

Application For Zoning Exception

Planning and Development Department Info

Application # E-26-10 **Staff Sign-Off/Date** MB / 02/17/2026
Filing Date 02/18/2026 **Number of Signs to Post** 2
Current Land Use Category CGC
Exception Sought §656.313 A.V.(C)(13) AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE OF ALL ALCOHOLIC BEVERAGES, NOT IN CONJUNCTION WITH A RESTAURANT, INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION OR OFF-PREMISES CONSUMPTION OR BOTH.
Applicable Section of Ordinance Code 656.313(A)(V)(C)(13)
Notice of Violation(s) N/A
Hearing Date 04/07/2026
Neighborhood Association ST. NICHOLAS BUSINESS ASSOCIATION
Overlay N/A

Application Info

Tracking # 6776 **Application Status** FILED COMPLETE
Date Started 12/18/2025 **Date Submitted** 12/19/2025

General Information On Applicant

Last Name **First Name** **Middle Name**
HARDEN PAUL M.

Company Name
LAW OFFICE OF PAUL M. HARDEN

Mailing Address
1431 RIVERPLACE BLVD, SUITE 901

City **State** **Zip Code**
JACKSONVILLE FL 32207

Phone **Fax** **Email**
9043965731 PAUL@HARDENLAWOFFICE.COM

General Information On Owner(s)

Last Name **First Name** **Middle Name**
KHAZAAL FADI

Company/Trust Name
JACKS LIQUOR, INC

Mailing Address
1008 BALI PLACE

City **State** **Zip Code**
JACKSONVILLE FL 32216

Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 135112 0000	5	2	CCG-2

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre)

Current Property Use
VACANT COMMERCIAL

Exception Sought
§656.313 A.V.(C)(13) AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE OF ALL ALCOHOLIC BEVERAGES, NOT IN CONJUNCTION WITH A RESTAURANT, INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION OR OFF-PREMISES CONSUMPTION OR BOTH.

In Whose Name Will The Exception Be Granted
ARAK LIQUORS, INC

Location Of Property

General Location

House # **Street Name, Type and Direction** **Zip Code**

Between Streets

and

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

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."

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:

- (i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

THE USE IS CONSISTENT WITH COMPREHENSIVE PLAN, IN THAT THE COMPREHENSIVE PLAN ALLOWS IN THE CGC LAND USE CATEGORY RETAIL SALES AND SERVICE OF ALCOHOL, BOTH INDOOR AND OUTDOOR

(ii) 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.

THE USE IS COMPATIBLE WITH THE EXISTING CONTIGUOUS ZONING, AS IT IS DEVELOPED IN AN EXISTING COMMERCIAL OUTPARCEL AND THE GENERAL AREA IS DEVELOPED FOR COMMERCIAL USES

(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.

THE USE WILL HAVE NO ENVIRONMENTAL IMPACT WHATSOEVER

(iv) 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.

THE USE WILL NOT CAUSE ANY VEHICULAR OR PEDESTRIAN PARKING CONDITION ACTIVITY AND WILL NOT RESULT IN THE GENERATION OF TRAFFIC, AS THE SITE IS ALREADY BUILT OUT AND OPERATING AS DEVELOPED COMMERCIAL

(v) 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.

THE USE WILL NOT HAVE A DETRIMENTAL EFFECT ON THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES, AS THEY ARE DEVELOPED CONSISTENT WITH THE COMPREHENSIVE PLAN

(vi) 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.

THE USE WILL CREATE NO NOISE, LIGHTS, VIBRATIONS, FUMES, ODORS OR DUST

(vii) Will not overburden existing public services and facilities.

THERE ARE ADEQUATE PUBLIC SERVICES AND FACILITIES FOR USE ON THE SITE

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.

AS SHOWN BY THE SITE PLAN, THERE IS ADEQUATE ACCESS FOR ENTRY ONTO THE PROPERTY BY FIRE, POLICE, RESCUE, ET AL

(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.

