

REPORT OF THE PLANNING DEPARTMENT

APPLICATION FOR ZONING EXCEPTION 2026-0061 (E-15-20)

FEBRUARY 18, 2026

Location: 4022 Atlantic Boulevard

Real Estate Number: 129466-0010

Zoning Exception Sought: Establishment or Facility Which Includes the Retail Sale & Service of All Alcoholic Beverages Including Liquor, Beer or Wine for Off-Premises Consumption

Current Zoning District: Commercial Community/General - 1 (CCG-1)

Current Land Use Category: Commercial General Community (CGC)

Planning District: Greater Arlington/Beaches, District 2

Council District: District-5

Applicant/Agent: Paul Harden, Esq.
1431 Riverplace Blvd Suite 901
Jacksonville, FL 32207

Owner: Anjali Food Mart, Inc.
1171 S. Lane #1403
Jacksonville, FL 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Zoning Exception 2026-0061 (E-15-20) seeks an exception to allow for establishment or facility which includes the retail sale & service of all alcohol for off-premises consumption granted to Anjali Food Mart, Inc. The subject property was originally constructed in 1969 and is currently operating a local convenience store selling beer and wine only and seeking the exception to expand business to include full alcohol sales for off-premises consumption only. Per the submitted Liquor Distance Survey there are currently no churches and/or schools within the required 500 foot distance limitations per Sec.656.805 of the Zoning Code.

DEFINITION

According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permissible in the zoning district as exceptions if specific provision for the exception is made in the Zoning Code and the uses are found by the Commission to be in conformity with the standards and criteria for granting the same contained in Section 656.131(c) thereof.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(i) *Will the proposed use be consistent with the Comprehensive Plan?*

Yes. The approximately 0.29 of an acre subject site is located at Atlantic Boulevard at 4022 Atlantic Boulevard (SR-10), at the southwest corner of Atlantic Boulevard, an FDOT Principal Arterial roadway, and Arletha Road, a local roadway. The application site is also located within Planning District 2 (Greater Arlington / Beaches), Council District 5, and within the Urban Development Area.

According to the Category Descriptions of the Future Land Use Element (FLUE), CGC is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Principal uses in the CGC land use category include commercial retail sales and service establishments, including restaurants as well as commercial recreational and entertainment facilities.

The proposed exception for retail sales and service of all alcoholic beverages for off-premises consumption is consistent with the CGC land use category of the 2045 Comprehensive Plan.

Future Land Use Element (FLUE):

Objective 1.1

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Goal 3:

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City’s neighborhoods and enhancing the viability of non-residential areas

Objective 3.2

Promote and sustain the viability of existing and emerging commercial and industrial areas to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

- (ii) *Will the proposed use 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 or zoning?*

Yes. The proposed use is compatible with adjacent commercial uses and consistent with the general character of the area. The subject property is an existing convenience store that is currently zoned to sell beer or wine for off-premises consumption, and the applicant is requesting to add liquor sales for off-premises consumption. The existing convenience store is in an area that has been established as a mixed office, commercial and residential uses since 2003. Property is located along Atlantic Blvd which is classified as a FDOT Principal Arterial Roadway and is developed as a major commercial corridor.

Moreover, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RPI	CRO	Office
South	MDR	RMD-B	Single Family Residential
East	CGC	PUD 2022-0534	Vacant Undeveloped
West	CGC	CCG-1	Office

- (iii) *Will the proposed use have an environmental impact inconsistent with the health, safety, and welfare of the community?*

No. The proposed use will not have an environmental impact inconsistent with the health, safety and welfare of the community. The proposed use will not create an environmental impact above and beyond the primary use, which is a convenient store.

- (iv) *Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the creation or generation of traffic inconsistent with the health, safety, and welfare of the community?*

No. The traffic circulation pattern of the site allows for the safe movement of traffic to this

retail use as well as other surrounding uses. The site is accessible to vehicular use and the pedestrian traffic from Atlantic Boulevard.

- (v) ***Will the proposed use have a detrimental effect on the future development of contiguous properties or the general area?***

No. The proposed exception will not have a detrimental effect on the future development of contiguous properties or the general area since the area is mostly developed with a mix of commercial and office uses. The use of the space for the proposed use of the sale of all alcohol for off-premises consumption will be a minor component to the commercial corridor as a whole.

- (vi) ***Will the proposed use result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses or zoning in the vicinity?***

No. The proposed use, the retail sale of alcohol for off-premises use will add no negative effects above the existing uses allowed in the zoning district.

- (vii) ***Will the proposed use overburden existing public services and facilities?***

No. The proposed use will not overburden existing public services or facilities. This is an existing commercial center and there is no increase in enclosed space. Therefore, there will not be an increased demand of public services.

- (viii) ***Will the site be sufficiently accessible to permit entry onto the property for fire, police, rescue and other services?***

Yes. The subject property is accessible from Atlantic Boulevard to permit adequate access for fire, police, rescue, and other service vehicles.

- (ix) ***Will the proposed use be consistent with the definition of a zoning exception, and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such use set forth elsewhere in the Zoning Code, or otherwise adopted by the Planning Commission?***

Yes. According to Section 656.1601 of the Zoning Code, exception means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. The proposed exception is appropriate in this location and consistent with the definition of a zoning exception. As more fully set forth in the foregoing findings and conclusions, the requested use at this location is consistent with the definition of a zoning exception.

