

Date Submitted: 7/15/25	COMPANION APPLICATION / E- WLD-	Application Number: E-25-37
Date Filed:		Public Hearing:

Application for Zoning Exception
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only	
Current Zoning District: CCG-1	Current Land Use Category: C6C
Exception Sought: Retail Sale + serve of all alcoholic beverages for on-premises consumption or off-premises or both	Applicable Section of Ordinance Code: 656.313 A.IV. (c)(1)
Council District: 7	Planning District: 5
Previous Zoning Applications Filed (provide application numbers): none found	
Notice of Violation(s): none found	
Number of Signs to Post: 2	Amount of Fee: \$2654. Total Companion
Zoning Asst. Initials: CIR	
Neighborhood Associations: Open Volunteer, Murray Hill Preservation Association	
Overlay: none	

PROPERTY INFORMATION	
1. Complete Property Address: 947 Edgewood Ave, Jacksonville FL 32205	2. Real Estate Number: 061377-0000
3. Land Area (Acres): .34	4. Date Lot was Recorded:
5. Property Located Between Streets: Post St. & College St.	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: Restaurant	
8. Exception Sought: Sale of liquor (4COP License)	
9. In whose name will the Exception be granted: Shephards Marys LLC	

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OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: Glocal Lee LLC	11. E-mail:
12. Address (including city, state, zip): 11280 NW 51 Terrace Doral FL 33178	13. Preferred Telephone:

APPLICANT'S INFORMATION (if different from owner)	
14. Name: Shepards Marys LLC	15. E-mail: brandon@brandonstanko.com
16. Address (including city, state, zip): c/o Brandon Stanko PA 2144 Birch Bark Ct E Jacksonville FL 32246	17. Preferred Telephone: (904) 217-5159

CRITERIA
<p>Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."</p> <p>Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:</p> <ul style="list-style-type: none"> (i) <i>Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</i> (ii) <i>Will 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 the structures to the area, property values and existing similar uses;</i> (iii) <i>Will not have an environmental impact inconsistent with the health, safety and welfare of the community;</i> (iv) <i>Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community;</i> (v) <i>Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</i> (vi) <i>Will not 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;</i> (vii) <i>Will not overburden existing public services and facilities;</i> (viii) <i>Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and</i>

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PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

last update: 1/12/2017

- other services; and*
- (ix) *Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.*

18. Given the above definition of an "exception" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the request is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the exception and to meet the criteria set forth may result in a denial.

See attached.

Granting the exception requested in this application will not have an adverse effect on any of the elements of the City of Jacksonville 2030 Comprehensive Plan, will be compatible with the existing contiguous uses or zoning and general character of the area, will not have an adverse environmental impact, will not have a detrimental effect on the vehicular or pedestrian traffic or parking conditions (including creation of traffic inconsistent with health, safety, or the welfare of the community), will not have a detrimental effect on the future development of contiguous properties or the general area, will not result in the creation of objectionable or excess noise, lights, etc., will not overburden existing public services and facilities, and will allow sufficient access for public services such as fire, police, and rescue. Therefore, we request a grant of exemption allowing Shepards Marys LLC the authority to serve liquor to its restaurant patrons during regular business hours.

Granting an exception for Shepards Marys LLC will not adversely affect the uses or zoning of contiguous parcels or the area in general. Shepards Marys LLC operates a restaurant that is currently licensed to serve alcoholic beverages, including beer and wine, and is seeking an exception to zoning regulation to allow it to serve liquor at the same location. Additionally, the prior restaurant in the same space was licensed to sell liquor. Based on all of the foregoing factors Shepards Marys believes the addition of another restaurant licensed to serve liquor with its patrons' meals will not adversely affect the uses or zoning on contiguous parcels or the area in general, instead it will be harmonious with the overall character of the area.

There will be little to no environmental or vehicular or pedestrian traffic and parking impact from granting the requested exception. The building and area around it are already developed, including road infrastructure and parking. Granting this exception will not affect the traffic or parking requirements in this area of San Marco Blvd. because the restaurant is already open and serving patrons. This exception is requested solely to allow the business to provide better service to its clientele by providing additional products requested by their clientele.

