

Date Submitted: 7/17/23
 Date Filed: 7/24/23

Application Number: WLD-23-13
 Public Hearing: 10/3/23

Application for Waiver of Minimum Distance Requirements for Liquor License Location

City of Jacksonville, Florida

Planning and Development Department

COMPANION APPLICATION / WLD-23-13
 E-23-51

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only	
Current Zoning District: C CG 1	Current Land Use Category: CG C
Council District: 7	Planning District: CG C 5
Previous Zoning Applications Filed (provide application numbers): W-12-8 E-12-18, A-1 424, E-1 42, W-19-14, E-19-3 4	
Applicable Section of Ordinance Code: 656.805 (d)	
Notice of Violation(s): NA	
Neighborhood Associations: RIVERSIDE ANDALE RES ERVATO / PUBLIC NA ASSOC.	
Overlay: RIVERSIDE A / OVERLAY COMP. #551+1173	
Number of Signs to Post: 1	Amount of Fee: \$552724 - Zoning Asst. Initials: [Signature]

PROPERTY INFORMATION	
1. Complete Property Address: 2695 Post St. Jacksonville, FL 32204	2. Real Estate Number: 064199-0010
3. Land Area (Acres): .07	4. Date Lot was Recorded:
5. Property Located Between Streets: King & Acosta St	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Distance between liquor license location and church or school from 1500 feet to 900 feet.	
8. In whose name will the Waiver be granted? Colab cafe llc	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: Brewzstead LLC	10. E-mail: george@thevolsteadjax.com
11. Address (including city, state, zip): 465 W 71st st Jacksonville, FL 32208	12. Preferred Telephone: 904-327-5678

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Colab cafe llc	14. E-mail: raymond@localretreats.com
15. Address (including city, state, zip): 2695 Post St. Jacksonville, FL 32204	16. Preferred Telephone: 904-327-3616

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum distance requirements for liquor license locations, pursuant to Section 656.805, Ordinance Code."</p> <p>Section 656.133(a)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the Planning Commission may grant a waiver for minimum distance requirements from a church or school for a liquor license location, if there exist one or more circumstances which negate the necessity for compliance with the distance requirements, included but not limited to the following:</p> <ol style="list-style-type: none"> 1. <i>The commercial activity associated with the alcoholic beverage use is of a lesser intensity than the commercial activity associated with the alcoholic beverage use which previously existed; e.g., there has been a reduction in the number of seats or square footage or type of license;</i> 2. <i>The alcoholic beverage use is designed to be an integral part of a mixed planned unit development;</i> 3. <i>The alcoholic beverage use is located within a shopping center with an aggregate gross leasable area of 50,000 square feet or more, inclusive of all outparcels, and meets the definition of a bona-fide restaurant as defined in Section 656.805(c);</i> 4. <i>The alcoholic beverage use is not directly visible along the line of measurement defined in Section 656.806 and is physically separated from the church or school, thereby negating the distance requirement as a result of the extra travel time; or</i> 5. <i>There are other existing liquor license locations of a similar nature in the immediate vicinity of the proposed location; provided however, that no waiver shall be granted pursuant to this criterion if the proposed liquor license location is closer to the church or school than other existing locations.</i>

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

The alcoholic beverage use is not directly visible along the line of measurement defined in section 656.806 and is physically separated from the church or school, thereby negating the distance requirement as a result of the extra travel time.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

Base Fee

Non-residential Districts: \$1,091.00

Public Notices

\$7.00 per Addressee

Advertisement

Billed directly to owner/agent

AUTHORIZATION

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s)

Print name: George J Cunningham

Signature: [Signature]

Applicant or Agent (if different than owner)

Print name: Raymond De Padua

Signature: [Signature]

Owner(s)

Print name: _____

Signature: _____

**An agent authorization letter is required if the application is made by any person other than the property owner.*

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:

Planning and Development Department, Zoning Section

214 North Hogan Street, 2nd Floor

Jacksonville, Florida 32202

(904) 255-8300

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: April 17th 2023

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 2695 Post St. Jacksonville, FL 32204 RE#(s): 064199-0010

To Whom it May Concern:

I, George J Cunningham, as owner of Brewzstead, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for zoning exception & liquor distance waiver submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]
(print name) George Cunningham

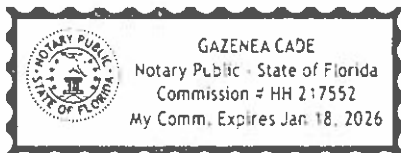
Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 17th day of April 2023 by George Cunningham, as owner of Brewzstead, a Limited Liability Company, who is personally known to me or who has produced driver ID license as identification and who took an oath.

