

**REPORT OF THE PLANNING DEPARTMENT**

**APPLICATION FOR ZONING EXCEPTION 2025-0519 (E-25-30)**

**AUGUST 19<sup>TH</sup>. 2025**

***Location:*** 13164 Atlantic Blvd, between The Woods Drive and  
Hodges Blvd

***Real Estate Number:*** 167130-0900

***Zoning Exception Sought:*** 1.) An establishment or facility, which includes the  
retail sale and service of all alcoholic beverages  
including liquor, beer or wine for on-premises  
consumption  
2.) Permanent outside sales and service meeting Part 4

***Current Zoning District:*** Planned Unit Development (PUD 1987-0456-E)

***Current Land Use Category:*** Community-General Commercial (CGC)

***Planning District*** Arlington, District 2

***Council District:*** District 3

***Applicant/Agent:*** Cyndy Trimmer, Esq.  
1 Independent Drive, Suite 1200  
Jacksonville Florida 32202

***Owner:*** Turner Hardware Hodges LTD  
13164 Atlantic Blvd  
Jacksonville Florida 32225

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Exception **2025-0519** seeks approval for the retail sale and service of all alcoholic beverages including liquor, beer, or wine for on-premises consumption along with permanent outside sales and service meeting Part 4. The site is located within a shopping plaza and previously operated as a Bailey's Gym. The site is proposed to be converted into Chipshot, which is an indoor pickleball center with an in-house restaurant and bar. **2025-0519** seeks to allow full-service alcohol sales as well as outside sales and services. As per the site plan provided in the application, outside sales and service will be conducted on the north side of the site, or the front of the unit within the shopping center.

### **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 subject site is approximately 5.81 acres and is located on Atlantic Boulevard (SR-10 and an FDOT Principal Arterial road), between Hodges Boulevard, a Minor Arterial road, and The Woods Drive, a local roadway. The application site is located within Planning District 2 (Greater Arlington/Beaches), Council District 3, and within the Urban Development Area.

CGC in the Urban Development 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. Development that includes residential uses is encouraged to provide support for commercial and other uses. 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.

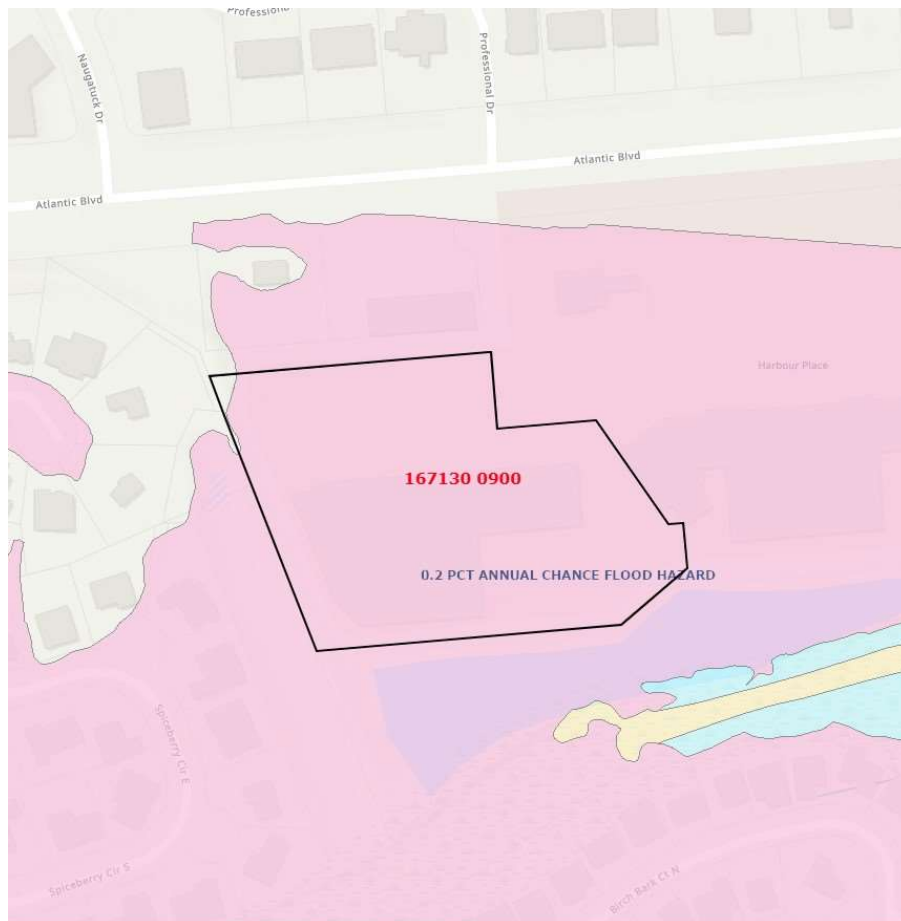
The proposed exception for retail sales and service of all alcoholic beverages for on-premises consumption and outside sales and service is consistent with the CGC land use category.