SUPPLEMENTARY INFORMATION

Applicant provided Sign Affidavit and photo evidence to the Planning Department dated **January 14, 2026**, that the required notice of public hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for **Zoning Exception 2026-0061 (E-15-20)** be **APPROVED**.

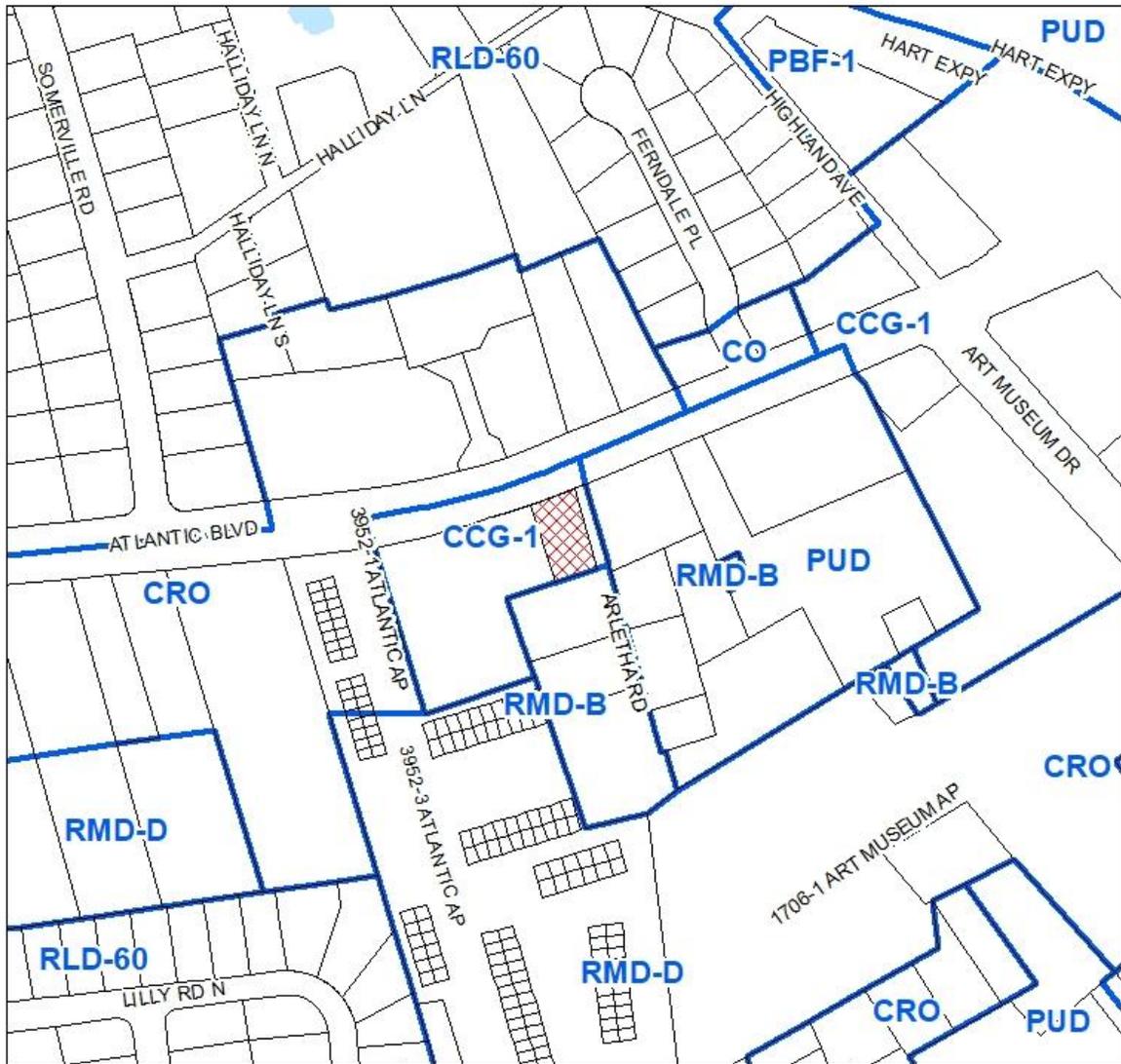


Aerial View of Subject Property



View of the Subject Property

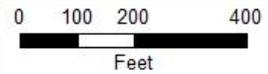
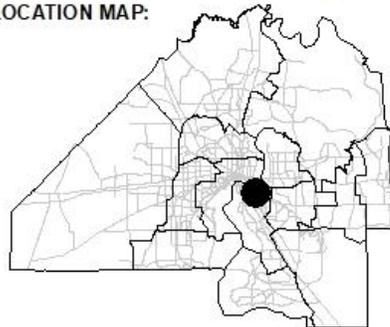
Source: JaxGIS Maps (January 2025)



REQUEST SOUGHT:

AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR OFF-PREMISES CONSUMPTION

LOCATION MAP:



COUNCIL DISTRICT:

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TRACKING NUMBER

E-15-20

EXHIBIT 2
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