[Handwritten Signature: Hazemna Cade]
(Signature of NOTARY PUBLIC)

Hazemna Cade
(Printed name of NOTARY PUBLIC)



State of Florida at Large. 01/18/2026
My commission expires: 01/18/2026

EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: April 17th 2023

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:
Address: 2695 Post St. Jacksonville, FL 32204 RE#(s): 064199-0010

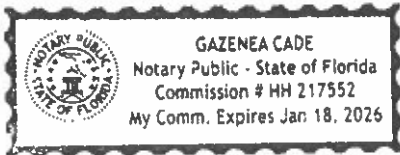
To Whom It May Concern:

You are hereby advised that George J Cunningham, as Owner of Brewzstead, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Colab cafe llc to act as agent to file application(s) for zoning exception/liquor license distance waiver for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]
(print name) George J Cunningham

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 17th day of April 2023, by George J Cunningham, as owner of Brewzstead, a Limited Liability Company, who is personally known to me or who has produced Driver License as identification and who took an oath.



[Handwritten Signature]
(Signature of NOTARY PUBLIC)
GAZENEA CADE
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 01/18/2026

Prepared by:
Beaches Title Services, LLC,
11437 Central Parkway - Suite 102
Jacksonville, Florida 32224

Consideration \$508,000.00

Corporate Warranty Deed

This Deed , April 5, 2019 A.D.

Between

Dahlia's Pour House LLC, a Florida limited liability company whose post office address is: 2695 Post St, Jacksonville, Florida 32204 , Grantor and **Brewzstead LLC, a Florida limited liability company** whose post office address is: 115 W Adams St, Jacksonville, Florida 32202, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

A part of Lot 6, Block 6, New Riverside, according to the map or plat thereof, as recorded in Plat Book 3, Page 54, of the Public Records of Duval County, Florida, more particularly described as follows:
Begin at an iron at the Southeast corner of said Lot 6; thence Westerly along the North line of Post Street, a distance of 40.8 feet to a point; thence Northwesterly parallel to the Northerly line of said Lot 6, a distance of 75.8 feet to an iron; thence Easterly parallel to the Northwesterly line of said Lot 6, a distance of 34.8 feet to an iron in the Northeasterly line of said Lot 6; thence Southeasterly 97.5 feet along the Northeasterly line of said Lot 6, to the Point of Beginning.

This conveyance and the foregoing warranties are subject to advalorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next predecing the date hereof, and to any rules, regulations, and subdivision, zoning, planning or platting ordinances, if any, affecting the property, promulgated by state, county, municipal or other authorities, in effect at the time of this conveyance. The references to lawful claims, if any, of third persons contained herein are made for the .exclusive purpose of exceptions from the Grantor's warranty herein, and no reference or recital herein contained shall operate to enlarge, recognize, ratify, review or confirm rights, if any, of third person.

Parcel Identification Number: **064199-0010**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Dahlia's Pour House LLC, a Florida limited liability company

Signed and Sealed in Our Presence:

By: Andrea D. Koralewski
Andrea D. Koralewski
Its: Manager

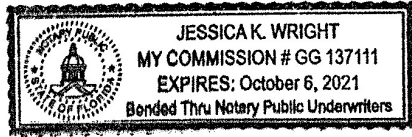
Keynote Kelley & Pte
Witness Print Name: _____

Jessica K Wright
Witness Print Name: _____

(Corporate Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 28 day of March, 2019, by Andrea D. Koralewski, the Manager of Dahlia's Pour House LLC a Florida limited liability company. She is personally known to me or has produced FDL as identification.



