

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-763

AN ORDINANCE APPROVING APPLICATION FOR ZONING EXCEPTION E-25-48 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 8 AT 0 PECAN PARK ROAD AND 0 MAIN STREET ROAD N., BETWEEN INTERSTATE 95 AND MAIN STREET, NORTH OF PECAN PARK ROAD (R.E. NO(S). 108125-0000 AND A PORTION OF R.E. NO(S). 108117-0005 AND 108113-0005), AS DESCRIBED HEREIN, OWNED BY RUM EAST, LLC, RUM EAST A, LLC, RUM EAST B, LLC, RUM EAST C, LLC, RUM EAST D, LLC, RUM EAST E, LLC, RUM EAST F, LLC, RUM EAST G, LLC, RUM EAST H, LLC, RUM EAST I, LLC, PECAN PARK RAIL, LLC, PECPAR, LLC, PECPAR-A, LLC, PECPAR-B, LLC, PECPAR-C, LLC, PECPAR-D, LLC AND PECPAR-E, LLC, REQUESTING (1) RETAIL SALES AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION, AND (2) RETAIL SALES INCLUDING OUTSIDE DISPLAY, FOR PUBLIX SUPER MARKETS, INC., IN THE PLANNED UNIT DEVELOPMENT (PUD) DISTRICT (2024-971-E), 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 Blair Knighting, on behalf of the owners of property located in Council

District 8 at 0 Pecan Park Road and 0 Main Street Road N., between Interstate 95 and Main Street, north of Pecan Park Road (R.E. No(s). 108125-0000 and a Portion of R.E. No(s). 108117-0005 and 108113-0005) (the "Subject Property"), requesting (1) retail sales and service of all alcoholic beverages for off-premises consumption, and (2) retail sales including outside display, for Publix Supermarkets, Inc., in the Planned Unit Development (PUD) District (2024-971-E); and

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

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

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

Section 1. Adoption of Findings and Conclusions. The Council has considered the recommendation of the Land Use and Zoning Committee and reviewed the Staff Report of the Planning and Development Department concerning application for zoning exception E-25-48. Based upon the competent, substantial evidence contained in the record, the Council hereby determines that the requested zoning exception meets each of the following criteria required to grant the request pursuant to Section 656.131(c), *Ordinance Code*, as specifically identified in the Staff Report of the Planning and Development Department:

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

(2) Will 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

1 or zoning;

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

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

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

12 (6) Will not result in the creation of objectionable or
13 excessive noise, lights, vibrations, fumes, odors, dust or physical
14 activities, taking into account existing uses or zoning in the
15 vicinity;

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

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

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

25 Therefore, zoning exception application E-25-48 is hereby
26 approved.

27 **Section 2. Owner and Description.** The Subject Property is
28 owned by Rum East, LLC, Rum East A, LLC, Rum East B, LLC, Rum East
29 C, LLC, Rum East D, LLC, Rum East E, LLC, Rum East F, LLC, Rum East
30 G, LLC, Rum East H, LLC, Rum East I, LLC, Pecan Park Rail, LLC,
31 PecPar, LLC, PecPar-A, LLC, PecPar-B, LLC, PecPar-C, LLC, PecPar-D,

1 LLC and PecPar-E, LLC, and is described in **Exhibit 1**, dated July 30,
2 2025, and graphically depicted in **Exhibit 2**, both attached hereto.
3 The applicant is Blair Knighting, 12740 Gran Bay Parkway West, Suite
4 2350, Jacksonville, Florida, 32258; (904) 828-3917.

5 **Section 3. Distribution by Legislative Services.**

6 Legislative Services is hereby directed to mail a copy of this
7 legislation, as enacted, to the applicant and any other parties to
8 this matter who testified before the Land Use and Zoning Committee
9 or otherwise filed a qualifying written statement as defined in
10 Section 656.140(c), *Ordinance Code*.

11 **Section 4. Effective Date.** The enactment of this Ordinance

12 shall be deemed to constitute a quasi-judicial action of the City
13 Council and shall become effective upon signature by the Council
14 President and Council Secretary. Failure to exercise the zoning
15 exception, if herein granted, by the commencement of the use or action
16 herein approved within one (1) year of the effective date of this
17 legislation shall render this zoning exception invalid and all rights
18 arising therefrom shall terminate.

19
20 Form Approved:

21
22 /s/ Dylan Reingold

23 Office of General Counsel

24 Legislation Prepared By: Stephen Nagbe

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