoholic beverages in conjunction with a restaurant. The site is a stand-alone building, approximately 0.6 acres in size. The building, is located in a shopping center adjacent to several commercial uses. Shores Liquor and Pub, Salento Steakhouse, and St. Marys Seafood are within 1200 feet and offer the sale of all alcoholic beverages in conjunction with a restaurant.

The special liquor survey shows no incompatible uses requiring a Waiver of Liquor Distance

DEFINITION OF ZONING EXCEPTION

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 subject property is located in the Community/ General Commercial (CGC) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan. The CGC category is a commercial category that allows for the sale of alcohol. This application represents a continued re-investment in an existing commercial site.

Future Land Use Element (FLUE):

Objective 3.2

Promote and sustain the viability of existing and emerging commercial and industrial areas to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

This area is a heavily commercialized area, with retail establishments, entertainment, restaurants serving alcohol, and other commercial uses. The addition of the sale of all alcoholic beverages for on premises consumption in conjunction with food sales is consistent with the 2045 Comprehensive Plan in the CGC land use.

(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 area includes several retail stores, a number of office and service uses, as well as several other restaurants. The area is predominantly commercial retail and restaurant that surround the subject property to the north, south and east along Old St. Augustine Road

and Losco Road. The proposed use would not be out of character with the surrounding properties. Adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-D	Apartment complex
South	CGC	PUD 1993-0241-0361	Shopping Center
East	MDR	RMD-C	Townhomes
West	CGC	PUD 1993-0241-361	Shopping Center

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

No. The subject site is along a commercial corridor of Old St. Augustine Road, which includes a large retail store and a number of other ancillary commercial and service uses. The sale of all alcoholic beverages for on premise consumption will not generate any additional pressure on the commercial corridor along Old St. Augustine Road. With the number of other similar uses within the immediate vicinity, it is not anticipated this intensification will have any negative impacts inconsistent with the welfare of the community.

(iv) *Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking condition? Will the proposed use result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community?*

No. The traffic circulation pattern of the site allows for the safe movement of traffic to this commercial uses on the property. The site is accessible to vehicular and pedestrian traffic from Old St. Augustine Road and Losco Road.

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

No. The surrounding uses are predominantly commercial in nature and fully developed with compatible uses. It is not anticipated that approving the expansion of alcohol offerings, with food, at this location will have a negative impact on the surrounding area

(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, the sale of alcohol in conjunction with a restaurant will add no negative effects above the existing uses allowed in the zoning district. Additionally, all service of alcohol will take place indoors.

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

No. The proposed use will not overburden existing public services or facilities. This is an existing commercial center and there is no increase in enclosed space. Therefore, there will not be an increased demand of public services.

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

Yes. The subject property is accessible from Old St. Augustine Road and Losco Road to permit adequate access for fire, police, rescue, and other service vehicles.

(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. 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. The proposed exception is appropriate in this location and consistent with the definition of a zoning exception. As more fully set forth in the foregoing findings and conclusions, the requested use at this location is consistent with the definition of a zoning exception.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 17, 2023, the Planning and Development Department staff observed that the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for **2023-752 (E-23-71)** be **APPROVED**.



Aerial view of subject property



*View of Subject Restaurant Seeking Exception
Source: Planning and Development Department November 17, 2023*