THE USE IS CONSISTENT WITH THE DEFINITION OF AN EXCEPTION, AS THE PROPOSED EXCEPTION IS OUTLINED AS A PERMITTED USE BY EXCEPTION IN THE CCG-2 ZONING CATEGORY

Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Agreed to and submitted

Filing Fee Information

1) Non-residential District Base Fee	\$1,173.00
2) Plus Notification Costs Per Addressee	
20 Notifications @ \$7.00/each:	\$140.00

3) Total Application Cost:

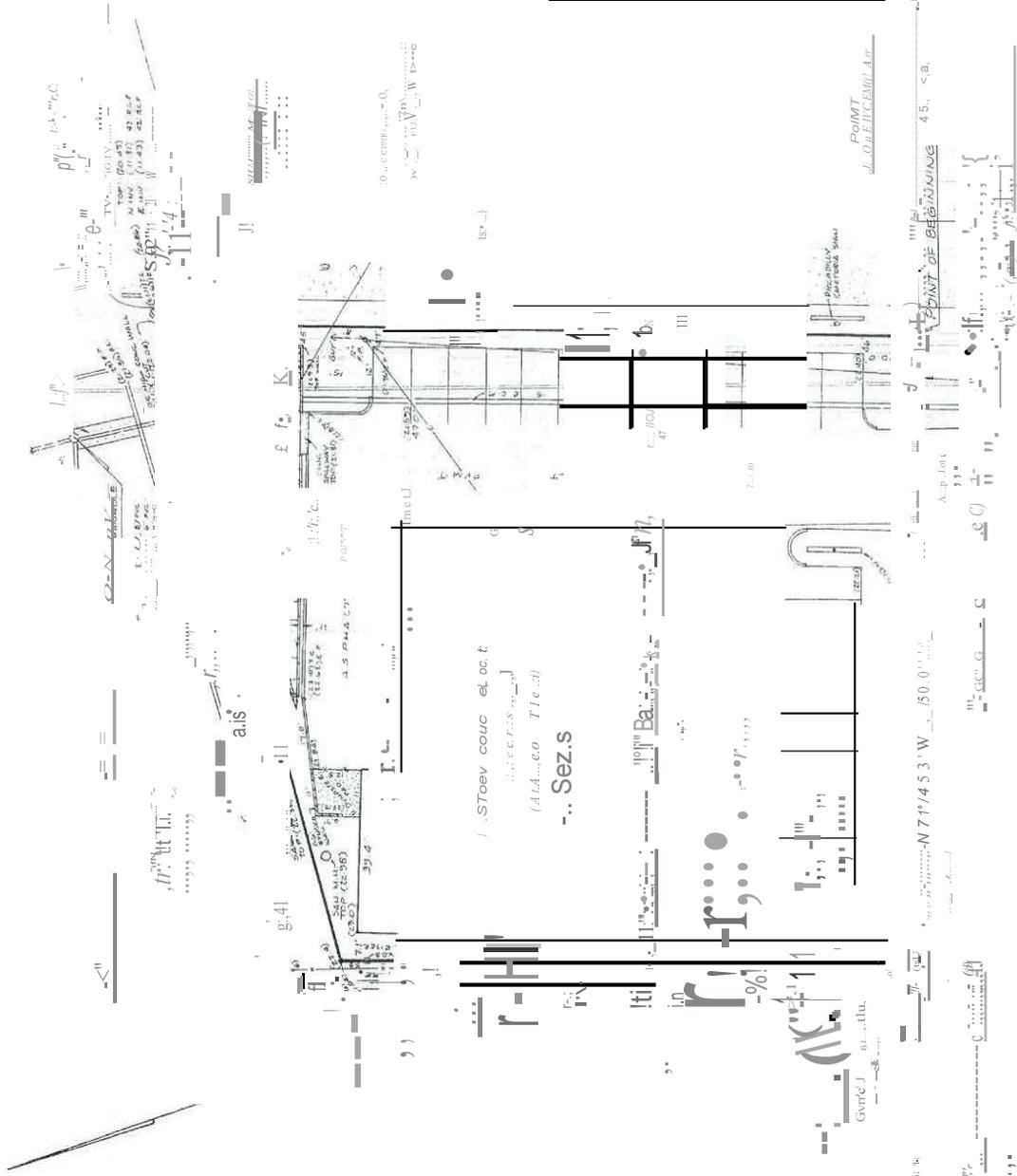
\$2,404.00

*** Applications filed to correct existing zoning violations are subject to a double fee.**
**** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**