Granting the requested exemption will not adversely affect future development. This exception does not change the character of the neighborhood. Instead, it provides an additional restaurant where the public can consume beverages containing liquor along with the already provided menu items. No additional development or infrastructure is necessary to allow the restaurant to provide the requested services, demonstrating the fact that this exception would not affect future development of the area in any adverse manner.

Additionally, granting this exception will not add any objectionable or excess noise, lights, etc. because the service of liquor is limited to hours when the already operating restaurant is open serving food. The location is in a commercial center surrounded by other restaurants and shopping activities. Serving liquor with dinner will not appreciably increase the type or amount of noise, lights, fumes, etc. in the general area of the restaurant.

This exception will not require any additional public services or facilities and will still allow access to fire, police, rescue, and other services. As previously mentioned, there is no additional

Item #18

development necessary related to the granting of this exception. All current public services, including facilities, fire, rescue, and other services will still have the same access as prior to granting the exception.



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity

Glocal Lee LLC

Owner Name

947 Edgewood Ave, Jacksonville FL 32205

Address(es) for Subject Property

061377-0000

Real Estate Parcel Number(s) for Subject Property

Shepards Marys LLC , Brandon A. Stanko, Esq., and Brandon Stanko PA

Appointed or Authorized Agent(s)

Zoning Exception and Companion Waiver of Liquor Distance Application

Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Maxwell Lee,
hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Managing Member of Glocal Lee LLC, a Florida
limited liability company (the "Entity") that is the owner and record title holder of the property
described above and more specifically in the attached legal description (the "Subject Property"), which
property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint,
the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-
referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file
application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject
Property and, in connection with such authorization, to file such applications, papers, documents, requests
and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s)
and including appearances before all City boards, commissions or committees on behalf of the application(s).
In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in
good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.



Signature of Affiant

Maxwell Lee

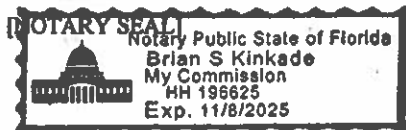
Printed/Typed Name of Affiant

* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24th day of July, 2025, by Maxwell Lee as Managing Member for G. Lee, LLC., who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____