#### **Flood Zone**

Almost the entire site, except for approximately 0.03 acres, is within the 0.2 PCT Annual Chance Flood Hazard flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an

average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1 percent chance that a storm of this magnitude will occur in any given year.

The 0.2 PCT Annual Chance Flood Hazard flood zone is defined as areas within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



- (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?*

(iii)

Yes. The subject property is located in a commercial area within The Woods PUD. The commercial area is comprised of restaurants, banks, grocery stores, professional and medical offices, auto-shops, single family dwellings and a multi-family complex. The

proposed use will be compatible with the general character of the area as there have been other restaurants approved for full service in the area before and will provide a place for the residents in the area to go for food and drinks.

The adjacent uses are as follows:

| <b>Adjacent Property</b> | <b>Land Use Category</b> | <b>Zoning District</b> | <b>Current Use(s)</b>          |
|--------------------------|--------------------------|------------------------|--------------------------------|
| North                    | CGC                      | PUD 87-456             | Auto-Shop/Fast Food Restaurant |
| East                     | CGC                      | PUD 87-456             | Shopping Center                |
| South                    | LDR                      | PUD 87-456             | Single Family Dwellings        |
| West                     | LDR                      | PUD 87-456             | Single Family Dwellings        |

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

No. The use will not have a negative impact on the health, safety and welfare of the community.

- (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 proposed use will be located within an existing building and will not alter the existing traffic patterns. The sale and service of all alcoholic beverages for on-premises consumption will not generate traffic inconsistent with the character of the surrounding area. It is not anticipated that the proposed use will create a nuisance with limited parking due to the conforming parking lot that services the shopping center in which the site is located in.

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

No. The proposed exception for the on-premises consumption of all alcoholic beverages will not have a detrimental effect on the future development of the surrounding area. The requested use will serve to occupy a space in an already existing commercial area that is fully developed.

- (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 exception for the sale and service of all alcoholic beverages for on-premises consumption and with outside sales and service will not create objectionable or excessive noise, lights, vibrations, fumes, odors, dust, or physical activities inconsistent

with the existing surrounding development.

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

No. The site will be connected to city water and sewer service provided by JEA. It is not anticipated that the new use will have any negative impact on the existing facilities.

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

Yes. The site is sufficiently accessible from Atlantic Blvd. The shopping center has multiple interior roadways to make access simple for patrons. The already established vehicle use area is large enough for any fire, police, or rescue vehicles to access and park in the case of any possible emergency situations,

(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. The location is appropriate given the commercial character of the area, and the proposed exception is consistent with the definition of a zoning exception as set forth in the Zoning Code, as well as the Part 4 requirements as follows:

1. The area will be limited to an area which is contiguous to an existing licensed facility or establishment.
2. The outside area will be no greater than the inside area for sale and service
3. The outside area will be surrounded by a permanent railing or other barrier at least three and a half feet high; provided that the barrier may be broken by up to two entranceways no more than four feet wide each.

### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on July 21, 2025, by the Planning Department, the Notice of Public Hearing signs **were** posted.





### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Ordinance **2025-0519** be **APPROVED**.



Aerial View of Subject Property.



