

**REPORT OF THE PLANNING DEPARTMENT****APPLICATION FOR ZONING EXCEPTION 2026-0025 (E-25-65)****FEBRUARY 3, 2026**

***Location:*** 2952 Roosevelt Blvd, between Rosevelt Blvd and Willow Branch Ave

***Real Estate Number:*** 064126-0000

***Zoning Exception Sought:*** Establishment or Facility Which Includes the Retail Sale & Service of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption

***Current Zoning District:*** Commercial Community/General - 2 (CCG-2)

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

***Planning District:*** 5-Northwest

***Council District:*** District-7

***Applicant/Agent:*** Matthew Crystal  
11064 Crystal Lynn Ct S  
Jacksonville, FL 32222

***Owner:*** Cynthia Norman  
2921 Downing St  
Jacksonville, FL 32205

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Zoning Exception **2026-0026 (E-25-65)** seeks an exception to allow for establishment or facility which includes the retail sale & service of beer and wine for on-premises consumption granted to Matthew Crystal. The request is being sought to continue the long-established use of the property as a neighborhood beer and wine bar. The location has previously operated as a 2COP beer and wine establishment for many years in the CCG-2 zoning district. The building is currently vacant, and the current owner plans to reinvest and improve the property thereby reopening the establishment.

The subject site involves a 0.1±-acre site located 2952 Roosevelt Blvd, southwest of the intersection of Roosevelt Boulevard (SR 17), an FDOT Principle Arterial roadway and Willow

Branch Ave, a local roadway. The application site is located within Planning District 5 (Northwest Council District 7, the Commercial General Community (CGC) land use category, and within the Urban Priority Development Area. The site is also located within the Riverside Historic District and Riverside Residential Character Overlay. The property is zoned Commercial Community/General - 2 (CCG-2) which allows for an establishment or facility that includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, for on-premises consumption by exception.

### **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 Planning 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 beer and wine beverages for on premises consumption is consistent with the CGC land use category described in the 2045 Comprehensive Plan. The subject site is located at 2952 Roosevelt Blvd and zoned CCG-2 which allows for all alcohol sales not in conjunction with a restaurant by exception.

According to the Category Descriptions of the Future Land Use Element (FLUE), CGC is a category intended to provide a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Principal uses in the CGC land use category include commercial retail sales and service establishments, including restaurants as well as commercial recreational and entertainment facilities.

The proposed exception for retail sales and service of all alcoholic beverages for on-premises consumption is consistent with the CGC land use category of the 2045 Comprehensive Plan.

**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.

**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

**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.

- (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 proposed use is compatible with adjacent commercial uses and consistent with the general character of the area. Approval of the proposed use will support the development of walkable communities by providing appropriate dining, retail, and other amenities for the surrounding neighborhood. Furthermore, there are additional establishments in the neighborhood which permit beer and wine sales. For instance, the property to the south at 2951 Post Street was approved in 2020 through PUD Ordinance 2020-0309 to allow for a brewery.

Moreover, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-2	Vacant Comm
South	CGC	PUD 2020-0309	Store/Retail
East	CGC	CCG-2	Vacant Comm
West	MDR	PUD	Single Family

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

No. Staff find that the proposed use will not have a negative environmental impact on the surrounding area. The site is already developed and previously operated as the neighborhood wine and beer bar, *Nighthawks* for many years. The current owner plans to renovate and reopen the bar, hence the need for a new 2COP liquor license. The location of bar helps complement nearby residential neighborhoods by reducing the need for residents to travel long distances for leisure, thereby reinforcing an integrated and self-sustaining urban fabric.

- (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 establishment has already been developed in the Riverside Historic District, and they are simply seeking to obtain their liquor license as they will expand their business. The proposed use is not expected to have a detrimental effect on vehicular traffic or parking conditions. The site is near established residential neighborhoods and other commercial developments, which are within walking distance and provide opportunities for patrons to access the bar without the use of a vehicle. This walkability helps reduce overall demand for on-site parking and minimizes local traffic impacts.

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

No. The proposed exception will not have a detrimental effect on the future development of the surrounding commercial area which is almost fully built out.