Notary Public Signature

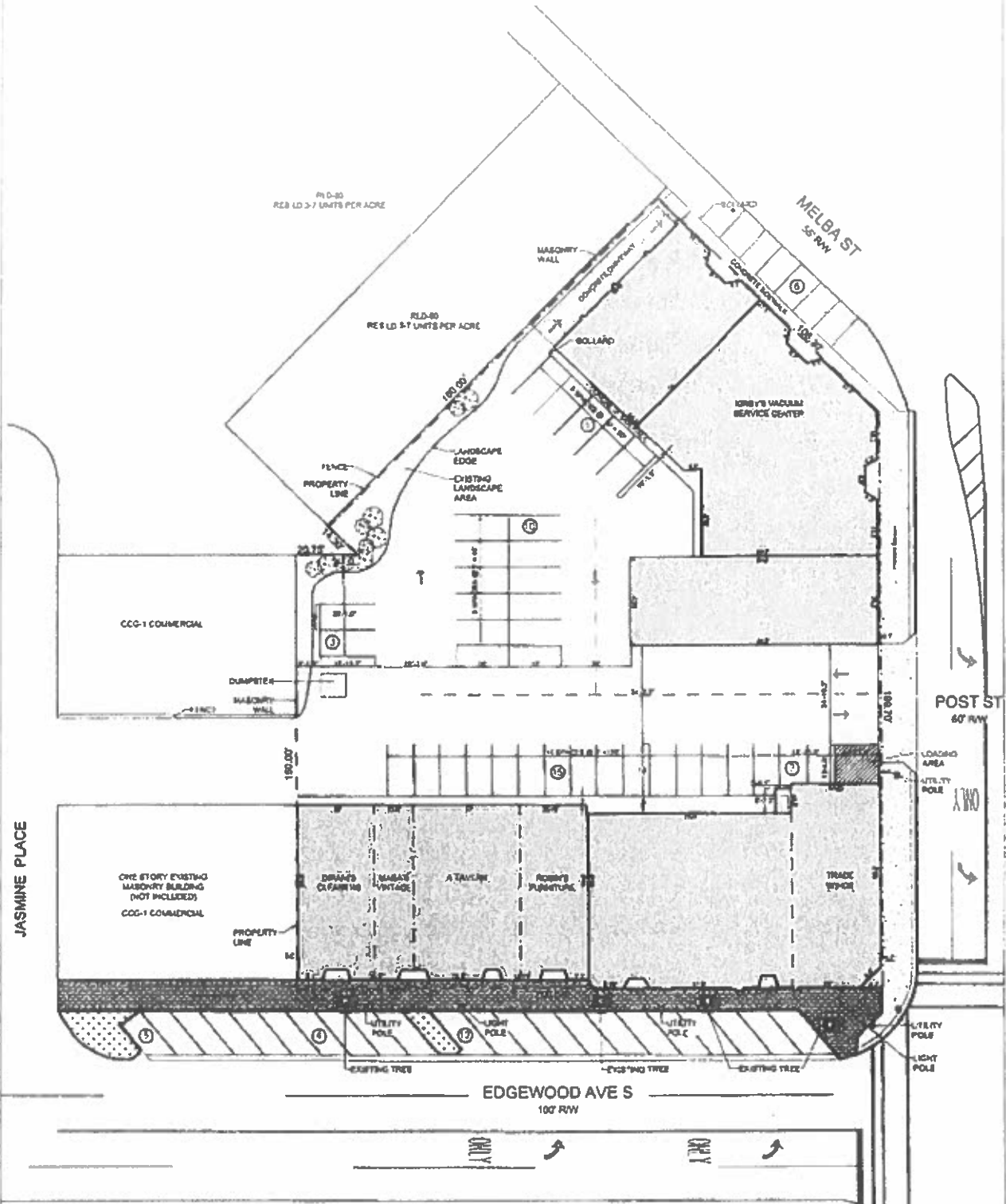
Brian Kinkade

Printed/Typed Name - Notary Public

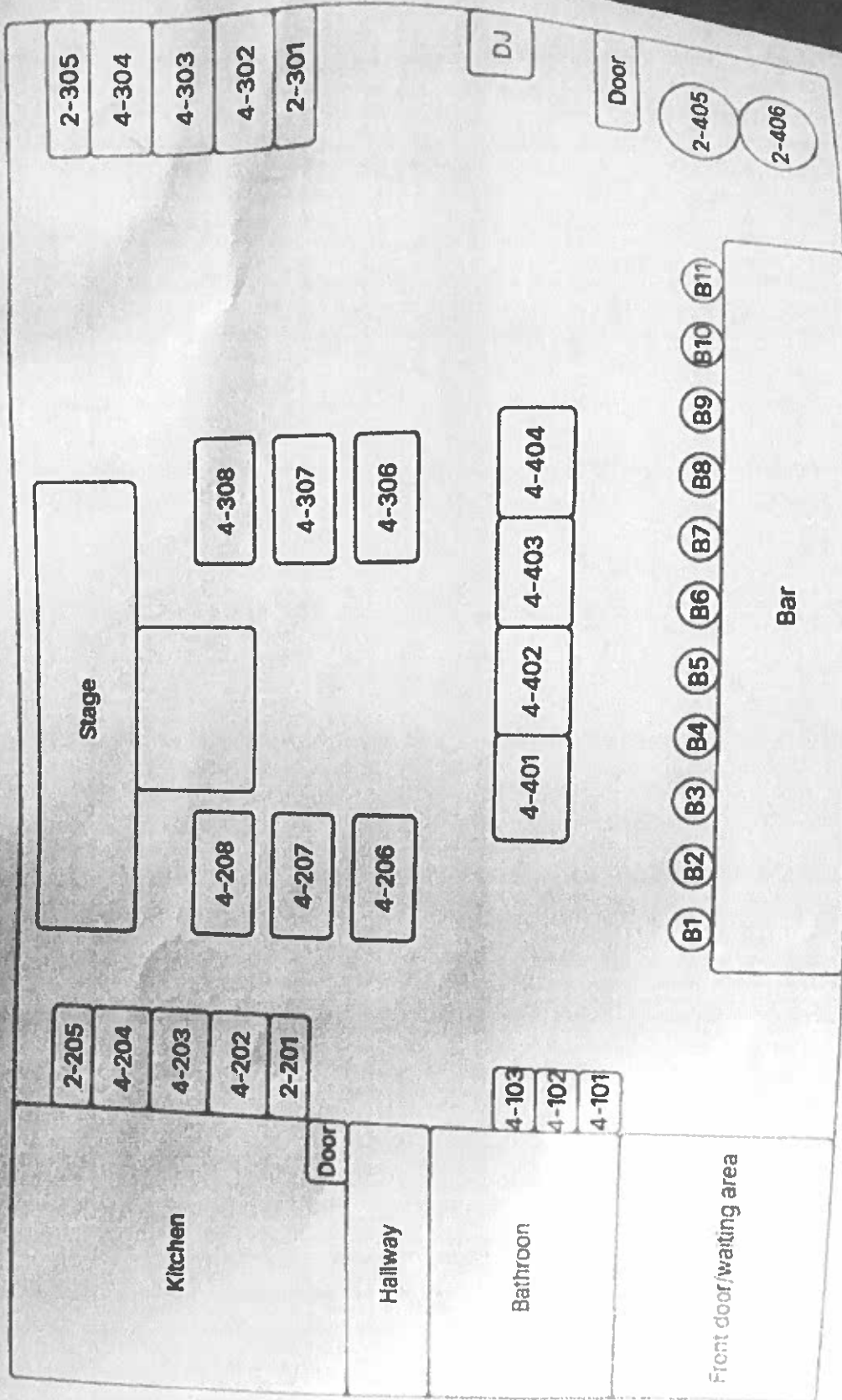
