

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT****APPLICATION FOR ZONING EXCEPTION E-24-43 (2024-0683)****OCTOBER 1, 2024**

***Location:*** 1500 University Boulevard  
University Boulevard and San Jose Boulevard

***Real Estate Number:*** 147032-0000

***Zoning Exception Sought:*** The retail sale and service of all alcoholic beverages for on-premises consumption in conjunction with a restaurant. Permanent outside sales and service meeting Part 4.

***Current Zoning District:*** Commercial Community/General-1 (CCG-1)

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** District 3 – Southeast

***Council District:*** District 5

***Agent:*** Lawrence Yancy  
1309 St. Johns Bluff Road North  
Building A, Suite 2  
Jacksonville, Florida 32225

***Owner:*** General Property Support, Inc.  
1 Sleiman Parkway  
Suite 270  
Jacksonville, FL 32216

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Exception **E-24-43** (2024-0683) seeks to permit the retail sale and service of all alcoholic beverages for on-premises consumption and outside sale and service in conjunction with a restaurant for a property zoned Commercial Community/General-1 (CCG-1). The subject property is approximately 9.01± acres and developed within a shopping center at the corner of University Boulevard and San Jose Boulevard. This exception application is primarily for 1500 University Boulevard, where a *Scrambler's* Restaurant has been developed. The entire shopping center has been developed since 1959. The proposed property contains 3 structures.

There are several restaurants in the immediate area along University Boulevard that serve all alcoholic beverages, including Cowtown Tavern, Pink Salt, and Sabor Ceviche & Grill.

### **DEFINITION OF ZONING EXCEPTION**

According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permissible in the zoning district as exceptions if specific provision for the exception is made in the Zoning Code and the uses are found by the Commission to be in conformity with the standards and criteria for granting the same contained in Section 656.131(c) thereof.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.131(c) of the Zoning Code, the Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(i) ***Will the proposed use be consistent with the Comprehensive Plan?***

Yes. The subject site is 9.01 acres and located at an address of 1500 University Boulevard W, on the southeast corner of University Boulevard W and San Jose Boulevard, both minor arterial roadways. The application site is also located within Planning District 3 (Southeast), Council District 5 in the Urban Development Area.

CGC in the Urban Development Area is intended to provide development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Principal uses include commercial retail sales and service establishments including restaurants, hotels and motels, and commercial recreational and entertainment facilities. The proposed exception for retail sales and service of alcoholic beverages for on-site consumption is allowed in the CGC land use category.

### **Future Land Use Element (FLUE):**

**Policy 1.1.7**

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

*The proposed requests for the retail sale and service of all alcoholic beverages for on-premises consumption in conjunction with a restaurant and outside sale and service that would result in the intensification of a uses. Therefore, requires zoning and development review. Staff does not anticipate this intensification of*

*uses to impact the land use as this location has previously had a restaurant with outside sales and service (i.e. the Sierra Grille).*

**Goal 3**

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

*The subject property is located in the center of an area designated for commercial uses and is surrounded by complementary zoning districts and uses. The approval of this exception will not create a use out of character for the area and will not hinder the character of the City's neighborhoods or residential areas but would rather serve the surrounding residential neighborhood with additional commercial uses.*

