

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **RESOLUTION 2020-709-A**

5 A RESOLUTION GRANTING THE APPEAL FILED BY JACK  
6 GJERGJI D/B/A ONE BAR & LOUNGE, INC., OF A FINAL  
7 ORDER ISSUED BY THE PLANNING COMMISSION DENYING  
8 APPLICATION FOR ZONING WAIVER OF MINIMUM  
9 DISTANCE REQUIREMENTS FOR LIQUOR LICENSE  
10 LOCATION WLD-20-23 REQUESTING TO REDUCE THE  
11 REQUIRED MINIMUM DISTANCE BETWEEN A LIQUOR  
12 LICENSE LOCATION AND A CHURCH OR SCHOOL FROM 500  
13 FEET TO 80 FEET ON PROPERTY LOCATED AT 2665 PARK  
14 STREET, PURSUANT TO SECTION 656.141, *ORDINANCE*  
15 *CODE*; ADOPTING RECOMMENDED FINDINGS AND  
16 CONCLUSIONS OF THE LAND USE AND ZONING  
17 COMMITTEE; PROVIDING FOR NOTICE; PROVIDING AN  
18 EFFECTIVE DATE.

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20 **WHEREAS**, Jack Gjergji d/b/a One Bar & Lounge, Inc., applied to  
21 the Planning Commission for a Zoning Waiver of Minimum Distance  
22 Requirements for Liquor License Location (Application WLD-20-23) to  
23 reduce the required minimum distance between a liquor license location  
24 and a church or school from 500 feet to 80 feet on property located  
25 at 2665 Park Street, in the Commercial Community/General-2 (CCG-2)  
26 Zoning District; and

27 **WHEREAS**, the Planning Commission denied Application WLD-20-23  
28 by Final Order dated October 8, 2020; and

29 **WHEREAS**, pursuant to Section 656.141, *Ordinance Code*, Jack  
30 Gjergji d/b/a One Bar & Lounge, Inc., filed a notice of appeal; and

31 **WHEREAS**, such appeal was timely filed, and the appellant has

1 standing to appeal; now, therefore

2 **BE IT RESOLVED** by the Council of the City of Jacksonville:

3 **Section 1. Adoption of recommended findings and**  
4 **conclusions.** The Council has reviewed the record of proceedings  
5 regarding Zoning Waiver of Minimum Distance Requirements for Liquor  
6 License Location Application WLD-20-23, which is **On File** in the City  
7 Council Legislative Services Division and the Planning and  
8 Development Department, and has considered the recommended findings  
9 and conclusions of the Land Use and Zoning Committee. The recommended  
10 findings and conclusions of the Land Use and Zoning Committee are  
11 hereby adopted. This Resolution is the final action of the Council.  
12 Based on the competent substantial evidence in the record of  
13 proceedings, the Appeal is granted, the Planning Commission Final  
14 Order denying Application WLD-20-23 is overturned, and Application  
15 WLD-20-23 is approved, subject to the conditions herein. Pursuant  
16 to Section 166.033(2), *Florida Statutes*, the Council hereby finds:

17 (1) This Resolution shall serve as written notice to the  
18 appellant, Jack Gjergji d/b/a One Bar & Lounge, Inc.

19 (2) Based on the competent substantial evidence in the record  
20 of proceedings, Application WLD-20-23 meets the criteria that one or  
21 more circumstances exist which negate the necessity for compliance  
22 with the distance requirements pursuant to Section 656.133(a),  
23 *Ordinance Code*.

24 (3) Application WLD-20-23 is approved, subject to the following  
25 conditions:

26 (a) The name of the business shall be changed to "One  
27 Tapas".

28 (b) Outdoor signage may advertise a restaurant use, but  
29 without the language "club, lounge or bar".

30 (c) The facility shall not operate for business between  
31 7:00 a.m. and noon on Sunday, and after midnight Monday through

1 Thursday, or after 2:00 a.m. on Friday and Saturday openings.

2 (d) The business shall operate with an SRX license only  
3 and comply with SRX license rules. Additionally, the restaurant  
4 shall operate as a bona fide restaurant as defined in the City of  
5 Jacksonville Ordinance Code. Specifically, the limitation of 49% of  
6 revenue from liquor sales shall be applicable.

7 (e) No signage advertising alcohol shall be placed on the  
8 Park Street fasciae of the facility.

9 (f) The applicant shall provide to a representative of  
10 Riverside Baptist Church the initial food sales audit made by the  
11 State, as well as the two-year audit to be performed by the State. The  
12 applicant shall provide an informal audit to the representative of  
13 the Church one time between the audits noted in the previous sentence.

14 **Section 2. Notice.** Legislative Services is hereby  
15 directed to mail a copy of this Resolution, as adopted, to the  
16 appellant/applicant, and any other parties to this matter who  
17 testified before the Land Use and Zoning Committee, or otherwise  
18 filed a qualifying written statement as defined in Section 656.140(c),  
19 *Ordinance Code.*

20 **Section 3. Effective Date.** The adoption of this  
21 Resolution shall be deemed to constitute a quasi-judicial action of  
22 the City Council and shall become effective upon signature by the  
23 Council President and Council Secretary.

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25 Form Approved:

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27           /s/ Shannon K. Eller          

28 Office of General Counsel

29 Legislation Prepared by: Shannon K. Eller

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