My commission expires: 11/8/25

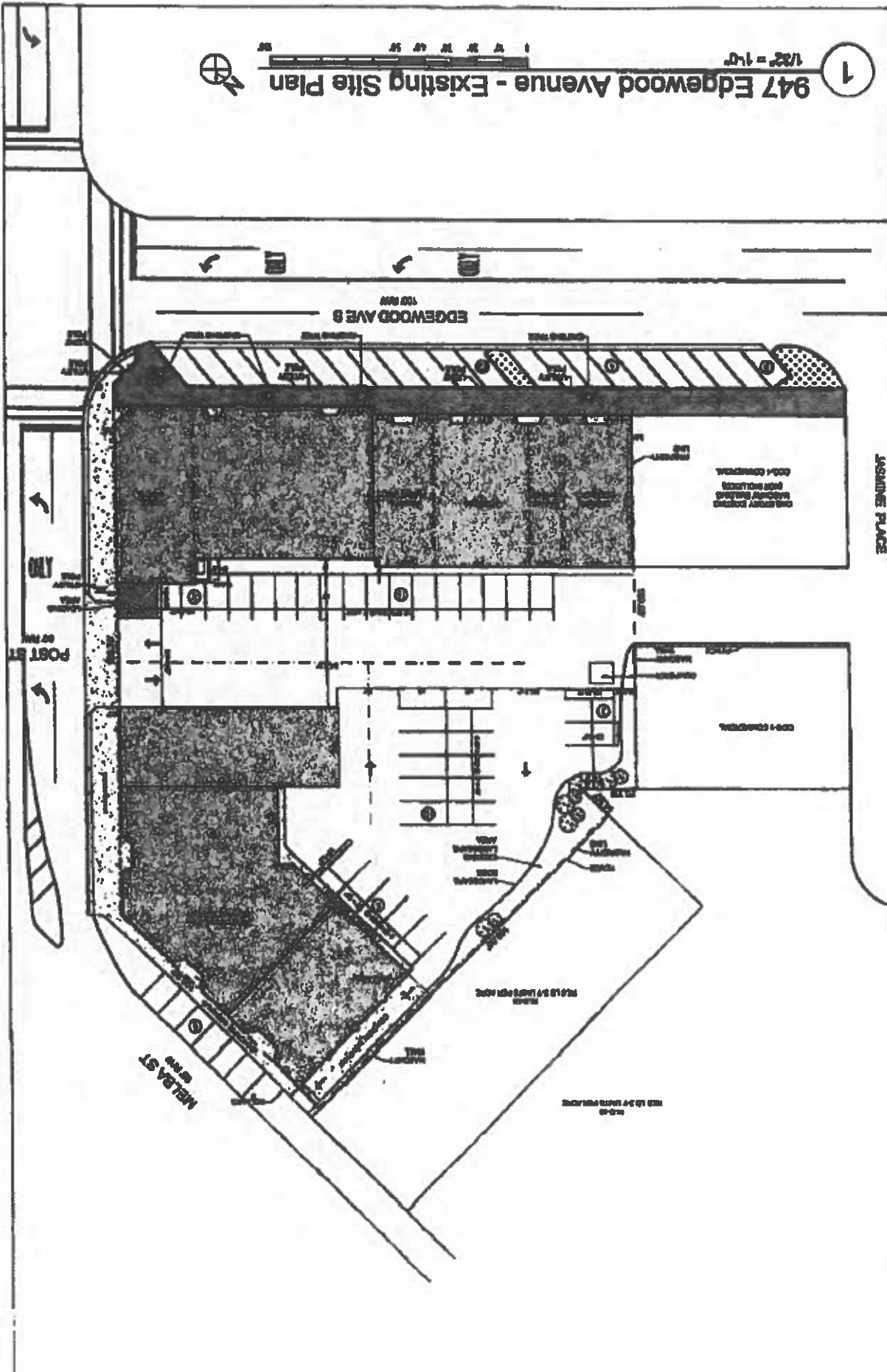
NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE



1 947 Edgewood Avenue - Existing Site Plan
 1/32" = 1'-0"







[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
GLOCAL LEE, LLC

Filing Information

Document Number L15000037196
FEI/EIN Number 47-3633041
Date Filed 02/27/2015
Effective Date 02/22/2015
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 01/12/2022

Principal Address

11280 NW 51 TERRACE
DORAL, FL 33178

Changed: 06/22/2020

Mailing Address

11280 NW 51 TERRACE
DORAL, FL 33178

Changed: 06/22/2020

Registered Agent Name & Address

Galustov, Boris
6144 GAZEBO PARK PL
103
Jacksonville, FL 32257

Name Changed: 05/02/2016

Address Changed: 05/02/2016

Authorized Person(s) Detail

Name & Address

Title MGR

Lee, Maxwell
11280 NW 51 TERRACE
DORAL, FL 33178

Title MGR

Ng, Wai Yin
9954 NW 29TH STREET
DORAL, FL 33172

Title MGR

Li, Tina
9954 NW 29TH STREET
DORAL, FL 33172

Title MGR

LEI, Wang
11280 NW 51ST TERRACE
DORAL, FL 33178

Annual Reports

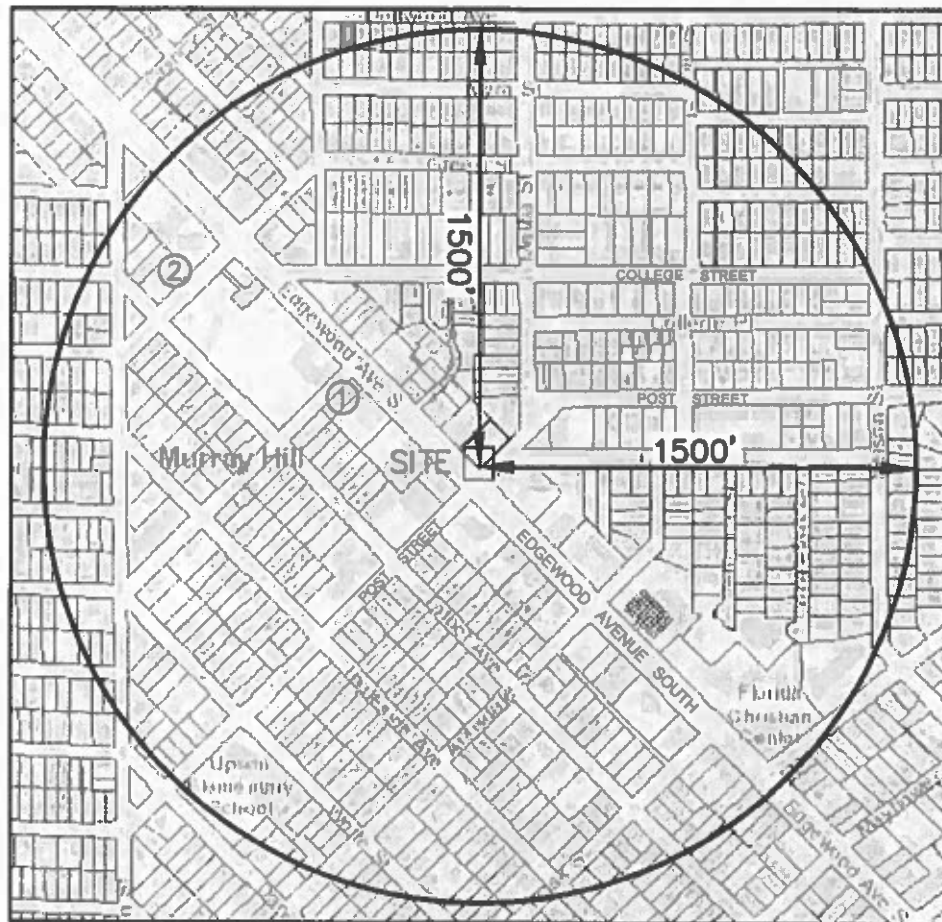
Report Year	Filed Date
2023	04/30/2023
2024	04/30/2024
2025	04/29/2025