MAP 5J...IOWING SURVEY OF

Survey of part of Lot 29, A. H. Divina Subdivision as recorded in Deed Book 1117, Page 709 of the Former Public Records of Duval County, Florida, being the part of the said subdivision which is located in the intersection of the Westerly Line of University Boulevard and the Westerly Line of the Northern Line of Beach Boulevard. The said survey is shown on the plat of the said subdivision, which is on file in the office of the Clerk of the County of Duval, Florida, at the City of Jacksonville, Florida.

North of the line of Beach Boulevard, 65 feet to the center of the line of Beach Boulevard, 21.3 feet East, along said line, there is a State Road Department drainage easement, thence South 02° 11' - 21" West, along said line, 164.17 feet to the POINT OF BEGINNING.



Richard A. Miller & Associates, Inc.
 Surveyors
 11000 W. Beach Boulevard, Suite 100, Jacksonville, Florida 32226
 Phone: (904) 251-1111
 Fax: (904) 251-1112
 Email: info@ramiller.com

Richard A. Miller & Associates, Inc.
 Surveyors
 11000 W. Beach Boulevard, Suite 100, Jacksonville, Florida 32226
 Phone: (904) 251-1111
 Fax: (904) 251-1112
 Email: info@ramiller.com

Prepared by:
Zachary R. Roth
Ansbacher Law, P.A.
8818 Goodbys Executive Drive, Suite 100
Jacksonville, Florida 32217
Consideration: \$1,000,000.00
File Number: 230359

Special Warranty Deed

f

THIS INDENTURE made this May 15, 2024 A.D. by **Styles OP, LLC, a Florida Limited Liability Company**, whose address is: 500 3rd Street, Jacksonville Beach, Florida 32250, hereinafter called the Grantor, to **Jack's Liquor Inc., a Florida Corporation**, whose post office address is: 1008 Bali Place, Jacksonville, Florida 32216, hereinafter called the Grantee:

(Whenever used herein the tenn "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals. and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, viz:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL, STATE OF FLORIDA, TO-WIT:
PART OF LOT 29, A.H. DIVEN'S SUBDIVISION, AS RECORDED IN DEED BOOK "A.H.", PAGE 709 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF UNIVERSITY BOULEVARD (AN 89.5 FOOT RIGHT-OF-WAY) WITH THE NORTHERLY LINE OF BEACH BOULEVARD; THENCE NORTH 71 DEGREES 13 MINUTES 53 SECONDS WEST ALONG SAID NORTHERLY LINE OF BEACH BOULEVARD, 451.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71 DEGREES 14 MINUTES 53 SECONDS WEST, 150 FEET; THENCE NORTH 18 DEGREES 45 MINUTES 07 SECONDS EAST, 137.8 FEET TO THE NORTHERLY LINE OF SAID LOT 29; THENCE SOUTH 85 DEGREES 27 MINUTES 53 SECONDS EAST, ALONG SAID NORTHERLY LINE OF LOT 29, 156.52 FEET TO THE WESTERLY LINE OF A FLORIDA STATE ROAD DEPARTMENT DRAINAGE EASEMENT; THENCE SOUTH 2 DEGREES 11 MINUTES 21 SECONDS WEST ALONG SAID WESTERLY LINE OF THE EASEMENT, 12.64 FEET; THENCE SOUTH 20 DEGREES 36 MINUTES 30 SECONDS WEST, 164.17 FEET TO THE POINT OF BEGINNING.



Parcel ID Number: **135112-0000**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of grantor and none other; and that said land is free of all encumbrances except covenants, conditions, easements and restrictions of record, if any, and taxes accruing subsequent to December 31, 2023.