[Signature] (Seal)
Notary Public
Notary Printed Name: _____
My Commission Expires:: _____

File Number: 1021-290

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L19000056585
FILED 8:00 AM
February 26, 2019
Sec. Of State
rekemple

Article I

The name of the Limited Liability Company is:
BREWZSTEAD LLC

Article II

The street address of the principal office of the Limited Liability Company is:
2695 POST S
JACKSONVILLE, FL. 32204

The mailing address of the Limited Liability Company is:
115 W ADAMS ST
JACKSONVILLE, FL. 32202

Article III

Other provisions, if any:
PURPOSE IS TO HOLD REAL PROPERTY.

Article IV

The name and Florida street address of the registered agent is:
GEORGE J CUNNINGHAM
115 W ADAMS ST
JACKSONVILLE, FL. 32202

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: GEORGE J CUNNINGHAM

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
GEORGE J CUNNINGHAM
115 W ADAMS ST
JACKSONVILLE, FL. 32202

L19000056585
FILED 8:00 AM
February 26, 2019
Sec. Of State
rekemple

Article VI

The effective date for this Limited Liability Company shall be:

02/26/2019

Signature of member or an authorized representative

Electronic Signature: GEORGE J CUNNINGHAM

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

MAP SHOWING SURVEY OF

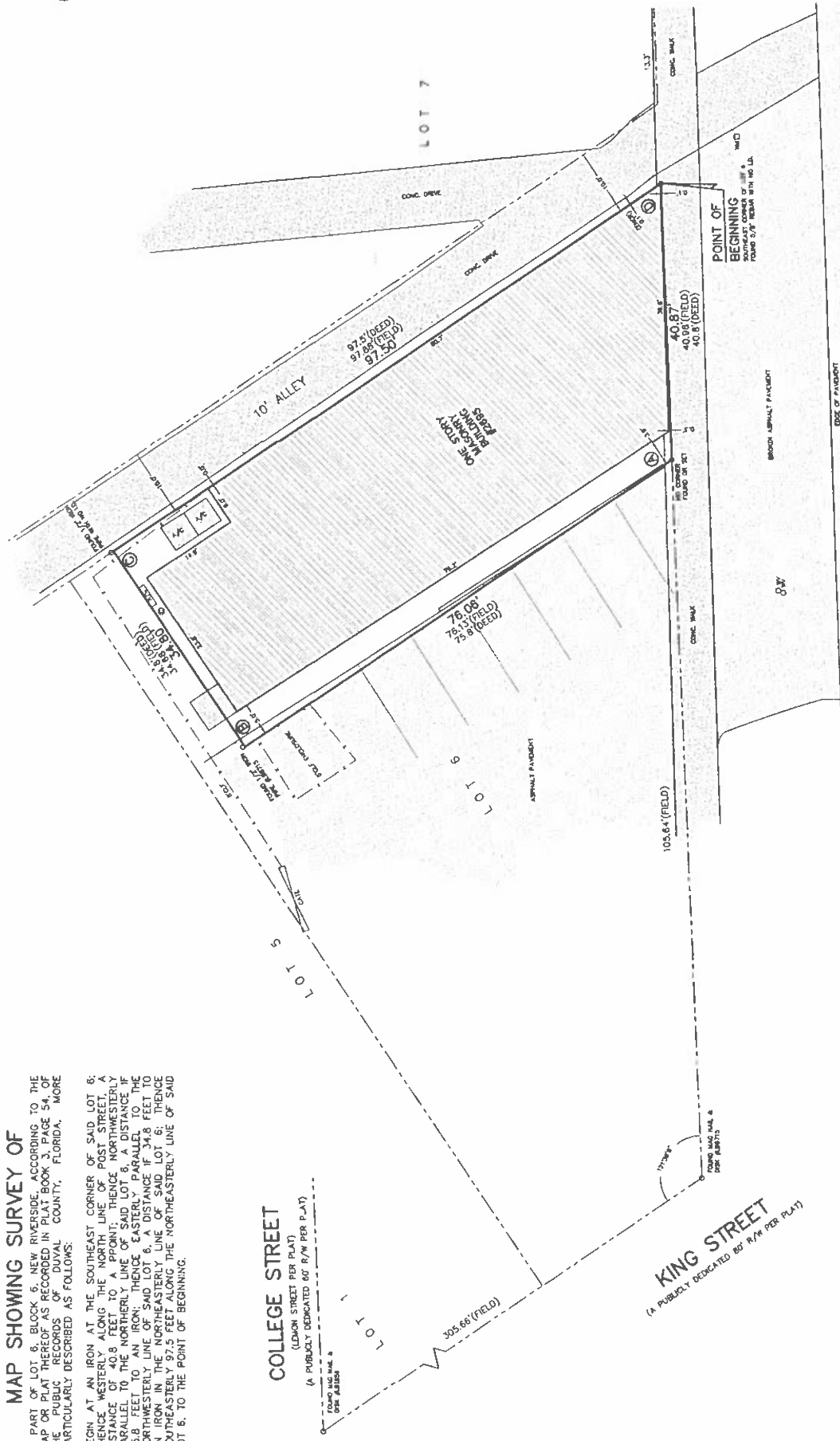
A PART OF LOT 6, BLOCK 6, NEW RIVERSIDE, ACCORDING TO THE MAP PLAT THEREON AS RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE WESTERLY ALONG THE NORTH LINE OF POST STREET, A DISTANCE OF 40.8 FEET TO A POINT; THENCE NORTHWESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 6, A DISTANCE OF 75.8 FEET TO AN IRON; THENCE EASTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 6, A DISTANCE OF 34.8 FEET TO AN IRON; THENCE NORTHEASTERLY ALONG SAID LOT 6, THENCE SOUTHEASTERLY 97.5 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 6, TO THE POINT OF BEGINNING.

