

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING EXCEPTION 2024-0541 (E-24-36)

SEPTEMBER 4, 2024

Location: 8532 Baymeadows Road
Between Bayberry Road and Baymeadows Way

Real Estate Number: 152690-0130

Zoning Exception Sought: 4COP/SFS: Retail Sales and Service of All Alcoholic Beverages for On-Premises Consumption in Conjunction with a Restaurant Including Outside Sales and Service

Current Zoning District: Commercial/Community General- 1 (CCG-1)

Current Land Use Category: Community General Commercial

Planning District: Southeast, District 3

Council District District 11

Applicant/Agent: Juliano Lukaj
Dua 1, Inc
8532 Baymeadows Road
Jacksonville, FL 32256

Owner: Aleksander Lukaj
Illyria Properties 2, LLC
2749 Cove View Drive South
Jacksonville, Florida 32257

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Exception **2024-0541 (E-24-36)** requests the sales and service of all alcoholic beverages (4COP/SFS) for on-premises consumption in conjunction with a restaurant, including outside sales and service where it is a permissible use by exception in its Zoning District CCG-1. The subject restaurant sits on a 1.99 acre parcel located on Baymeadows Road (S.R. 152) between Philips Highway (S.R. 5) and Interstate 95.

Other restaurants in the area have been granted exceptions for the sale and service of all alcoholic

beverages for on-premises consumption in conjunction with a restaurant including outside sales and service, including India House, Inc. (E-11-73), 904 Sports Bar and Grill, LLC (E-21-03), and Nara Restaurant and Lounge, LLC (E-22-49). Similarly, other restaurants in the area have been granted exceptions for the sale and service of all alcoholic beverages for on-premises consumption in conjunction with a restaurant, including E-13-33 and Ibex Ethiopian Kitchen, Inc. (E-19-72).

A liquor distance survey submitted with the application does not indicate the presence of any schools or churches within a 500-foot radius of the proposed liquor license establishment which does qualify as a bona fide restaurant.

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 Committee 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 Land Use and Zoning Committee 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 site is 1.99 acres and located at an address of 8532 Baymeadows Road, along the south side of Baymeadows Road, a minor arterial roadway, between Bayberry Road and Baymeadows Way, both unclassified roadways. The application site is also located within Planning District 3 (Southeast), Council District 11 and within the Suburban Development Area. CGC in the Suburban Development Area is intended to provide development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. 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.

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.

The proposed use will be compatible with the surrounding uses already available in the neighboring properties and will not contribute to urban sprawl by allowing a use not compatible with the surrounding area, thus the proposed use will be in compliance with Objective 1.1

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.

The subject property is located in the center of an area designated for commercial uses and is surrounded by complementary zoning districts. The restaurant will continue to serve as a workplace and service to the residents in nearby neighborhoods. The approval of this exception will not create a use out of character for the area and will not hinder the character of the City of Jacksonville's neighborhoods or 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.

The proposed use is consistent with the types of uses, intensities of uses and location of uses within the CGC land use category identified in the 2045 Comprehensive Plan. The site is located within an office center for professional and business use and as such is adjacent to a series of other commercial uses. Allowing the subject restaurant to serve all alcoholic beverages both inside and outdoors via the subject exception, will have a positive impact on the commercial viability of the immediate area.

(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 by exception will be compatible with the existing contiguous uses considering the sale of alcohol is currently operating in the general area of the subject site. Permitting the retail sale and service of on-premises consumption all alcoholic beverages with the outdoor sale and service by exception would also contribute to the wide range of uses outlined in the CGC Category that the CCG-1 Zone allows for.

Adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	BP	IBP	Mixed Business and Industrial Uses
North	BP	PUD	Warehouse

East	MDR	RMD-A	Wasteland
East	CGC	PUD	Interstate and Wasteland
East	CGC	PUD	Retail Store
East	CSV	PUD	Wasteland
East	CGC	PUD	Multi-Family Units
South	CGC	PUD	Storage
South	BP	IBP	Mixed Business and Industrial Uses
West	CGC	CGC-2	Retail and Office Centers

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

No, it is the opinion of the Planning and Development Department that the proposed use will have a minimal environmental impact, if any, on the surrounding area as there are other restaurants operating under similar exceptions in a close vicinity.

(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 increase in alcohol sale type will not have an increase in traffic or parking condition compared to the existing nature of the restaurant. In relation to surrounding properties, the proposed use is unlikely to generate additional traffic than what is currently in the area, as the retail sale of alcoholic beverages is currently in operation in the nearby area.

(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 contiguous properties or the general area as majority of the surrounding properties have already been developed for general commercial use.

(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. Given the surrounding commercial uses, Staff finds the proposed use of a restaurant with full alcohol sales and outdoor service is unlikely to cause objections for neighboring commercial properties.

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

No. The proposed use will not require additional services nor adversely affect existing public services and facilities. The necessary infrastructure and improvements are already in place to handle the impacts of the proposed exception.

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

Yes. The site will be sufficiently accessible for emergency services via entrances on Baymeadows Road.

(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 Land Use and Zoning Committee?

Yes. *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 location is appropriate given the commercial character of the area, and the proposed use is consistent with the definition of a zoning exception and meets the standards and criteria of the CCG-1 Zoning District.