Document Images

04/29/2025 -- ANNUAL REPORT	View Image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
04/30/2023 -- ANNUAL REPORT	View Image in PDF format
01/12/2022 -- REINSTATEMENT	View Image in PDF format
06/22/2020 -- ANNUAL REPORT	View Image in PDF format
03/04/2018 -- ANNUAL REPORT	View Image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
05/02/2016 -- ANNUAL REPORT	View Image in PDF format
02/27/2016 -- Florida Limited Liability	View image in PDF format

MAP OF

PART OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 26 EAST, MORE PARTICULARLY
LOTS 15 AND 16, BLOCK 39, MURRAY HILL HEIGHTS, AS RECORDED IN PLAT BOOK 5,
PAGES 86 AND 86A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



VICINITY MAP
SCALE: 1" = 500'

NOTES:

1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE IS/ARE TWO (2).

SUBJECT SITE:
947 EDGEWOOD AVENUE SOUTH
JACKSONVILLE, FL 32205
R.E.#: 061377-0000

- ① DESTINED ANGELS CHRISTIAN ACADEMY
902 EDGEWOOD AVENUE SOUTH
JACKSONVILLE, FL 32205 - 500'±
- ② DEVELOPMENTAL LEARNING CENTER
4101 COLLEGE STREET, SUITE #1,
JACKSONVILLE, FL 32205 - 1,225'±

CERTIFIED TO:
• SHEPARD'S MARYS, LLC

JASON D. BOATWRIGHT
License Number 7282
JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. 15
FLORIDA LICENSED SURVEYING & MAPPING PROFESSIONAL 0672
"NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