- (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 site will not create objectionable or excessive noise, vibrations, fumes, odors, dust, or physical activities inconsistent with the existing surrounding developments. The bar is entirely indoors and has historically operated at this location.

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

No. The proposed exception will not require additional services nor adversely affect those public services and facilities that are currently available to the subject property.

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

Yes. The site plan depicts direct access from both Roosevelt Blvd and Willow Branch Ave that will permit entry onto the property for fire, police, rescue, and other service vehicles.

- (ix) ***Will the proposed use be consistent with the definition of a zoning exception, and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such use set forth elsewhere in the Zoning Code, or otherwise adopted by the Planning Commission?***

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 an entertainment facility will meet the definition of Zoning Exception. On site full alcohol consumption service is an allowable use in the CCG-2 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.

**The following additional criteria shall be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Riverside/Avondale Zoning Overlay District:**

- (a) Whether the proposed rezoning is consistent with the Riverside/Avondale Zoning Overlay District and the historic district regulations;***

Yes. The Historic Preservation Section has reviewed the subject property and determines that due to the property having little historical significance and does not warrant consideration for listing of the National Register of Historic Places, development of the site would not have a negative impact on any historic or archaeological resources. A full memo dated January 5, 2026, is included in this report.

- (b) Whether the rezoning will negatively affect or alter the character of the character area or corridor;***

A rezoning is not being considered. The applicant is solely seeking to obtain a liquor license to continue using the neighborhood bar for its intended purpose. Therefore, the exception will not negatively affect or alter the character of the Riverside Overlay.

- (c) Whether the rezoning and subsequent future development would result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees; and***

The proposed exception will not result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees.

- (d) Whether the rezoning would have a negative effect on any contributing structures within the Riverside Avondale historic district, historic landmark or landmark site.***

The proposed exception will not have a negative effect on any contributing structures within the Riverside Avondale historic district, historic landmark, or landmark site.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property by the Planning Department on **January 12, 2026**, the required notice of public hearing signs **was** posted.

**Figure A:**



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning Department that Application for **Zoning Exception 2026-0025 (E-25-65)** be **APPROVED**.

Figure B:



Source: JAXGIS, 2025

Aerial View of Subject Property, Facing North

Figure C:



Source: Planning Department, 1/12/26

View of Subject Property from Roosevelt Blvd, Facing South

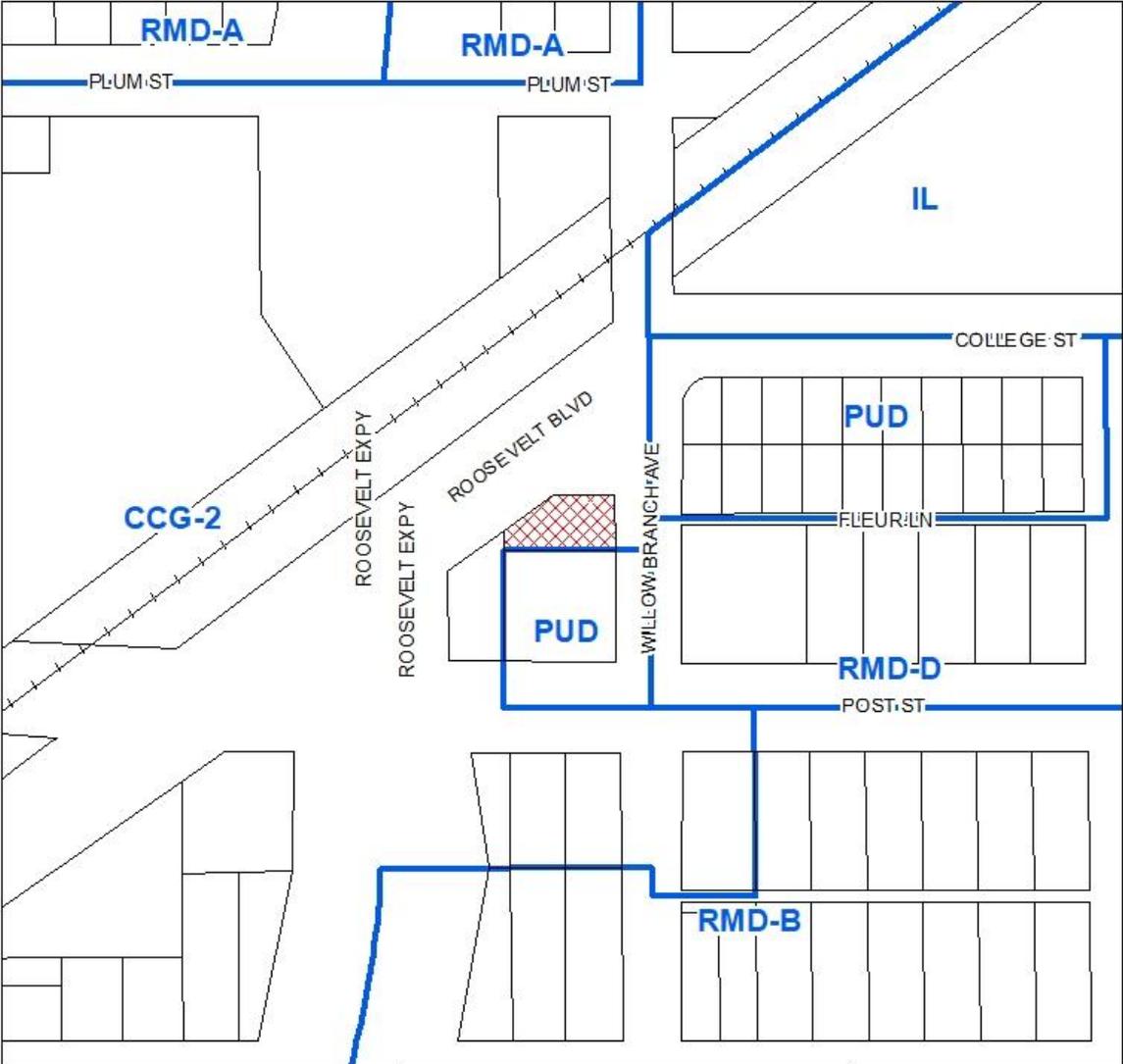
**Figure D:**

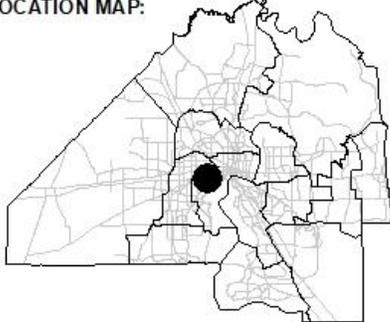
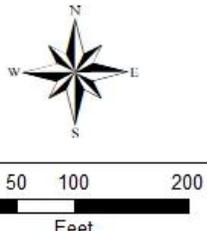


*Source: Planning Department, 1/12/26*

**View of Subject Property from Willow Branch Ave, Facing Southwest**

Figure E: Legal Map



<p>REQUEST SOUGHT:</p> <p><b>RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION</b></p>	<p>LOCATION MAP:</p> 	 <p>0 50 100 200 Feet</p>
	<p>TRACKING NUMBER</p> <p><b>E-25-65</b></p>	<p>COUNCIL DISTRICT:</p> <p><b>7</b></p> <p><b>EXHIBIT 2 PAGE 1 OF 1</b></p>



## Planning Department

Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

### MEMORANDUM

**TO:** Kareena Mehta  
Current Planning Division

**FROM:** Maddie Read  
Community Planning Division

**RE:** Ordinance 2026-0026

**DATE:** January 7, 2026

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*The following review is based on the information provided by the Current Planning Division staff.*

#### **Description of Proposed Exception Application**

Current Land Use:	Community/General Commercial (CGC)
LU Companion Application:	Not Applicable
Current Zoning:	Commercial Community/General-2 (CCG-2)
Zoning Request:	Exception for retail sales and service of all alcohol for on-premises consumption
Land Development Area:	Urban Development Area
Acres:	0.1 of an acre

#### **Comprehensive Land Use Policy Analysis**

**Is the proposed zoning application consistent with the functional land use category identified in the 2045 Comprehensive Plan?**

YES  NO

**ZONING REQUEST:** Exception for the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.