COLLEGE STREET
(LONDON STREET PER PLAT)
(A PUBLICLY DEDICATED 60' R/W PER PLAT)

KING STREET
(A PUBLICLY DEDICATED 60' R/W PER PLAT)

POST STREET
(A PUBLICLY DEDICATED 60' R/W PER PLAT)



CERTIFIED TO:
THE COOLIDGE LLC

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR & MAPPING ENGINEER NO. 13,792
DATE: JULY 1, 2013
SHEET 1 OF 1

SEBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
5. BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
6. NO BUILDING RESTRICTION LINES, AS PER PLAT.
7. PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF SPECIAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 1201100346, REVISED JUNE 3, 2013 FOR DADE COUNTY, FLORIDA.

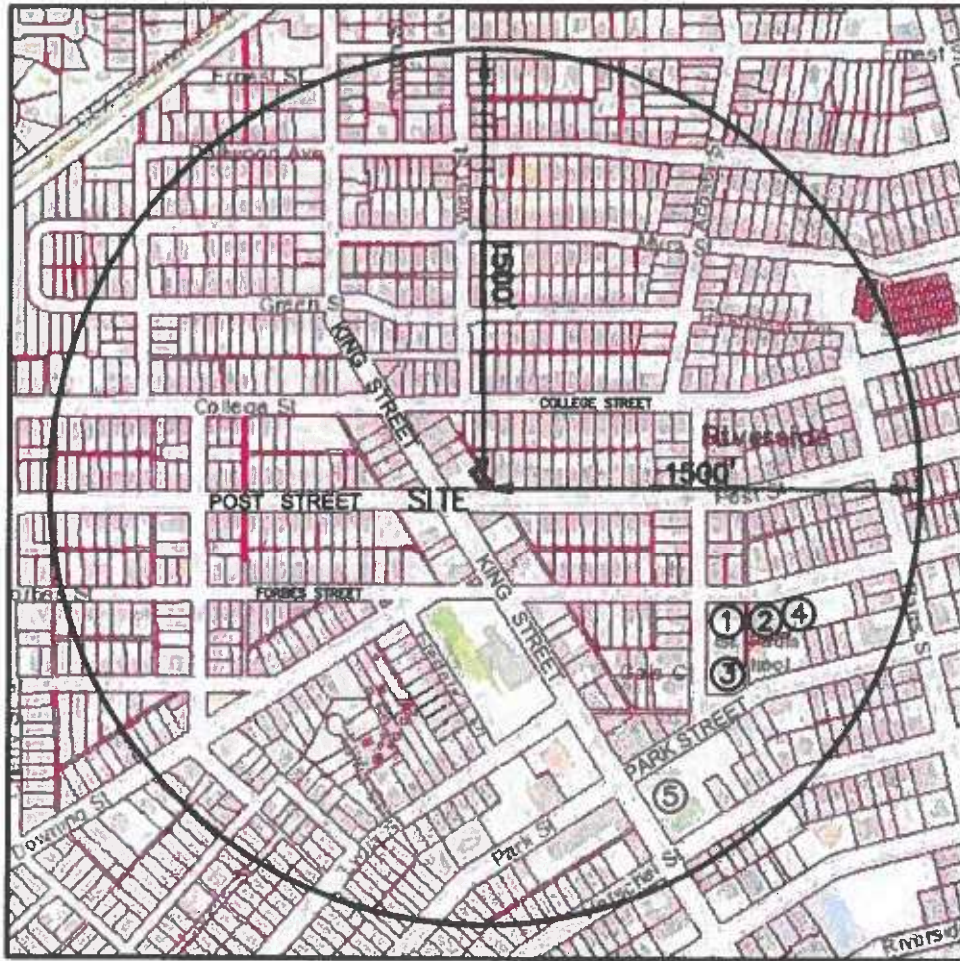
GENERAL SURVEY NOTES
1. THIS IS A BOUNDARY SURVEY.
2. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 121°42'58" B = 80°37'19" C = 89°47'59"
4. THIS SURVEY WAS NOT CONDUCTED FOR PROFESSIONAL ENGINEERING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAY, ETC.