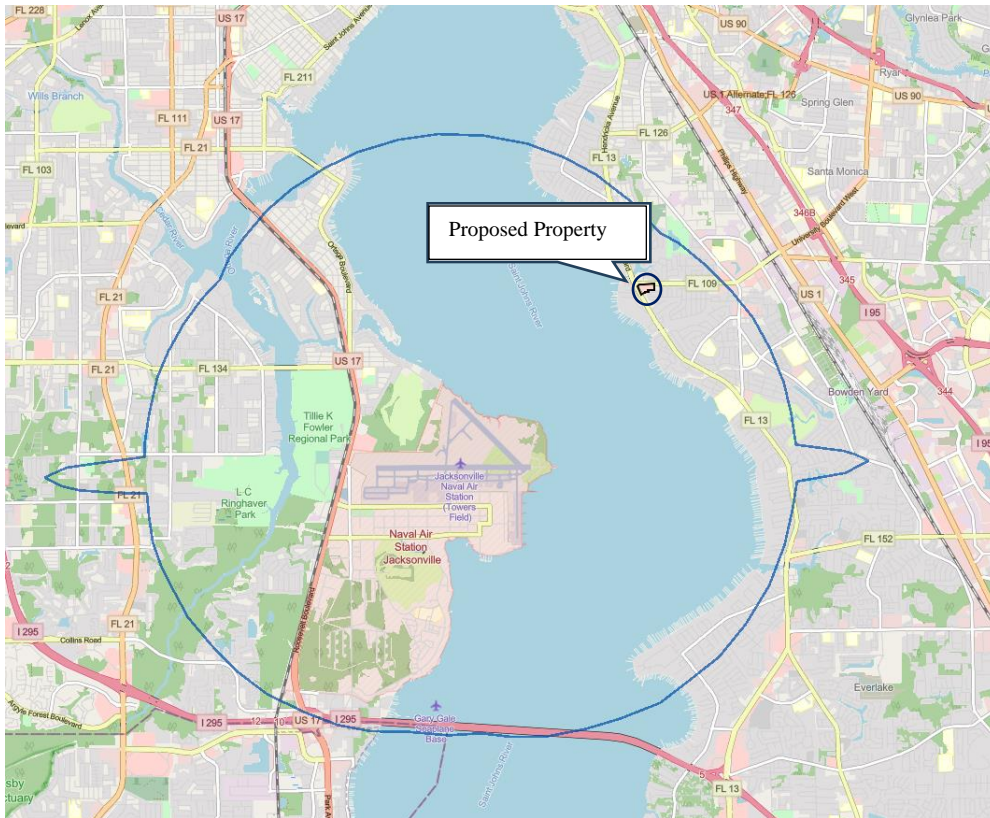
**Airport Environment Zone**

The site is located within the 150-foot Height and Hazard Zone for the Naval Air Station Jacksonville. Zoning will limit development to a maximum height of 150', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

**In a Notice Zone**

The site is also located in a Military Influence Zone for Naval Air Station Jax. Military Influence Zones - Known as Airport Notice Zones in the Land Development Regulations. They encompass all lands within accident potential zones, the lighting regulation zone (for OLF Whitehouse only), the 60-64.99 DNL noise contour, and the one hundred fifty (150) foot Height and Hazard Zone or inner horizontal and conical surface zones as shown on the Military and Civilian Influence Zones. They apply to NAS Jacksonville, NS Mayport and OLF Whitehouse.

Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.



**Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

- (ii) *Will the proposed use be compatible with the existing contiguous uses or zoning and compatible with the general character of the area, considering population density, design, scale and orientation of structures to the area, property values, and existing similar uses or zoning?*

Yes. The proposed use is similar to other uses in the vicinity. Adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Shopping Center; Multi-Family Dwellings
South	LDR; RPI	RLD-60; CRO	Single-Family Dwellings; Church
East	LDR	PBF-1	Park; Single-Family Dwellings
West	CGC	CCG-1	Shopping Center; Office

- (iii) ***Will the proposed use have an environmental impact inconsistent with the health, safety, and welfare of the community?***

No. The requests for outdoor seating and alcohol sales and service will not take place within a newly developed structure. The entire shopping center is comprised of 3 structures. The structure that the *Scrambler's* restaurant is located in was built in 1959. These requests are common in the area, and the applicant will be required to meet all applicable environmental regulations.

- (iv) ***Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking condition? Will the proposed use result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community?***

No. The traffic circulation pattern of the site allows for the safe movement of traffic for the proposed commercial uses on the property. The site is accessible to vehicular and pedestrian traffic from San Jose Boulevard and University Boulevard.

- (v) ***Will the proposed use have a detrimental effect on the future development of contiguous properties or the general area?***

No. The proposed exception will not have a detrimental effect on the future development of contiguous properties or the general area since the area is mostly developed with a mix of commercial uses. It is not expected that the outside seating in connection with a restaurant or the retail sale and service of all alcoholic beverages for on-premises consumption will have any negative impact on the surrounding property as there are many other restaurants that permit alcoholic beverage sales for on-premises consumption along University Boulevard and the previous restaurant at this location had outdoor sales and service (i.e. the Sierra Grille).

- (vi) ***Will the proposed use result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses or zoning in the vicinity?***

No. The proposed use of outside seating and retail sale and service of all alcoholic beverages for on-premises consumption will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities out of character for the surrounding area as it will be within a commercial shopping center and away from any residential properties.

- (vii) ***Will the proposed use overburden existing public services and facilities?***

No. The proposed use will not overburden existing public services or facilities. This is an existing commercial center. Therefore, there will not be an increased demand for public services.

- (viii) *Will the site be sufficiently accessible to permit entry onto the property for fire, police, rescue and other services?*

Yes. The subject property is accessible from San Jose Boulevard and University Boulevard to permit adequate access for fire, police, rescue, and other service vehicles.

- (ix) *Will the proposed use be consistent with the definition of a zoning exception and meet the standards and criteria of the zoning classification in which such use is proposed to be located?*

Yes. According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. The proposed exception is appropriate in this location and consistent with the definition of a zoning exception. As more fully set forth in the foregoing findings and conclusions, the requested use at this location is consistent with the definition of a zoning exception.

Performance standards for Outside Seating in Section **656.401(ee)(2)(i-iii) (Outside sale and service)** of the Zoning Code are as follows:

- (i) *The area for the outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment.*

Correct. The proposed outside seating area will be located at the existing structure that is apart to the licensed facility or establishment.

- (ii) *The outside area shall be no greater than the inside area for sale and service.*

The outside seating will be attached to the restaurant and the site plan does not depict the outside seating area being greater than the inside area.

- (iii) *The outside area shall be surrounded by a permanent railing or other barrier at least three and a half feet high; provided, that the barrier may be broken by up to two entranceways no more than four feet wide each.*

Yes. The outside seating area will have a permanent railing or other barrier at least three and a half feet in height in order to be in compliance with Part 4 requirements.

### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **September 3, 2024**, the Planning and Development Department staff observed that the required Notice of Public Hearing signs **were** posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Zoning Exception **E-24-43 (2024-0683)** be **APPROVED**.

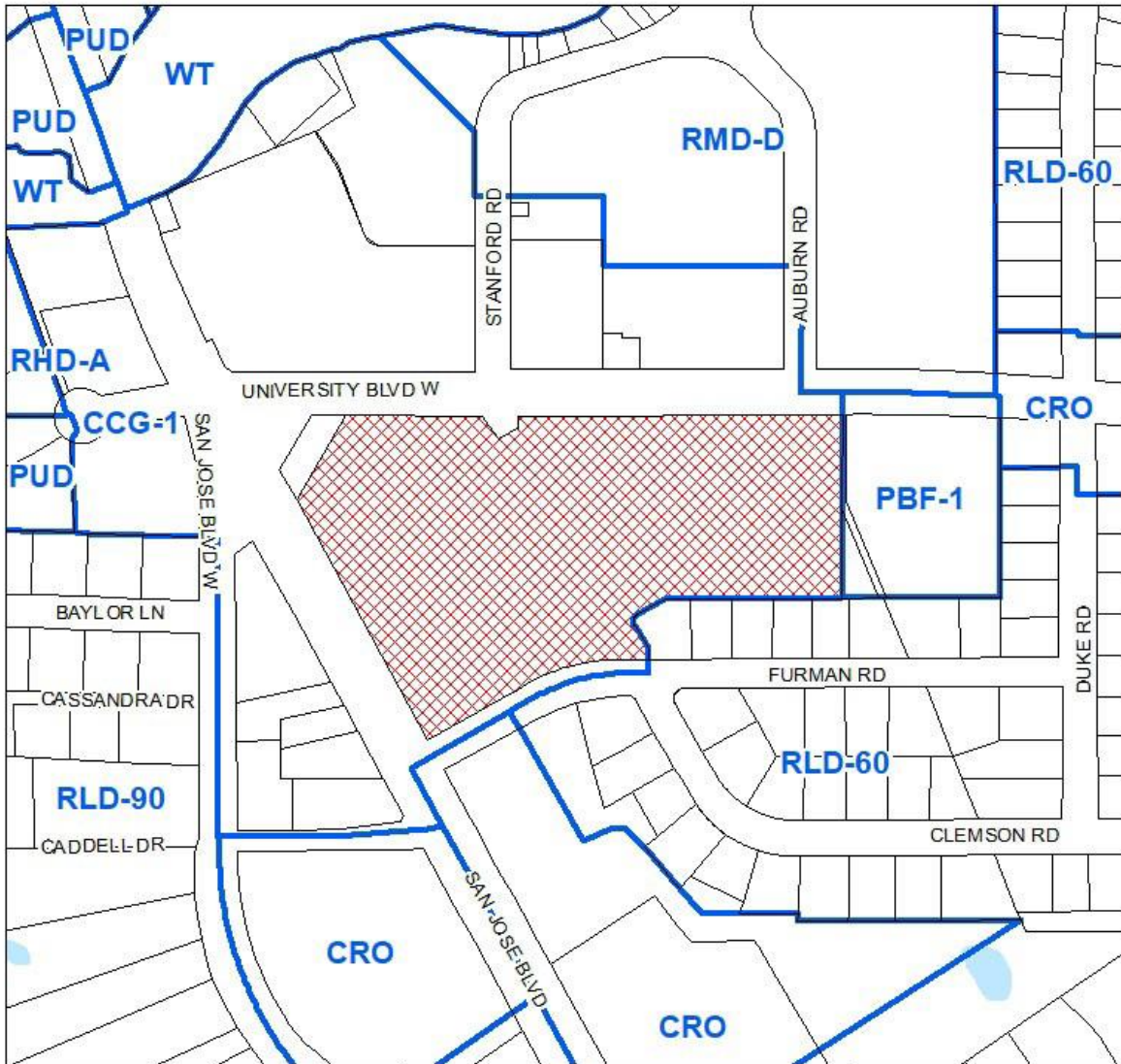


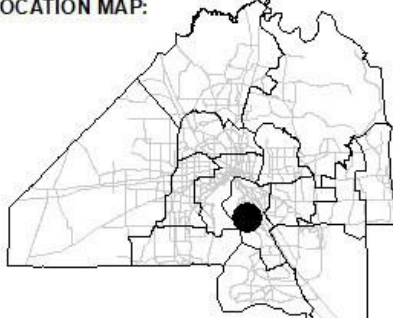
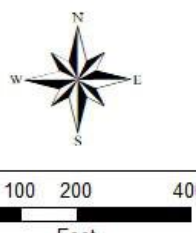
**Aerial View**  
*Source: JaxGIS*



**View of Subject Property.**  
*Source: Planning & Development Department, 9/3/2024.*





<p>REQUEST SOUGHT:</p> <p><b>THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION</b></p> <p>OUTDOOR SALES AND SERVICE</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p><b>E-24-43</b></p>	 <p>COUNCIL DISTRICT:</p> <p><b>5</b></p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>
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Legal Map