

REPORT OF THE PLANNING DEPARTMENT APPLICATION

FOR ZONING EXCEPTION 2025-0725 (E-25-40)

OCTOBER 21st, 2025

<i>Location:</i>	1630 University Boulevard South
<i>Real Estate Number</i>	134034 0000
<i>Zoning Exception Sought:</i>	Establishment or facility which includes the retail sales and service of all alcoholic beverages including liquor, beer, or wine for off-premises consumption
<i>Zoning District:</i>	Commercial Community/General-1 (CCG-1)
<i>Land Use Category:</i>	Community/General Commercial (CGC)
<i>Planning District:</i>	Greater Arlington/Beaches 2
<i>Council District:</i>	District 5
<i>Agent/Applicant:</i>	Stephen Matthew Richardson 870 Goodwin Street, Jacksonville, FL 32204
<i>Owner:</i>	Shreeji 1630, INC., 1630 University Boulevard South Jacksonville, FL 32216
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Zoning Exception **2025-0725 (E-25-40)** seeks an exception for the establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for off-premises consumption. If approved the exception would be granted to Shreeji 1630, INC. The property is currently zoned Commercial Community/General – 1 (CCG-1) which allows for commercial retail sales and service establishments, but alcohol sales would need a Zoning Exception. The subject property previously served as laundromat that is now closed and is not historically significant but

contains a FMSF (Florida Master Site File) Historic Structure, Site ID DU21560. The existing structure on the lot was built in 1967 and is about 1,800 square feet. The structure severed as the laundromat and will become connected to a store. The square footage of the existing building will not change. Based on the liquor distance survey provided, there are no churches or schools within the required 500 feet distance limitation.

DEFINITION OF ZONING EXCEPTION

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 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 property is located in the Community General Commercial (CGC) land use category of the Urban Development Area.

Community/General Commercial (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. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods to reduce the number of Vehicle Miles Traveled. 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.

The proposed exception for retail sales and service of all alcoholic beverages for off-premises consumption is consistent with the CGC land use category description as provided in 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.

The proposed use is compatible with the surrounding uses that are already available throughout the neighborhood properties and will not contribute to urban sprawl by allowing a use not compatible with surrounding uses. The proposed use will comply with Objective 1.1.

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.

The proposed use is located near the commercial intersection of University Boulevard South and Atlantic Boulevard. Residential areas are directly north and south of this commercial intersection, providing complementary zoning districts to the commercial uses. There is an existing liquor store, just west on Atlantic Boulevard. BlueLine Liquors is located about 800 feet from the subject property; therefore the approval of this exception will not be out of character for the area.

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.

The subject area is considered an existing commercial character area. Consequently, the proposed use will sustain the viability of the existing commercial uses along University Boulevard South with a change in commercial use. The proposed use will comply with Objective 3.2.

- (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 will be compatible with the existing contiguous uses, considering there are a variety of commercial uses located near the intersection of

Atlantic Boulevard and University Boulevard South. The mixture of surrounding uses, different zoning districts, and similar land uses confirm that CCG-1 is the most intense use in the surrounding area. The contiguous land use categories, zoning districts, and property uses are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Property Use
North	CGC	CCG-1	Restaurant, Service Garage, Retail, Storage,
East	CGC, RPI	CCG-1, CRO, PUD, RLD-60	Retail, Office, Single-Family
South	CGC, RPI, LDR	CCG-1, CRO, RLD-60	Restaurant, Office, Single-Family
West	CGC	CCG-1, RLD-60	Office, Retail

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

No. The Planning Department finds that the proposed use will have a minimal environmental impact, if any. The current building was built in 1967 and is not being remodeled for the newly proposed use. Many of the surrounding commercial and office buildings were built in the 50's, 60's, or before the 2000's.

(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 Planning Department finds the proposed use will not generate additional or unnecessary traffic than what is currently in the area. The surrounding uses are predominately commercial, and office based, with some residential. The proposed use is not more intense than the uses in the surrounding area and is complementary to the surrounding area. However, by code, the establishment or facility which includes the retail sales and service of all alcoholic beverages including liquor, beer, or wine for off-premises consumption requires the approval of an exception.

(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 the surrounding area. As previously stated, the grant of this exception would further Future Land Use Element (FLUE) Goal 3 of the 2045 Comprehensive Plan, which states that the City shall achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses. The majority of the surrounding properties have already been developed for commercial use, and the subject property has previously been used for commercial use. The commercial use for the lot is simply seeking to be changed. For the surrounding area, commercial use is focused along the arterial roadways with

surrounding residential properties throughout the area.

- (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 will not result in the creation of objectionable or excessive noise, lights, vibrations, ect., because much of the surrounding area is already commercial. The Planning Department finds that the sale of alcohol for off-premise consumption at the subject property is unlikely to cause objections from neighboring commercial properties. Thew use is appropriately located near the intersection of two major roadways, Atlantic Boulevard, a principal arterial roadway, and University Boulevard South, a minor arterial roadway.

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

No. The proposed use will not require additional services nor adversely affect existing public services and facilities given the surrounding commercial businesses. Infrastructure and necessary improvements are already in place, considering the subject property used to be a laundromat. The subject site and surrounding area is capable of handling the requirements of the proposed exception.

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

Yes. The site will be sufficiently accessible for emergency services via University Boulevard South, a minor arterial roadway.

