

**REPORT OF THE PLANNING DEPARTMENT****APPLICATION FOR ZONING EXCEPTION 2025-0633 (E-25-37)****SEPTEMBER 16, 2025**

***Location:*** 947 Edgewood Ave South

***Real Estate Number:*** 061377-0000

***Zoning Exception Sought:*** Establishment or Facility which Includes the Retail Sale & Service of All Alcohol including Liquor, Beer & Wine for On-Premises Consumption

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

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

***Planning District:*** Northwest, District 5

***Council District:*** District 7

***Owner:*** Glocal Lee LLC  
11280 NW 51 Terrace  
Doral, FL 33178

***Agent:*** Brandon Stanko  
Shepards Mary LLC  
2144 Birch Bark Ct E  
Jacksonville, FL 32246

***Staff Recommendation:*** **APPROVE with CONDITION**

**GENERAL INFORMATION**

Application for Exception **2025-0633 (E-25-37)** seeks to permit an establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer and wine for on-premises consumption in connection with a restaurant, Hamburger Mary's 2.0 (4COP License). If approved the exception would be granted to Shepards Mary's, LLC. The subject property is located along Edgewood Avenue South within the Murray Hill neighborhood with the proposed business operating within a neighborhood shopping center with multiple tenants. The shopping center was first developed in 1953 and current tenants include: Tradewinds (bar), Casita Yoga Studio, and other retail establishments. The previous tenant, El Jefe Tex-Mex, received approval for the same request through Zoning Exception E-17-32.

There is a companion Waiver of Minimum Liquor Distance (**WLD-25-09**) between the subject property and the Edgewood Avenue Church (1041 Edgewood Avenue South).

### **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 2045 Comprehensive Plan?***

Yes. The subject site is 0.35 acres located at 947 Edgewood Ave S, at the intersection of Post Street, a minor arterial road, and Edgewood Ave S, a collector road. The subject site is located within a Commercial/Community General-1 (CGC-1) zoning district, within the Community/General Commercial (CGC) land use category. The application site is in Planning District 5 (Northwest) and Council District 7, within 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 in order 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 on-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.

**Policy 1.1.22** Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

**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.

**Policy 3.2.2** The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

- (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 general character of the area along this portion of Edgewood Avenue South is commercially zoned and developed with a wide variety of permitted uses. Previously unit was approved similar Zoning Exception for the use of on-premises consumption of all alcohol under E-17-32 for the El Jefe Restaurant. There are similar other uses and business within the immediate area including: Fishweir Brewing Company, Moon River, Flamingos, Perfect Rack Billard's, Buchner's Bierhalle, Mustang Whiskey Bar & Grille, Beer 30. The proposed use is consistent with the surrounding areas business and uses. Given the historic nature and pattern of development in this area, it's in the public interest to promote commercial infill and the proposed on-premises all alcohol sales with a restaurant would be an appropriate addition to this Murray Hill Corridor.

Nevertheless, the surrounding land use categories and zoning districts are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use      |
|-------------------|-------------------|-----------------|------------------|
| North             | CGC               | CCG-1           | Shopping Center  |
| South             | CGC               | CCG-1           | Shopping Center  |
| East              | CGC               | CCG-1           | Bar/ Gas Station |
| West              | CGC               | CCG-1           | Shopping Center  |

- (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 existing uses along the Edgewood Avenue Corridor.

- (iv) *Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking condition? Will the proposed use result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community?*

No. The property was originally developed in 1953 and has not had a detrimental effect on vehicular or pedestrian traffic in the surrounding area. The property will utilize the existing on-street parking spaces available on Edgewood Avenue South. Additionally, the property was approved for off-street parking reduction through AD-17-21 to reduce the required parking for the previous restaurant from 45 spaces to 14 spaces which are provided on site in the rear of the parcel. The site is accessible to vehicle and pedestrian traffic along Edgewood Avenue South and Post Street.

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

No. The proposed exception would not have a detrimental effect on the future development of contiguous properties or the general area. The property is located in an older, established area of Jacksonville containing a range of commercial uses allowed in the CCG-1 Zoning District. The requested use will serve to occupy a space that has previously existed as a restaurant which served alcohol.

- (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 will not create objectionable or excessive noise, lights, vibrations, fumes, odors, dust, or physical activities inconsistent with the existing surrounding development. Therefore, the department finds the use will create objectionable or excessive noise out of character with the existing uses for the area.

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

No. This is a continuation of use and would not require additional services nor adversely affect those public services and facilities that are currently provided to the subject property.

