

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2024-237**

5 AN ORDINANCE APPROVING APPLICATION FOR ZONING  
6 EXCEPTION E-24-12 FOR PROPERTY LOCATED IN  
7 COUNCIL DISTRICT 7 AT 901 KING STREET, BETWEEN  
8 KING STREET AND COLLEGE STREET (R.E. NO.  
9 064197-0010), AS DESCRIBED HEREIN, OWNED BY IHOP  
10 LIKE RMR LLC, REQUESTING AN ESTABLISHMENT OR  
11 FACILITY WHICH INCLUDES THE RETAIL SALE AND  
12 SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING  
13 LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION  
14 FOR ENTITY OF LOVE LLC, IN ZONING DISTRICTS  
15 COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) AND  
16 PLANNED UNIT DEVELOPMENT (PUD) (2012-504-E), AS  
17 DEFINED AND CLASSIFIED UNDER THE ZONING CODE;  
18 ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF  
19 THE LAND USE AND ZONING COMMITTEE; PROVIDING FOR  
20 DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.  
21

22 **WHEREAS,** an application for a zoning exception, **On File** with  
23 the City Council Legislative Services Division, was filed by Jessica  
24 Tyree for Entity of Love LLC, on behalf of the owner of property  
25 located in Council District 7 at 901 King Street, between King Street  
26 and College Street (R.E. No. 064197-0010) (the "Subject Property"),  
27 requesting an establishment or facility which includes the retail  
28 sale and service of all alcoholic beverages including liquor, beer  
29 or wine for on-premises consumption in Zoning Districts Commercial  
30 Community/General-1 (CCG-1) and Planned Unit Development (PUD)  
31 (2012-504-E); and

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

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

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

9       **Section 1. Adoption of Findings and Conclusions.** The  
10 Council has considered the recommendation of the Land Use and Zoning  
11 Committee and reviewed the Staff Report of the Planning and  
12 Development Department concerning application for zoning exception  
13 E-24-12. Based upon the competent, substantial evidence contained  
14 in the record, the Council hereby determines that the requested zoning  
15 exception meets each of the following criteria required to grant the  
16 request pursuant to Section 656.131(c), *Ordinance Code*, as  
17 specifically identified in the Staff Report of the Planning and  
18 Development Department:

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

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

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

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

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

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

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

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

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

18 Therefore, zoning exception application E-24-12 is hereby  
19 approved.

20 **Section 2. Owner and Description.** The Subject Property is  
21 owned by IHOP LKE RMR LLC and is described in **Exhibit 1**, dated January  
22 10, 2024, and graphically depicted in **Exhibit 2**, both attached hereto.  
23 The applicant is Jessica Tyree, 13966 Sound Overlook Drive North,  
24 Jacksonville, Florida 32224; (330) 272-1064.

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:

10  
11 /s/ Mary E. Staffopoulos

12 Office of General Counsel

13 Legislation Prepared By: Bruce Lewis

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