

1 Introduced and amended by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-357-E**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING  
6 EXCEPTION E-24-28 FOR PROPERTY LOCATED IN  
7 COUNCIL DISTRICT 6 AT 10601 SAN JOSE BOULEVARD,  
8 BUILDING 300, BETWEEN HARTLEY ROAD AND SAN JOSE  
9 BOULEVARD (R.E. NO. 155958-0015), AS DESCRIBED  
10 HEREIN, OWNED BY REGENCY CENTERS CORPORATION,  
11 SUCCESSOR BY MERGER TO EQUITY (LANDING) INC.,  
12 REQUESTING: (1) AN ESTABLISHMENT OR FACILITY  
13 WHICH INCLUDES THE RETAIL SALE AND SERVICE OF  
14 ALL ALCOHOLIC BEVERAGES, INCLUDING LIQUOR, BEER  
15 OR WINE, FOR ON-PREMISES CONSUMPTION, (2)  
16 PERMANENT OUTSIDE SALE AND SERVICE OF ALL  
17 ALCOHOLIC BEVERAGES MEETING THE PERFORMANCE  
18 STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN  
19 PART 4, AND (3) RESTAURANT WITH OUTSIDE SALE AND  
20 SERVICE OF FOOD MEETING THE PERFORMANCE  
21 STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN  
22 PART 4, IN BUILDING 300 AS DEPICTED ON THE SITE  
23 PLAN, FOR COOPER'S HAWK MANDARIN - JACKSONVILLE,  
24 LLC, IN ZONING DISTRICT COMMERCIAL  
25 COMMUNITY/GENERAL-1 (CCG-1), AS DEFINED AND  
26 CLASSIFIED UNDER THE ZONING CODE; ADOPTING  
27 RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND  
28 USE AND ZONING COMMITTEE; PROVIDING FOR  
29 DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.  
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31 **WHEREAS,** an application for a zoning exception, **Revised On**

1 **File** with the City Council Legislative Services Division, was filed  
2 by Ray Spofford, for Cooper's Hawk Mandarin - Jacksonville, LLC, on  
3 behalf of the owner of property located in Council District 6 at  
4 10601 San Jose Boulevard, between Hartley Road and San Jose Boulevard  
5 (R.E. No. 155958-0015) (the "Subject Property"), requesting: (1) an  
6 establishment or facility which includes the retail sale and service  
7 of all alcoholic beverages, including liquor, beer or wine, for  
8 on-premises consumption, (2) permanent outside sale and service of  
9 all alcoholic beverages meeting the performance standards and  
10 development criteria set forth in Part 4, and (3) restaurant with  
11 outside sale and service of food meeting the performance standards  
12 and development criteria set forth in Part 4, in Building 300 as  
13 depicted on the Site Plan, in Zoning District Commercial  
14 Community/General-1 (CCG-1); and

15 **WHEREAS**, the Planning and Development Department has  
16 considered the application and all attachments thereto and has  
17 rendered an advisory recommendation; and

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

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

23 **Section 1. Adoption of Findings and Conclusions.** The  
24 Council has considered the recommendation of the Land Use and Zoning  
25 Committee and reviewed the Staff Report of the Planning and  
26 Development Department concerning application for zoning exception  
27 E-24-28. Based upon the competent, substantial evidence contained  
28 in the record, the Council hereby determines that the requested zoning  
29 exception meets each of the following criteria required to grant the  
30 request pursuant to Section 656.131(c), *Ordinance Code*, as  
31 specifically identified in the Staff Report of the Planning and

1 Development Department:

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

4 (2) Will be compatible with the existing contiguous uses or  
5 zoning and compatible with the general character of the area,  
6 considering population density, design, scale and orientation of  
7 structures to the area, property values, and existing similar uses  
8 or zoning;

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

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

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

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

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

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

26 (9) Will be consistent with the definition of a zoning  
27 exception, and will meet the standards and criteria of the zoning  
28 classification in which such use is proposed to be located, and all  
29 other requirements for such particular use set forth elsewhere in the  
30 Zoning Code, or otherwise adopted by the City Council.

31 Therefore, zoning exception application E-24-28 is hereby

1 approved.

2           **Section 2.           Owner and Description.** The Subject Property is  
3 owned by Regency Centers Corporation, successor by merger to Equity  
4 (Landing) Inc., and is described in **Exhibit 1**, dated April 4, 2024,  
5 and graphically depicted in **Exhibit 2**, both attached hereto. The  
6 applicant is Ray Spofford, 14775 Old St. Augustine Road, Jacksonville,  
7 Florida 32258; (904) 265-3189.

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

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

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23 Form Approved:

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25           /s/ Mary E. Staffopoulos          

26 Office of General Counsel

27 Legislation Prepared By: Caroline Fulton

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