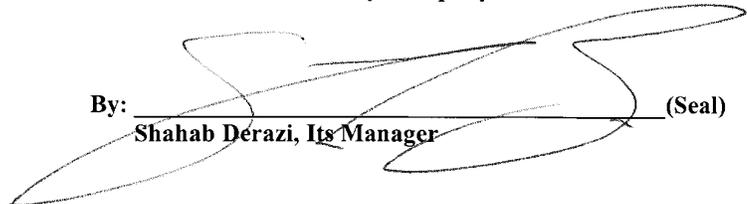
**** Signatures on following page****

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

**Styles OP, LLC,
a Florida Limited Liability Company**

By: _____ (Seal)
Shahab Derazi, Its Manager



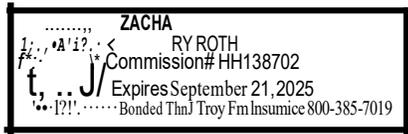
Signed, sealed and delivered in our presence:

1. _____
Witness Signature
1. Zachary Roth
Witness Printed Name
Witness address: 8818 Goodbys Executive Drive, Jacksonville, FL 32217

2. 41?1Y
Witness Signature
2. ALICE WINI CLAY
Witness Printed Name
Witness address: 8818 Goodbys Executive Drive, Jacksonville, FL 32217

State of Florida
County of Duval

The foregoing instrument was acknowledged before me, **by means of physical presence or online notarization**, this May 15, 2024, by Shahab Derazi, Manager for Styles OP, LLC, a Florida Limited Liability Company, who is/are personally known to me or who has produced _____ as identification.



Notary Public
Print Name:
My Commission Expires: _____

JACKS LIQUOR INC
 1008 BALI PL
 JACKSONVILLE, FL 32216-1325

Primary Site Address
 5825 BEACH BLVD
 Jacksonville FL 32207-

Official Record Book/Page
 21058-00010

Tile #
 7428

5825 BEACH BLVD

Property Detail

RE #	135112-0000
Tax District	GS
Property Use	2794 Vehicle Used Sales/Rental
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02467 DIVENS S/D (LOTS 1-5,7,-
Total Area	24961

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$484,989.00	\$471,133.00
Extra Feature Value	\$22,860.00	\$22,555.00
Land Value (Market)	\$366,564.00	\$366,564.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$874,413.00	\$860,252.00
Assessed Value	\$874,413.00	\$860,252.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$874,413.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21058-00010	5/15/2024	\$1,000,000.00	SW - Special Warranty	Qualified	Improved
17194-00301	6/5/2015	\$365,000.00	SW - Special Warranty	Unqualified	Improved
06998-02254	11/9/1990	\$275,000.00	WD - Warranty Deed	Qualified	Vacant
06633-00896	12/22/1988	\$188,090.00	WD - Warranty Deed	Unqualified	Vacant
06564-01568	7/25/1988	\$450,000.00	WD - Warranty Deed	Unqualified	Vacant
06125-00330	4/7/1986	\$300,000.00	WD - Warranty Deed	Unqualified	Improved
05157-01105	7/31/1980	\$163,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLC1	Fence Chain Link	1	0	0	201.00	\$912.00
2	PVCC1	Paving Concrete	1	0	0	1,600.00	\$2,938.00
3	PVAC1	Paving Asphalt	1	0	0	11,512.00	\$10,637.00
4	WMCC1	Wall Masonry/Concrt	1	0	0	711.00	\$2,112.00
5	FCLC1	Fence Chain Link	1	0	0	303.00	\$5,956.00

Land & Legal

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	22,216.00	Square Footage	\$366,564.00

LN	Legal Description
1	AH-709 52-2S-27E .51
2	DIVENS S/D PT F RICHARD GRANT
3	PT LOT 29 RECD O/R 21058-10

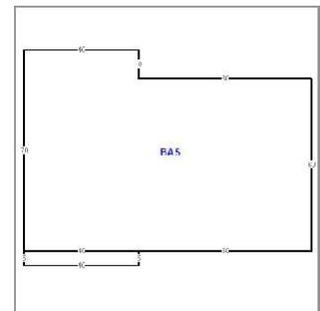
Buildings

Building 1
 Building 1 Site Address
 5825 BEACH BLVD Unit
 Jacksonville FL 32207-