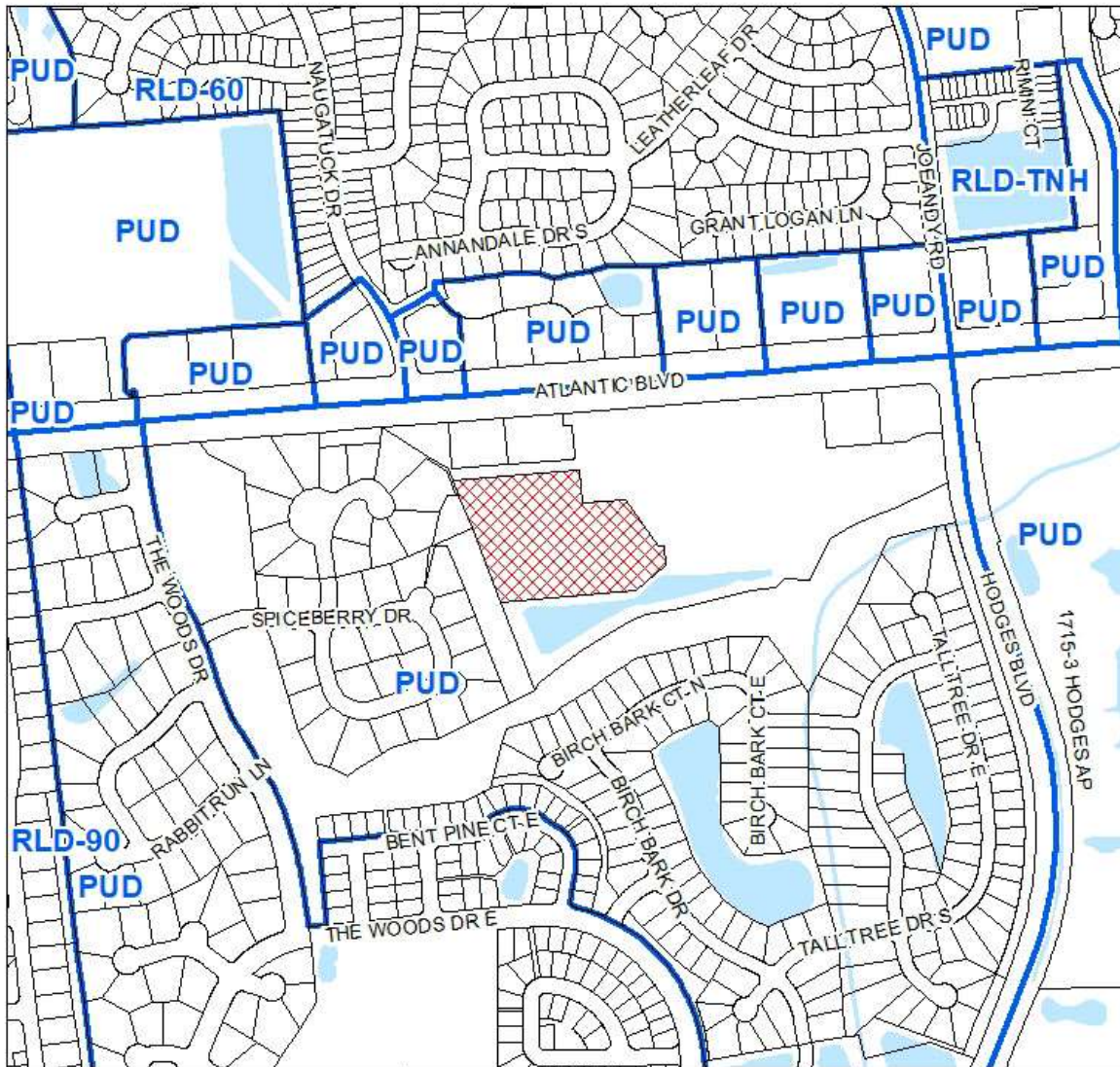


View of subject property



View of subject property

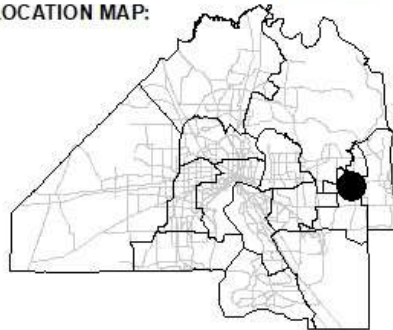




## REQUEST SOUGHT:

**(1) THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION AND (2) OUTSIDE SALE AND SERVICE**

## LOCATION MAP:



0 200 400 800  
Feet

COUNCIL DISTRICT:

3

ORDINANCE NUMBER

ORD-2025-0519

TRACKING NUMBER

T-2025-6298

**EXHIBIT 2  
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