

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2025-311

AN ORDINANCE APPROVING APPLICATION FOR ZONING EXCEPTION E-25-12 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 11 AT 9551 BAYMEADOWS ROAD, UNITS 1-3, BAYMEADOWS CIRCLE EAST AND BAYTREE TOWNE CIRCLE WEST (R.E. NO(S). 148521-0055), AS DESCRIBED HEREIN, OWNED BY BAYMEADOWS SHOPPING CENTER, LLC, 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 RED ROOM HOOKAH LOUNGE, LLC D/B/A MEDUSA RESTAURANT AND LOUNGE, IN THE PLANNED UNIT DEVELOPMENT (PUD) (1978-773-514) 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 Holly McQueen on behalf of the owner of property located in Council District 11 at 9551 Baymeadows Road, Units 1-3, Baymeadows Circle East and Baytree Towne Circle West (R.E. No(s). 148521-0055) (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 Red Room Hookah

1 Lounge, LLC d/b/a Medusa Restaurant and Lounge OHJAX5, LLC, d/b/a
2 Scramblers in the Planned Unit Development (PUD) (1978-773-514)
3 District; and

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

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

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

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

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

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

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

31 (4) Will not have a detrimental effect on vehicular or pedestrian

1 traffic, or parking conditions, and will not result in the generation
2 or creation of traffic inconsistent with the health, safety and
3 welfare of the community;

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

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

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

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

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

21 Therefore, zoning exception application E-25-12 is hereby
22 approved.

23 **Section 2. Owner and Description.** The Subject Property is
24 owned by Baymeadows Shopping Center, LLC, and is described in **Exhibit**
25 **1**, dated April 10, 2025, and graphically depicted in **Exhibit 2**, both
26 attached hereto. The applicant is Holly McQueen, 2165 Geneve Street,
27 Jacksonville, Florida, 32207, (786) 919-4279.

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

1 or otherwise filed a qualifying written statement as defined in
2 Section 656.140(c), *Ordinance Code*.

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

11 Form Approved:

12
13 /s/ Dylan Reingold

14 Office of General Counsel

15 Legislation Prepared By: Stephen Nagbe

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