- (ix) ***Will the proposed use be consistent with the definition of a zoning exception and meet the standards and criteria of the zoning classification in which such use is proposed to be located?***

Yes. The proposed exception is consistent with the definition of a zoning exception as set forth in the Zoning Code and meets the criteria above to recommend approval.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 2nd, 2025**, the Planning Department staff observed that the required Notice of Public Hearing sign **was posted**.



RECOMMENDATION

Based on the foregoing findings and conclusions, the Planning Department recommends that Application for Zoning Exception **E-25-40** be **APPROVED**.

Land Development Review



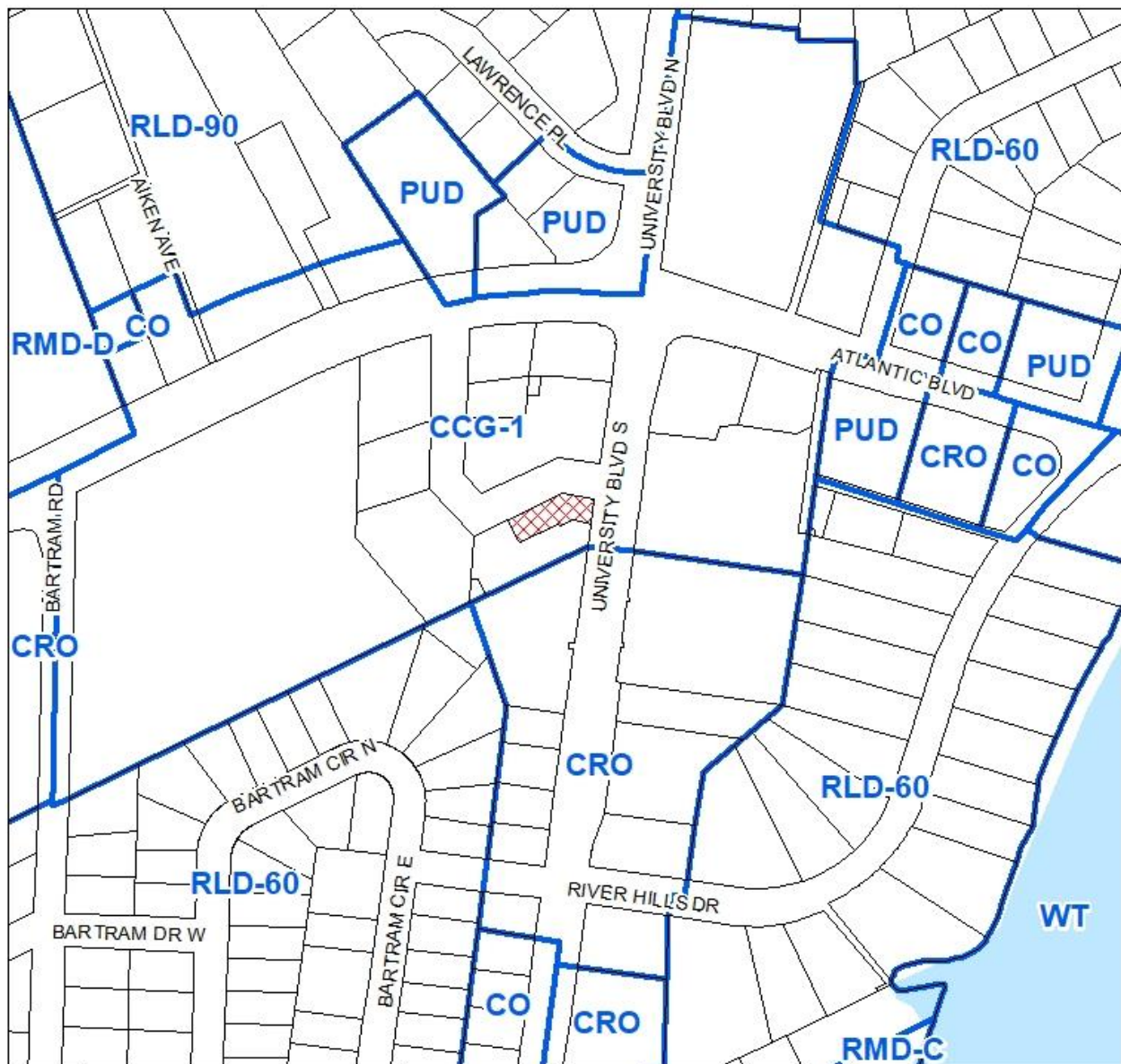
Aerial View of subject property
(Source: Jax GIS from January 2025)



View of subject property
Source: The Planning Department (October 2nd, 2025)



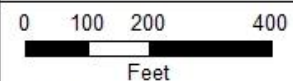
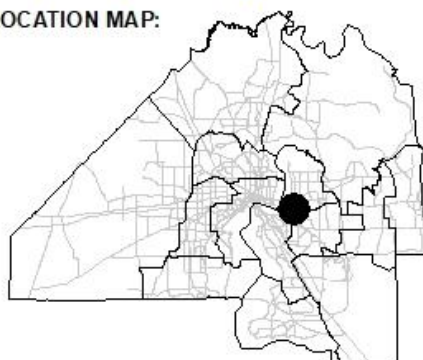
View of subject property, the laundromat, and neighboring property, the restaurant
(Source: Jax GIS fro January 2025)



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:

5

TRACKING NUMBER

E-25-40

**EXHIBIT 2
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