

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-440**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING
6 EXCEPTION E-26-22 FOR PROPERTY LOCATED IN
7 COUNCIL DISTRICT 7 AT 1186 EDGEWOOD AVENUE
8 SOUTH, BETWEEN MAYFLOWER STREET AND PLYMOUTH
9 STREET (R.E. NO(S). 061499-0100), AS DESCRIBED
10 HEREIN, OWNED BY THE GOFF FAMILY TRUST,
11 REQUESTING 1) PERMANENT OUTSIDE SALE AND
12 SERVICE, MEETING THE PERFORMANCE STANDARDS AND
13 DEVELOPMENT CRITERIA SET FORTH IN PART 4 OF THE
14 ZONING CODE, AND 2) RESTAURANTS WITH OUTSIDE
15 SALE AND SERVICE OF FOOD MEETING THE PERFORMANCE
16 STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN
17 PART 4 OF THE ZONING CODE, FOR GARY R. GOFF,
18 D/B/A PERFECT RACK BILLIARDS, LLC, IN THE
19 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1)
20 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE
21 ZONING CODE, PUSUANT TO APPLICATION NUMBER Z-
22 7090; ADOPTING RECOMMENDED FINDINGS AND
23 CONCLUSIONS OF THE LAND USE AND ZONING
24 COMMITTEE; PROVIDING FOR DISTRIBUTION;
25 PROVIDING AN EFFECTIVE DATE.

26
27 **WHEREAS,** an application for a zoning exception, **On File** with
28 the City Council Legislative Services Division, was filed by Gary R.
29 Goff, on behalf of the owner of property located in Council District
30 7 at 1186 Edgewood Avenue South, between Mayflower Street and Plymouth
31 Street (R.E. No(s). 061499-0100) (the "Subject Property"), requesting

1 1) permanent outside sale and service, meeting the performance
2 standards and development criteria set forth in Part 4 of the Zoning
3 Code, and 2) restaurants with outside sale and service of food meeting
4 the performance standards set forth in Part 4 of the Zoning Code, for
5 Gary R. Goff, d/b/a Perfect Rack Billiards, LLC, in the Commercial
6 Community/General-1 (CCG-1) District, pursuant to application number
7 Z-7090; and

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

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

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

16 **Section 1. Adoption of Findings and Conclusions.** The
17 Council has considered the recommendation of the Land Use and Zoning
18 Committee and reviewed the Staff Report of the Planning and
19 Development Department concerning application for zoning exception
20 E-26-22. Based upon the competent, substantial evidence contained in
21 the record, the Council hereby determines that the requested zoning
22 exception meets each of the following criteria required to grant the
23 request pursuant to Section 656.131(c), *Ordinance Code*, as
24 specifically identified in the Staff Report of the Planning and
25 Development Department:

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

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

1 or zoning;

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

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

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

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

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

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

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

25 Therefore, zoning exception application E-26-22 is hereby
26 approved.

27 **Section 2. Owner and Description.** The Subject Property is
28 owned by The Goff Family Trust, and is described in **Exhibit 1**, dated
29 April 21, 2026, and graphically depicted in **Exhibit 2**, both attached
30 hereto. The applicant is Gary R. Goff, 1186 Edgewood Avenue South,
31 Jacksonville, Florida, 32205; (904) 272-5005; lisa@legacyclay.com.

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

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

7 **Section 4. Effective Date.** The enactment of this Ordinance

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

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16 Form Approved:

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18 /s/ Terrence Harvey

19 Office of General Counsel

20 Legislation Prepared By: Mikayla Batteh

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