

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-433**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING  
6 EXCEPTION E-23-45 FOR PROPERTY LOCATED IN  
7 COUNCIL DISTRICT 1 AT 926 ARLINGTON ROAD NORTH,  
8 BETWEEN ARLINGTON ROAD NORTH AND THE ARLINGTON  
9 EXPRESSWAY (R.E. NO. 136545-0000), AS DESCRIBED  
10 HEREIN, OWNED BY ARLINGTON CARDINAL PLAZA LLC,  
11 REQUESTING AN ESTABLISHMENT OR FACILITY WHICH  
12 INCLUDES THE RETAIL SALE AND SERVICE OF ALL  
13 ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR  
14 WINE FOR ON-PREMISES CONSUMPTION, FOR ATLANTIS  
15 EVENT CENTER & LOUNGE, INC., IN CURRENT ZONING  
16 DISTRICT COMMERCIAL COMMUNITY/GENERAL-1 (CCG-  
17 1), AS DEFINED AND CLASSIFIED UNDER THE ZONING  
18 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 the  
24 City Council Legislative Services Division, was filed by Earl Dennis  
25 for Atlantis Event Center & Lounge, Inc. on behalf of the owner of  
26 property located in Council District 1 at 926 Arlington Road North,  
27 between Arlington Road North and the Arlington Expressway (R.E. No.  
28 136545-0000) (the "Subject Property"), requesting an establishment  
29 or facility which includes the retail sale and service of all  
30 alcoholic beverages including liquor, beer or wine for on-premises  
31 consumption, in current Zoning District Commercial Community/General-

1 1 (CCG-1); and

2 **WHEREAS**, the Planning and Development Department has considered  
3 the application and all attachments thereto and has rendered an  
4 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-23-45. Based upon the competent, substantial evidence contained  
15 in 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-23-45 is hereby  
20 approved.

21 **Section 2. Owner and Description.** The Subject Property is  
22 owned by Arlington Cardinal Plaza LLC, and is described in **Exhibit**  
23 **1**, dated May 25, 2023, and graphically depicted in **Exhibit 2**, both  
24 attached hereto. The applicant is Earl Dennis, Atlantis Event Center  
25 & Lounge, Inc., 926 Arlington Road North, Jacksonville, Florida 32211;  
26 (904) 588-6343.

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