(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 via Edgewood Avenue South and Post Street and has 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 meet the standards and criteria of the zoning classification in which such use is proposed to be located?***

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**

Upon visual inspection of the subject property on September 2, 2025 by the Planning Department, the 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 **2025-0633 (E-25-37)** be **APPROVED** with one **CONDITION**:

- 1.) The Exception granted herein shall not be effective unless or until the required Waiver of Minimum Liquor Distance (WLD-25-09) pursuant to Section 656.133, Ordinance Code, is issued for the Subject Property.



Aerial View

Source: JaxGIS Maps



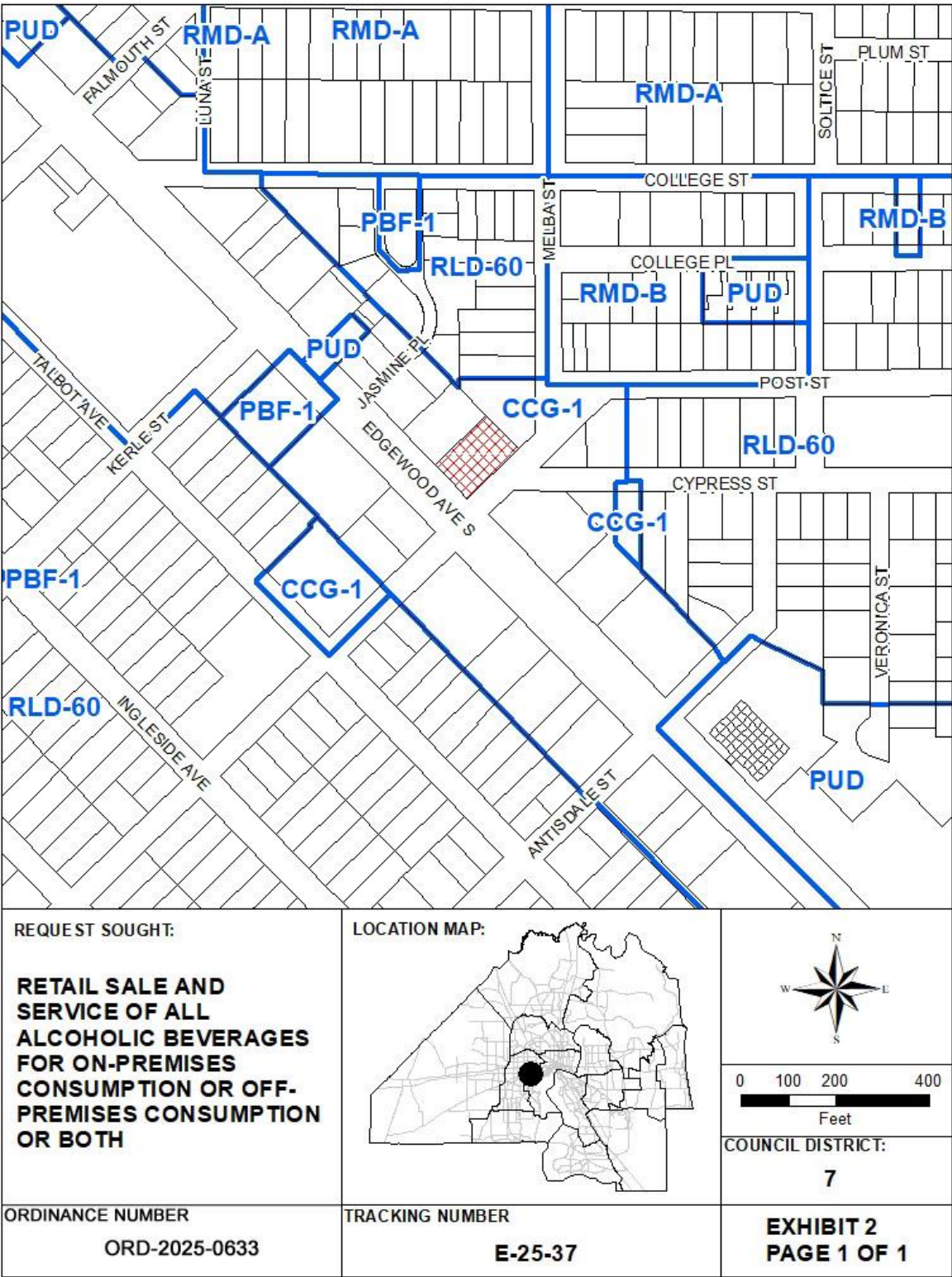
**View of subject property from Edgewood Ave S**

*Source: GoogleMaps April 2025*



**View of Neighboring Tenant from Post Street**

*Source: GoogleMaps April 2025*



Legal Map