

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-548**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING  
6 EXCEPTION E-23-51 FOR PROPERTY LOCATED IN  
7 COUNCIL DISTRICT 7 AT 2695 POST STREET, BETWEEN  
8 KING STREET AND ACOSTA STREET (R.E. NO. 064199-  
9 0010), AS DESCRIBED HEREIN, OWNED BY BREWZSTEAD  
10 LLC, REQUESTING AN ESTABLISHMENT OR FACILITY  
11 WHICH INCLUDES THE RETAIL SALE AND SERVICE OF  
12 ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER  
13 OR WINE FOR ON-PREMISES CONSUMPTION FOR THE  
14 COLAB CAFE LIMITED LIABILITY COMPANY, IN ZONING  
15 DISTRICT COMMERCIAL COMMUNITY/GENERAL-1 (CCG-  
16 1), AS DEFINED AND CLASSIFIED UNDER THE ZONING  
17 CODE; ADOPTING RECOMMENDED FINDINGS AND  
18 CONCLUSIONS OF THE LAND USE AND ZONING  
19 COMMITTEE; PROVIDING FOR DISTRIBUTION;  
20 PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS**, an application for a zoning exception, **On File** with the  
23 City Council Legislative Services Division, was filed by Raymond De  
24 Padua for The CoLab Cafe Limited Liability Company, on behalf of the  
25 owner of property located in Council District 7 at 2695 Post Street,  
26 between King Street and Acosta Street (R.E. No. 064199-0010) (the  
27 "Subject Property"), requesting an establishment or facility which  
28 includes the retail sale and service of all alcoholic beverages  
29 including liquor, beer or wine for on-premises consumption in Zoning  
30 District Commercial Community/General-1 (CCG-1); and

31 **WHEREAS**, the Planning and Development Department has considered

1 the application and all attachments thereto and has rendered an  
2 advisory recommendation; and

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

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

8 **Section 1. Adoption of Findings and Conclusions.** The  
9 Council has considered the recommendation of the Land Use and Zoning  
10 Committee and reviewed the Staff Report of the Planning and  
11 Development Department concerning application for zoning exception  
12 E-23-51. Based upon the competent, substantial evidence contained  
13 in the record, the Council hereby determines that the requested zoning  
14 exception meets each of the following criteria required to grant the  
15 request pursuant to Section 656.131(c), *Ordinance Code*, as  
16 specifically identified in the Staff Report of the Planning and  
17 Development Department:

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

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

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

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

31 (5) Will not have a detrimental effect on the future development

1 of contiguous properties or the general area, according to the  
2 Comprehensive Plan, including any subsequent amendment to the plan  
3 adopted by the Council;

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

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

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

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

17 Therefore, zoning exception application E-23-51 is hereby  
18 approved.

19 **Section 2. Owner and Description.** The Subject Property is  
20 owned by Brewzstead LLC and is described in **Exhibit 1**, dated April  
21 26, 2023, and graphically depicted in **Exhibit 2**, both attached hereto.  
22 The applicant is Raymond De Padua, The CoLab Cafe Limited Liability  
23 Company, 2695 Post Street, Jacksonville, Florida 32204; (904) 327-  
24 3616.

25 **Section 3. Distribution by Legislative Services.**  
26 Legislative Services is hereby directed to mail a copy of this  
27 legislation, as enacted, to the applicant and any other parties to  
28 this matter who testified before the Land Use and Zoning Committee  
29 or otherwise filed a qualifying written statement as defined in  
30 Section 656.140(c), *Ordinance Code*.

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

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

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9 Form Approved:

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11           /s/  Mary E. Staffopoulos          

12 Office of General Counsel

13 Legislation Prepared By: Connor Corrigan

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