SYMBOL	LEGEND
(S)	STAKE
(I)	IRON
(M)	METAL MARK
(W)	WOODEN MARK
(C)	CONCRETE MARK
(P)	PAINT MARK
(D)	DIAPHRAGM
(T)	TRANSFORMER
(L)	LINE
(R)	RANGE
(B)	BENCH MARK
(E)	ELEVATION

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-246-8550

MAP OF

A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA



VICINITY MAP

SCALE: 1" = 500'

NOTES:

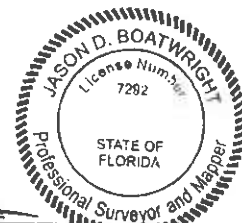
1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE ARE FIVE (5):

SUBJECT SITE:
 2695 POST STREET,
 JACKSONVILLE, FL 32204
 REAL ESTATE I.D. No: 064199-0010

- ① CHAMPIONS AT ST. PAUL'S CATHOLIC SCHOOL (AFTER SCHOOL PROGRAM)
 2609 PARK STREET,
 JACKSONVILLE, FL 32204 900'±
- ② ST. PAUL'S CATHOLIC SCHOOL-RIVERSIDE (MIDDLE SCHOOL)
 2609 PARK STREET
 JACKSONVILLE, FL 32204 1,010'±
- ③ ST. PAUL'S CATHOLIC CHURCH & SCHOOL
 2609 PARK STREET,
 JACKSONVILLE, FL 32204 970'±
- ④ MARY'S CHAPEL
 2609 FORBES STREET,
 JACKSONVILLE, FL 32204 1,100'±

⑤ RIVERSIDE CHURCH AT PARK AND KING
 2650 PARK STREET,
 JACKSONVILLE, FL 32204 1,170'±

CERTIFIED TO:
 THE COLAB CAFE, LLC.

