

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2024-486**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING
6 EXCEPTION E-24-33 FOR PROPERTY LOCATED IN
7 COUNCIL DISTRICT 6 AT 9825 SAN JOSE BOULEVARD
8 BETWEEN CROWN POINT ROAD AND KORI ROAD (R.E.
9 NO(S). 148970-0000), AS DESCRIBED HEREIN, OWNED
10 BY E HOLDINGS, LLC, REQUESTING AN ESTABLISHMENT
11 OR FACILITY WHICH INCLUDES THE RETAIL SALE AND
12 SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING
13 LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION
14 FOR SR CEVICHE JAX, LLC IN THE CCG-1 DISTRICT,
15 AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE;
16 ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF
17 THE LAND USE AND ZONING COMMITTEE; PROVIDING FOR
18 DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.

19
20 **WHEREAS,** an application for a zoning exception, **On File** with
21 the City Council Legislative Services Division, was filed by Juan
22 Lozano on behalf of the owner of property located in Council District
23 6 at 9825 San Jose Boulevard Between Crown Point Road and Kori Road
24 (R.E. No(s). 148970-0000) (the "Subject Property"), requesting an
25 establishment or facility which includes the retail sale and service
26 of all alcoholic beverages including liquor, beer or wine for on-
27 premises consumption for Sr Ceviche Jax, LLC in the CCG-1 District;
28 and

29 **WHEREAS,** the Planning and Development Department has
30 considered the application and all attachments thereto and has
31 rendered an advisory recommendation; and

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

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

6 **Section 1. Adoption of Findings and Conclusions.** The
7 Council has considered the recommendation of the Land Use and Zoning
8 Committee and reviewed the Staff Report of the Planning and
9 Development Department concerning application for zoning exception
10 E-24-33. Based upon the competent, substantial evidence contained in
11 the record, the Council hereby determines that the requested zoning
12 exception meets each of the following criteria required to grant the
13 request pursuant to Section 656.131(c), *Ordinance Code*, as
14 specifically identified in the Staff Report of the Planning and
15 Development Department:

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

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

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

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

29 (5) Will not have a detrimental effect on the future development
30 of contiguous properties or the general area, according to the
31 Comprehensive Plan, including any subsequent amendment to the plan

1 adopted by the Council;

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

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

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

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

15 Therefore, zoning exception application E-24-33 is hereby
16 approved.

17 **Section 2. Owner and Description.** The Subject Property is
18 owned by E Holdings, LLC, and is described in **Exhibit 1**, dated May
19 22, 2024, and graphically depicted in **Exhibit 2**, both attached hereto.
20 The applicant is Juan Lozano, 1553 Sheridan Street, Jacksonville,
21 Florida, 32207 (305) 305-2167.

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

28 **Section 4. Effective Date.** The enactment of this Ordinance
29 shall be deemed to constitute a quasi-judicial action of the City
30 Council and shall become effective upon signature by the Council
31 President and Council Secretary. Failure to exercise the zoning

1 exception, if herein granted, by the commencement of the use or action
2 herein approved within one (1) year of the effective date of this
3 legislation shall render this zoning exception invalid and all rights
4 arising therefrom shall terminate.

5 Form Approved:

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7 /s/ Dylan Reingold

8 Office of General Counsel

9 Legislation Prepared By: Madeline Read

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