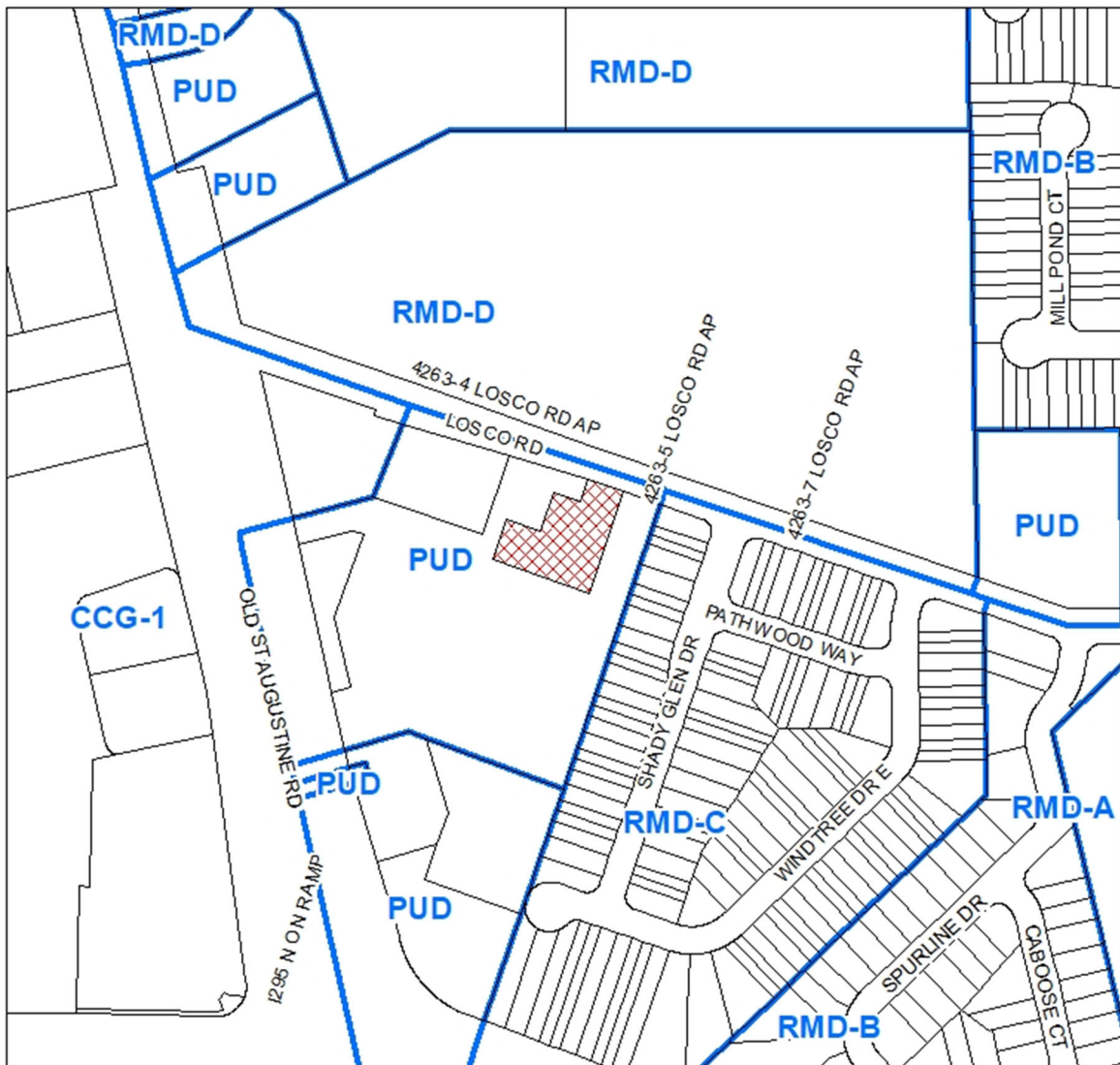
*View of Adjacent Pub Serving all Alcohol
Source: Planning and Development Department November 17, 2023*



*View of Nearby Apartment Complex to the North of the Subject Property
Source: Planning and Development Department November 17, 2023*



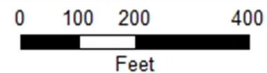
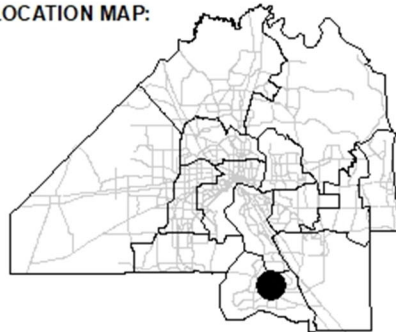
*View of Adjacent Retail Shopping Center
Source: Planning and Development Department November 17, 2023*



REQUEST SOUGHT:

**ZONING EXCEPTION FOR
4COP-SFS ALCOHOLIC
BEVERAGE LICENSE TO
AUTHORIZE THE SALE OF
BEER, WINE, AND LIQUOR
FOR CONSUMPTION ON
THE LICENSED PREMISES**

LOCATION MAP:



COUNCIL DISTRICT:

6

TRACKING NUMBER

T-2023-5176

**EXHIBIT 2
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Legal Map