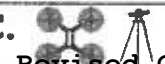


JASON D. BOATWRIGHT, P.S.M.
 FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
 FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
 "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DATE: JULY 13, 2023 SHEET 1 OF 1	FILE: 2023-0921-2 DRAWN BY: ADT SCALE: 1" = 500'
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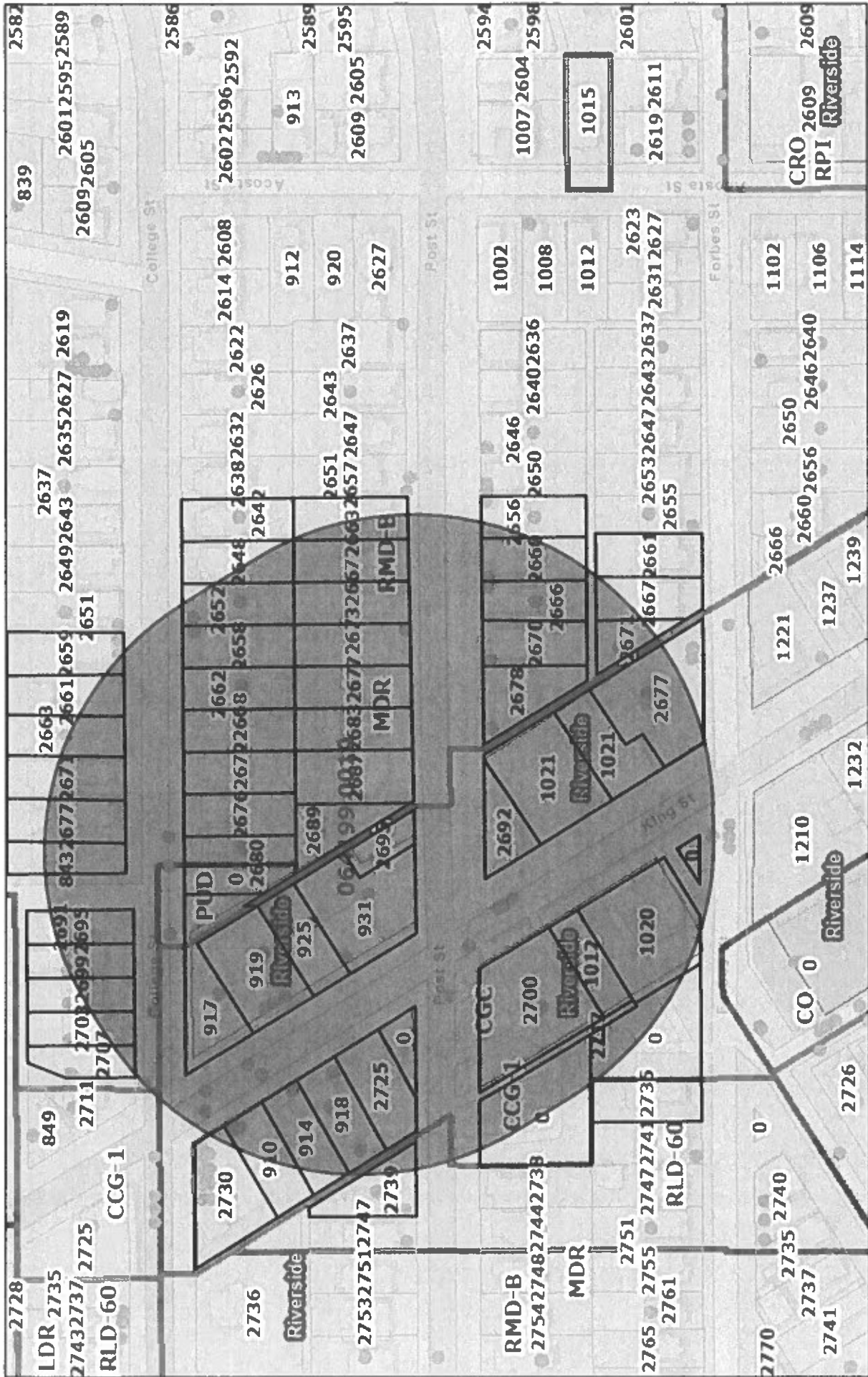
BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550



Revised On File

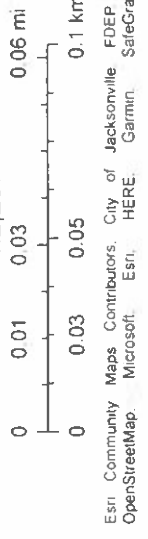
Land Development Review



July 18, 2023

- Parcels
- Address Points
- Land Use
 - Zoning
 - Zoning Overlay Districts
 - Zoning Overlay/Character Areas - Riverside
 - Commercial
 - Office
 - Residential

1:2,257



Esri, Community Maps Contributors, City of Jacksonville, FDEP, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph.