Sec. 656.401(ee)(2) of the Zoning Code orders that permanent outside sale and service of alcoholic beverages be subject to the following criteria:

1. The area for the outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment.

A site plan submitted with the survey and visual inspection by Staff indicates that the patio where outside sales and service will be conducted is connected to the established restaurant and is therefore in compliance with Part 4 of the Zoning Code.

2. The outside area shall be no greater than the inside area for sale and service.

A site plan submitted with the application indicates that the outdoor patio where outside sales and service will take place is smaller than the indoor seating area and is therefore in compliance with Part 4 of the Zoning Code.

3. The outside area shall be surrounded by a permanent railing or other barrier at least three and a half feet high; provided that the barrier may be broken by up to two entranceways no more than four feet wide each.

A site plan submitted with the application and visual inspection by Staff indicates that there is a barrier at least three and a half feet high surrounding the patio where outside sales and service will be conducted and is therefore in compliance with Part 4 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 25, 2024** by the Planning and Development Department, the Notice of Public Hearing signs **were not** posted. The Applicant was instructed to

post the signs and subsequently sent the following photo as evidence:



View of Subject Property



View of Adjacent Properties



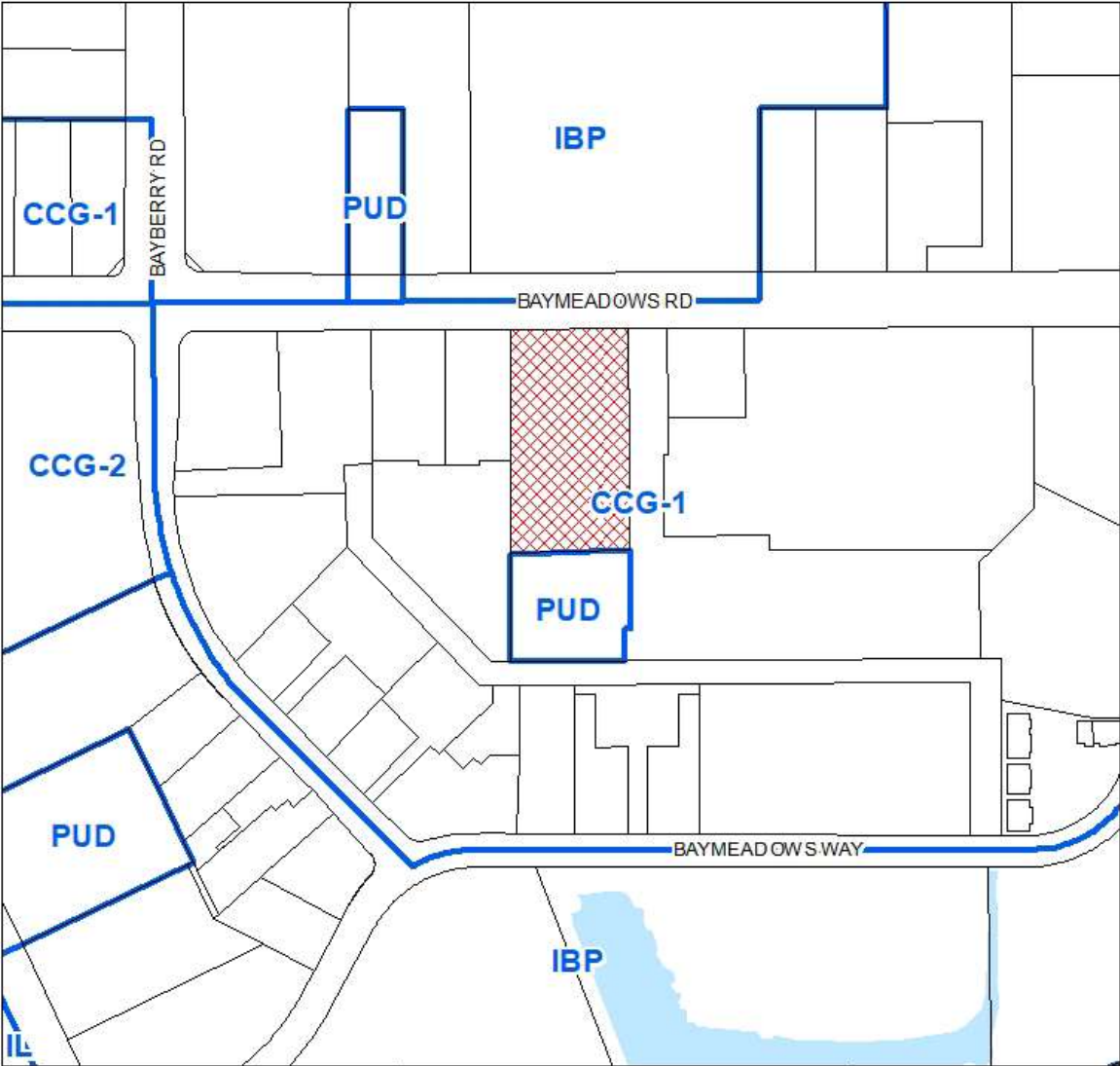
View of Adjacent Properties



View of Properties Across the Street



Aerial View of Subject Property



<p>REQUEST SOUGHT:</p> <p>4COP LIQUOR 51/49 LICENSE EXCEPTION WITH OUTDOOR SEATING</p>	<p>LOCATION MAP:</p>	<p>0 100 200 400 Feet</p>
	<p>TRACKING NUMBER</p> <p>E-24-36</p>	<p>COUNCIL DISTRICT:</p> <p>11</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map