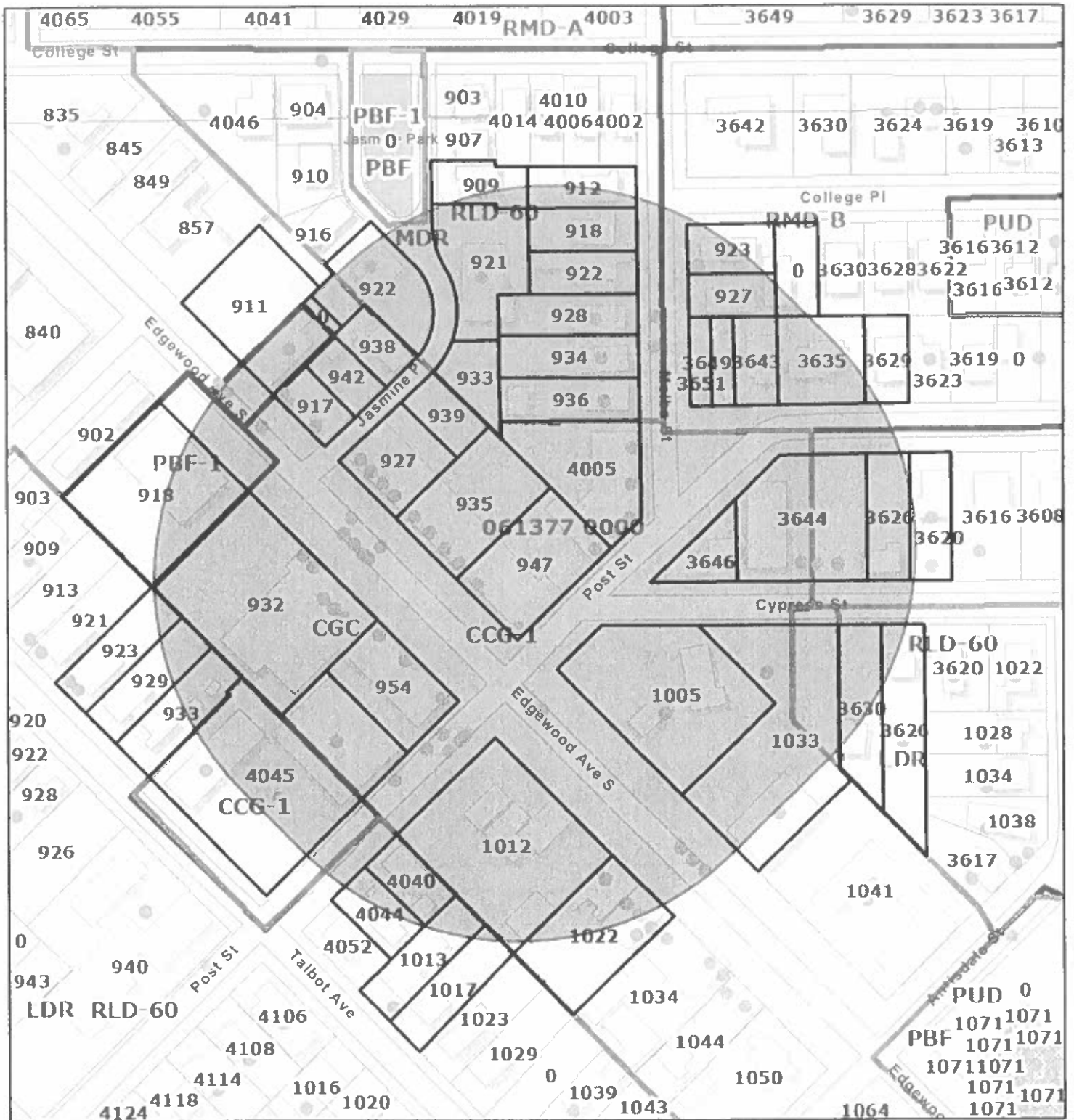
DATE:
DECEMBER 4, 2024
SHEET 1 OF 1

FILE: 2024-1468
DRAWN BY: ADT
SCALE: 1" = 500'

BOATWRIGHT LAND SURVEYORS, INC.

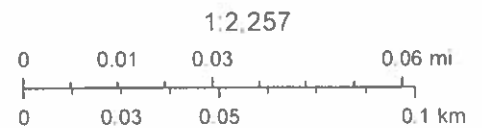
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

947 Edgewood AV Land Development Review



July 16, 2025

- Parcels
- Panel Index
- Address Points
- Zoning
- Land Use



Esri Community Maps Contributors City of Jacksonville Nassau County
Property Appraiser FDEP © OpenStreetMap Microsoft Esri TomTom
Garmin SafeGraph GeoTechnologies Inc. MET/NASA USGS EPA NPS
US Census Bureau USDA USFWS

On File

Jim Overton
Duval County

County, City Of Jacksonville
Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

Date Paid: 08/12/2025 02:50PM
Drawer: 106
Check: JKH
Transaction: 7700533

companion

E-25-31
WLD-25-09

To: CR Processing
CR782088
GLOBAL LEE LLC / SHEPARD MARYS LLC
947 EDGEWOOD AV
JACKSONVILLE, FL
32205
Total: \$2,654.00

General Collection Receipt

Date: 7/16/2025
Email: CRule@coj.net

Receipt: 272-2600653310

Total Tendered: \$2,654.00
Check: \$2,654.00
Check#9999
Balance: \$0.00

Activity	Interfund	Future	Debit Amount	Credit Amount
00000	00000	0000000	2654.00	0.00
00000	00000	0000000	0.00	2654.00

Paid By: SHEPARD MARYS LLC

Total Due: \$2,654.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR782088
REZONING/VARIANCE/EXCEPTION

Date: 7/16/2025

Name: GLOBAL LEE LLC / SHEPARD MARYS LLC
Address: 947 EDGEWOOD AV JACKSONVILLE, FL 32205
Description: COMPANION APPLICATION FOR ZONING EXCEPTION AND WAIVER OF LIQUOR DISTANCE

Total Due: \$2,654.00