

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-676

AN ORDINANCE APPROVING APPLICATION FOR ZONING EXCEPTION E-25-39 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 5 AT 1571 UNIVERSITY BOULEVARD WEST, AT THE NORTHEAST CORNER OF THE INTERSECTION OF SAN JOSE BOULEVARD AND UNIVERSITY BOULEVARD WEST (PART OF R.E. NO(S). 146418-0500), AS DESCRIBED HEREIN, OWNED BY GENERAL PROPERTY SUPPORT, INC., AS TRUSTEE OF LAKEWOOD NORTH LAND TRUST, REQUESTING AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER AND WINE FOR ON-PREMISES CONSUMPTION, FOR BRISENO ASSOCIATES, LLC D/B/A MR. GORDO'S TACOS AND CANTINA, IN THE COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE; ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND USE AND ZONING COMMITTEE; PROVIDING FOR DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a zoning exception, **On File** with the City Council Legislative Services Division, was filed by Lawrence Yancy, on behalf of the owner of property located in Council District 5 at 1571 University Boulevard West, at the northeast corner of the Intersection of San Jose Boulevard and University Boulevard West (part of R.E. No(s). 146418-0500) (the "Subject Property"),

1 requesting an establishment or facility which includes the retail
2 sale and service of all alcoholic beverages including liquor, beer
3 and wine for on-premises consumption, for Briseno Associates, LLC
4 d/b/a Mr. Gordo's Tacos and Cantina, in the Commercial
5 Community/General-1 (CCG-1) District; and

6 **WHEREAS,** the Planning and Development Department has
7 considered the application and all attachments thereto and has
8 rendered an advisory recommendation; and

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

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

14 **Section 1. Adoption of Findings and Conclusions.** The
15 Council has considered the recommendation of the Land Use and Zoning
16 Committee and reviewed the Staff Report of the Planning and
17 Development Department concerning application for zoning exception
18 E-25-39. Based upon the competent, substantial evidence contained in
19 the record, the Council hereby determines that the requested zoning
20 exception meets each of the following criteria required to grant the
21 request pursuant to Section 656.131(c), *Ordinance Code*, as
22 specifically identified in the Staff Report of the Planning and
23 Development Department:

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

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

31 (3) Will not have an environmental impact inconsistent with the

1 health, safety and welfare of the community;

2 (4) Will not have a detrimental effect on vehicular or pedestrian
3 traffic, or parking conditions, and will not result in the generation
4 or creation of traffic inconsistent with the health, safety and
5 welfare of the community;

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

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

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

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

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

23 Therefore, zoning exception application E-25-39 is hereby
24 approved.

25 **Section 2. Owner and Description.** The Subject Property is
26 owned BY General Property Support, Inc., as Trustee of Lakewood North
27 Land Trust, and is described in **Exhibit 1**, dated June 17, 2025, and
28 graphically depicted in **Exhibit 2**, both attached hereto. The applicant
29 is Lawrence Yancy, 1309 St. Johns Bluff Road North, Building A, Suite
30 2, Jacksonville, Florida, 32225; (904) 568-4317.

31 **Section 3. Distribution by Legislative Services.**

1 Legislative Services is hereby directed to mail a copy of this
2 legislation, as enacted, to the applicant and any other parties to
3 this matter who testified before the Land Use and Zoning Committee
4 or otherwise filed a qualifying written statement as defined in
5 Section 656.140(c), *Ordinance Code*.

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

14
15 Form Approved:

16
17 /s/ Dylan Reingold

18 Office of General Counsel

19 Legislation Prepared By: Erin Abney

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