

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-486**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING
6 EXCEPTION E-26-26 FOR PROPERTY LOCATED IN
7 COUNCIL DISTRICT 4 AT 3546 SAINT JOHNS BLUFF
8 ROAD SOUTH, BETWEEN BEACH BOULEVARD AND TOWN
9 CENTER PARKWAY (R.E. NO(S). 165411-9025 AND
10 165411-9030), AS DESCRIBED HEREIN, OWNED BY
11 NOORSHAK HOLDINGS, LLC, REQUESTING AN
12 ESTABLISHMENT OR FACILITY WHICH INCLUDES THE
13 RETAIL SALE AND SERVICE OF ALL ALCOHOLIC
14 BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-
15 PREMISES CONSUMPTION, FOR BARAN CAFE, IN
16 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
17 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
18 ZONING CODE; ADOPTING RECOMMENDED FINDINGS AND
19 CONCLUSIONS OF THE LAND USE AND ZONING
20 COMMITTEE; PROVIDING FOR DISTRIBUTION;
21 PROVIDING AN EFFECTIVE DATE.
22

23 **WHEREAS,** an application for a zoning exception, **On File** with
24 the City Council Legislative Services Division, was filed by Matthew
25 Crystal, on behalf of the owner of property located in Council
26 District 4 at 3546 St. Johns Bluff Road South, between Beach Boulevard
27 and Town Center Parkway (R.E. No(s). 165411-9025 and 165411-9030)
28 (the "Subject Property"), requesting an establishment or facility
29 which includes the retail sale and service of all alcoholic beverages
30 including liquor, beer and wine for on-premises consumption, for
31 Baran Cafe, in the Commercial Community/General-1 (CCG-1) District;

1 and

2 **WHEREAS**, the Planning and Development Department has
3 considered the application and all attachments thereto and has
4 rendered an advisory recommendation; and

5 **WHEREAS**, the Land Use and Zoning Committee, after due notice,
6 held a public hearing and having duly considered both the testimonial
7 and documentary evidence presented at the public hearing, has made
8 its recommendation to the Council; now therefore

9 **BE IT ORDAINED** by the Council of the City of Jacksonville:

10 **Section 1. Adoption of Findings and Conclusions.** The

11 Council has considered the recommendation of the Land Use and Zoning
12 Committee and reviewed the Staff Report of the Planning and
13 Development Department concerning application for zoning exception
14 E-26-26. Based upon the competent, substantial evidence contained in
15 the record, the Council hereby determines that the requested zoning
16 exception meets each of the following criteria required to grant the
17 request pursuant to Section 656.131(c), *Ordinance Code*, as
18 specifically identified in the Staff Report of the Planning and
19 Development Department:

20 (1) Will be consistent with the Comprehensive Plan, including
21 any subsequent plan adopted by the Council pursuant thereto;

22 (2) Will be compatible with the existing contiguous uses or
23 zoning and compatible with the general character of the area,
24 considering population density, design, scale and orientation of
25 structures to the area, property values, and existing similar uses
26 or zoning;

27 (3) Will not have an environmental impact inconsistent with the
28 health, safety and welfare of the community;

29 (4) Will not have a detrimental effect on vehicular or pedestrian
30 traffic, or parking conditions, and will not result in the generation
31 or creation of traffic inconsistent with the health, safety and

1 welfare of the community;

2 (5) Will not have a detrimental effect on the future development
3 of contiguous properties or the general area, according to the
4 Comprehensive Plan, including any subsequent amendment to the plan
5 adopted by the Council;

6 (6) Will not result in the creation of objectionable or
7 excessive noise, lights, vibrations, fumes, odors, dust or physical
8 activities, taking into account existing uses or zoning in the
9 vicinity;

10 (7) Will not overburden existing public services and facilities;

11 (8) Will be sufficiently accessible to permit entry onto the
12 property by fire, police, rescue and other services; and

13 (9) Will be consistent with the definition of a zoning
14 exception, and will meet the standards and criteria of the zoning
15 classification in which such use is proposed to be located, and all
16 other requirements for such particular use set forth elsewhere in the
17 Zoning Code, or otherwise adopted by the Planning Commission or
18 Council.

19 Therefore, zoning exception application E-26-26 is hereby
20 approved.

21 **Section 2. Owner and Description.** The Subject Property is
22 owned by Noorshak Holdings, LLC, and is described in **Exhibit 1**, dated
23 April 13, 2026, and graphically depicted in **Exhibit 2**, both attached
24 hereto. The applicant is Stephen Richardson, 111 North Main Street,
25 Jacksonville, Florida, 32202; (904) 859-4121; liqliceest@gmail.com.

26 **Section 3. Distribution by Legislative Services.**
27 Legislative Services is hereby directed to mail a copy of this
28 legislation, as enacted, to the applicant and any other parties to
29 this matter who testified before the Land Use and Zoning Committee
30 or otherwise filed a qualifying written statement as defined in
31 Section 656.140(c), *Ordinance Code*.

1 **Section 4. Effective Date.** The enactment of this Ordinance
2 shall be deemed to constitute a quasi-judicial action of the City
3 Council and shall become effective upon signature by the Council
4 President and Council Secretary. Failure to exercise the zoning
5 exception, if herein granted, by the commencement of the use or action
6 herein approved within one (1) year of the effective date of this
7 legislation shall render this zoning exception invalid and all rights
8 arising therefrom shall terminate.

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10 Form Approved:

11
12 /s/ Terrence Harvey

13 Office of General Counsel

14 Legislation Prepared By: Kaysie Cox

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