

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2026-61**

AN ORDINANCE APPROVING APPLICATION FOR ZONING EXCEPTION E-15-20 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 5 AT 4022 ATLANTIC BOULEVARD, BETWEEN MAYFAIR ROAD AND ART MUSEUM DRIVE (R.E. NO(S). 129466-0010), AS DESCRIBED HEREIN, OWNED BY ANJALI FOOD MART, INC., REQUESTING AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER AND WINE FOR OFF-PREMISES CONSUMPTION, FOR ANJALI FOOD MART, INC., IN THE COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE; ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND USE AND ZONING COMMITTEE; PROVIDING FOR DISTRIBUTION; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, an application for a zoning exception, **On File** with the City Council Legislative Services Division, was filed by Paul Harden, Esq., on behalf of the owner of property located in Council District 5 at 4022 Atlantic Boulevard, between Mayfair Road and Art Museum Drive (R.E. No(s). 129466-0010) (the "Subject Property"), requesting an establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer and wine for off-premises consumption, for Anjali Food Mart, Inc., in the Commercial Community/General-1 (CCG-1) District; and

**WHEREAS**, the Planning and Development Department has

1 considered the application and all attachments thereto and has  
2 rendered an advisory recommendation; and

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

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

8 **Section 1. Adoption of Findings and Conclusions.** The  
9 Council has considered the recommendation of the Land Use and Zoning  
10 Committee and reviewed the Staff Report of the Planning and  
11 Development Department concerning application for zoning exception  
12 E-15-20. Based upon the competent, substantial evidence contained in  
13 the record, the Council hereby determines that the requested zoning  
14 exception meets each of the following criteria required to grant the  
15 request pursuant to Section 656.131(c), *Ordinance Code*, as  
16 specifically identified in the Staff Report of the Planning and  
17 Development Department:

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

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

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

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

31 (5) Will not have a detrimental effect on the future development

1 of contiguous properties or the general area, according to the  
2 Comprehensive Plan, including any subsequent amendment to the plan  
3 adopted by the Council;

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

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

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

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

17 Therefore, zoning exception application E-15-20 is hereby  
18 approved.

19 **Section 2. Owner and Description.** The Subject Property is  
20 owned by Anjali Food Mart, Inc., and is described in **Exhibit 1**, dated  
21 April 7, 2025, and graphically depicted in **Exhibit 2**, both attached  
22 hereto. The applicant is Paul Harden, Esq., 1431 Riverplace Boulevard,  
23 Suite 901, Jacksonville, Florida, 32207; (904) 396-5731.

24 **Section 3. Distribution by Legislative Services.**  
25 Legislative Services is hereby directed to mail a copy of this  
26 legislation, as enacted, to the applicant and any other parties to  
27 this matter who testified before the Land Use and Zoning Committee  
28 or otherwise filed a qualifying written statement as defined in  
29 Section 656.140(c), *Ordinance Code*.

30 **Section 4. Effective Date.** The enactment of this Ordinance  
31 shall be deemed to constitute a quasi-judicial action of the City

1 Council and shall become effective upon signature by the Council  
2 President and Council Secretary. Failure to exercise the zoning  
3 exception, if herein granted, by the commencement of the use or action  
4 herein approved within one (1) year of the effective date of this  
5 legislation shall render this zoning exception invalid and all rights  
6 arising therefrom shall terminate.

7  
8 Form Approved:

9  
10 /s/ Dylan Reingold

11 Office of General Counsel

12 Legislation Prepared By: Erin Abney

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