

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-632

AN ORDINANCE APPROVING APPLICATION FOR ZONING EXCEPTION E-25-36 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 1 AT 9382 ARLINGTON EXPRESSWAY, BETWEEN SOUTHSIDE BOULEVARD AND ATLANTIC BOULEVARD (R.E. NO(S). 123031-0000), AS DESCRIBED HEREIN, OWNED BY BLUE REEF GROUP, INC. REQUESTING AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION, FOR THIRTEENTH FLOOR ENTERTAINMENT GROUP, LLC, D/B/A 13FEG JACKSONVILLE HOLDINGS, LLC, IN THE COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE; ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND USE AND ZONING COMMITTEE; PROVIDING FOR DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a zoning exception, **On File** with the City Council Legislative Services Division, was filed by Christopher Stafford, on behalf of the owner of property located in Council District 1 at 9382 Arlington Expressway, between Southside Boulevard and Atlantic Boulevard (R.E. No(s). 123031-0000) (the "Subject Property"), requesting an establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption, for Thirteenth Floor Entertainment Group, LLC, d/b/a 13FEG Jacksonville

1 Holdings, LLC, in the Commercial Community/General-1 (CCG-1)
2 District; and

3 **WHEREAS**, the Planning and Development Department has
4 considered the application and all attachments thereto and has
5 rendered an advisory recommendation; and

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

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

11 **Section 1. Adoption of Findings and Conclusions.** The
12 Council has considered the recommendation of the Land Use and Zoning
13 Committee and reviewed the Staff Report of the Planning and
14 Development Department concerning application for zoning exception
15 E-25-36. Based upon the competent, substantial evidence contained in
16 the record, the Council hereby determines that the requested zoning
17 exception meets each of the following criteria required to grant the
18 request pursuant to Section 656.131(c), *Ordinance Code*, as
19 specifically identified in the Staff Report of the Planning and
20 Development Department:

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

23 (2) Will be compatible with the existing contiguous uses or
24 zoning and compatible with the general character of the area,
25 considering population density, design, scale and orientation of
26 structures to the area, property values, and existing similar uses
27 or zoning;

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

30 (4) Will not have a detrimental effect on vehicular or pedestrian
31 traffic, or parking conditions, and will not result in the generation

1 or creation of traffic inconsistent with the health, safety and
2 welfare of the community;

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

7 (6) Will not result in the creation of objectionable or
8 excessive noise, lights, vibrations, fumes, odors, dust or physical
9 activities, taking into account existing uses or zoning in the
10 vicinity;

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

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

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

20 Therefore, zoning exception application E-25-36 is hereby
21 approved.

22 **Section 2. Owner and Description.** The Subject Property is
23 owned by Blue Reef Group, Inc., and is described in **Exhibit 1**, dated
24 August 15, 2025, and graphically depicted in **Exhibit 2**, both attached
25 hereto. The applicant is Christopher Stafford, 1550 Latimer Street,
26 Suite 277, Denver, CO, 80202; (434) 841-7315.

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

1 Section 656.140(c), *Ordinance Code*.

2 **Section 4. Effective Date.** The enactment of this Ordinance
3 shall be deemed to constitute a quasi-judicial action of the City
4 Council and shall become effective upon signature by the Council
5 President and Council Secretary. Failure to exercise the zoning
6 exception, if herein granted, by the commencement of the use or action
7 herein approved within one (1) year of the effective date of this
8 legislation shall render this zoning exception invalid and all rights
9 arising therefrom shall terminate.

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11 Form Approved:

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13 _____
14 Office of General Counsel

15 Legislation Prepared By: Kareena Mehta

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