

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

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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