

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2023-662**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING  
6 EXCEPTION E-23-56 FOR PROPERTY LOCATED IN  
7 COUNCIL DISTRICT 5 AT 1518 HENDRICKS AVENUE,  
8 BETWEEN CEDAR STREET AND LASALLE STREET (R.E.  
9 NO. 080523-0000), AS DESCRIBED HEREIN, OWNED BY  
10 GOOD GUYS PROPERTY LLC, REQUESTING: (1) AN  
11 ESTABLISHMENT OR FACILITY WHICH INCLUDES THE  
12 RETAIL SALE AND SERVICE OF ALL ALCOHOLIC  
13 BEVERAGES, INCLUDING LIQUOR, BEER OR WINE, FOR  
14 ON-PREMISES AND OFF-PREMISES CONSUMPTION, (2)  
15 PERMANENT OUTSIDE SALE AND SERVICE OF ALL  
16 ALCOHOLIC BEVERAGES MEETING THE PERFORMANCE  
17 STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN  
18 PART 4, AND (3) OUTSIDE SALE AND SERVICE OF FOOD  
19 MEETING THE PERFORMANCE STANDARDS AND  
20 DEVELOPMENT CRITERIA SET FORTH IN PART 4, FOR  
21 KRAVEGAN LLC "WHERE FOOD IS LOVE" D/B/A KRAVEGAN  
22 LLC RESTAURANT, IN ZONING DISTRICT COMMERCIAL  
23 COMMUNITY/GENERAL-1 (CCG-1), AS DEFINED AND  
24 CLASSIFIED UNDER THE ZONING CODE; ADOPTING  
25 RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND  
26 USE AND ZONING COMMITTEE; PROVIDING FOR  
27 DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.  
28

29 **WHEREAS**, an application for a zoning exception, **On File** with the  
30 City Council Legislative Services Division, was filed by Lawrence  
31 Yancy for Kravegan LLC "Where Food Is Love" d/b/a Kravegan LLC

1 Restaurant, on behalf of the owner of property located in Council  
2 District 5 at 1518 Hendricks Avenue, between Cedar Street and Lasalle  
3 Street (R.E. No. 080523-0000) (the "Subject Property"), requesting:  
4 (1) An establishment or facility which includes the retail sale and  
5 service of all alcoholic beverages, including liquor, beer or wine,  
6 for on-premises or off-premises consumption or both, (2) Permanent  
7 outside sale and service of all alcoholic beverages meeting the  
8 performance standards and development criteria set forth in Part 4,  
9 and (3) Outside sale and service of food meeting the performance  
10 standards and development criteria set forth in Part 4, in Zoning  
11 District Commercial Community/General-1 (CCG-1); and

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

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

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

20 **Section 1. Adoption of Findings and Conclusions.** The  
21 Council has considered the recommendation of the Land Use and Zoning  
22 Committee and reviewed the Staff Report of the Planning and  
23 Development Department concerning application for zoning exception  
24 E-23-56. Based upon the competent, substantial evidence contained  
25 in the record, the Council hereby determines that the requested zoning  
26 exception meets each of the following criteria required to grant the  
27 request pursuant to Section 656.131(c), *Ordinance Code*, as  
28 specifically identified in the Staff Report of the Planning and  
29 Development Department:

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

1 (2) Will be compatible with the existing contiguous uses or  
2 zoning and compatible with the general character of the area,  
3 considering population density, design, scale and orientation of  
4 structures to the area, property values, and existing similar uses  
5 or zoning;

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

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

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

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

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

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

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

29 Therefore, zoning exception application E-23-56 is hereby  
30 approved.

31 **Section 2. Owner and Description.** The Subject Property is

1 owned by Good Guys Property LLC and is described in **Exhibit 1**, dated  
2 June 6, 2023, and graphically depicted in **Exhibit 2**, both attached  
3 hereto. The applicant is Lawrence Yancy, 1309 Saint Johns Bluff Road  
4 North, Building A, Suite 2, Jacksonville, Florida 32225; (904) 568-  
5 4317.

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

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

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

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

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21 Form Approved:

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23           /s/ Mary E. Staffopoulos          

24 Office of General Counsel

25 Legislation Prepared By: Connor Corrigan

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