Building Type	2703 - AUTO SVC CTR
Year Built	1991
Building Value	\$471,133.00

Type	Gross Area	Heated Area	Effective Area
Base Area	6400	6400	6400
Canopy	200	0	80
Total	6600	6400	6480

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	4	4 Built Up/T&G
Interior Wall	1	1 Masonry Min
Int Flooring	3	3 Concrete Fin
Heating Fuel	3	3 Gas
Heating Type	2	2 Convection
Air Cond	4	4 Packaged Unit
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Baths	9.000	
Stories	1.000	
Rooms / Units	6.000	
Avg Story Height	16.000	
Restrooms	3.000	

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$874,413.00	\$0.00	\$874,413.00	\$5,992.66	\$9,895.64	\$9,497.35
Public Schools: By State Law	\$874,413.00	\$0.00	\$874,413.00	\$1,952.49	\$2,706.31	\$2,618.60
By Local Board	\$874,413.00	\$0.00	\$874,413.00	\$1,419.54	\$1,965.68	\$1,876.32
School Board Voted	\$874,413.00	\$0.00	\$874,413.00	\$631.47	\$874.41	\$874.41
FL Inland Navigation Dist.	\$874,413.00	\$0.00	\$874,413.00	\$15.25	\$25.18	\$23.61
Water Mgmt Dist. SJRWMD	\$874,413.00	\$0.00	\$874,413.00	\$94.95	\$156.78	\$148.91
			Totals	\$10,106.36	\$15,624.00	\$15,039.20

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$631,466.00	\$529,532.00	\$0.00	\$529,532.00
Current Year	\$874,413.00	\$874,413.00	\$0.00	\$874,413.00

2025 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2025

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



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

Jack's Liquor Inc.

Owner Name

5825 Beach Blvd

Address(es) for Subject Property

135112-0000

Real Estate Parcel Number(s) for Subject Property

Paul M. Harden

Appointed or Authorized Agent(s)

Exception and/or Waiver

Type of Request(s)/Application(s)

STATE OF FL OR A _ _ _ _

COUNTY OF D U L _ _ _ _

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

- Affiant is the President of Jack's Liquor Inc. • a Florida
corporation (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.*
- Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
- 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.

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.

FADI KHAZAAL

Signature of Affiant

Fadi Khazaal

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 Dccee-"" Sq.v in the presence of _____ or Online Notarization this 1 day of _____, 2022 by Fadi Khazaal as President for Jack's Liquor Inc. who is 7' personally known to me or has produced identification and who took an oath.

Type of identification produced _____

Brett Isaac
 Notary Public Signature

Brett ISAAC
 Printed/Typed Name - Notary Public

[NOTARY SEAL]



My commission expires: _____

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

Detail by Entity Name

Florida Profit Corporation
JACK'S LIQUOR INC.

Filing Information

Document Number P24000031544
FEI/EIN Number APPLIED FOR
Date Filed 05/07/2024
State FL
Status ACTIVE

Principal Address

5825 BEACH BLVD
JACKSONVILLE, FL 32207

Mailing Address

5825 BEACH BLVD
JACKSONVILLE, FL 32207

Registered Agent Name & Address

ISAAC, BRETT
2151 UNIVERSITY BLVD S
JACKSONVILLE, FL 32216

Officer/Director Detail

Name & Address

Title President, Treasurer, Secretary, Director

KHAZAAL, FADI
1008 BALI PLACE
JACKSONVILLE, FL 32216

Annual Reports

Report Year	Filed Date
2025	04/24/2025

Document Images

04/24/2025 -- ANNUAL REPORT	View image in PDF format
05/07/2024 -- Domestic Profit	View image in PDF format

RE	LNAME	LNAM2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
135120 0500	116 W FLAGLER STREET LLC		1210 MICHIGAN AVE			MIAMI BEACH	FL	33139
135091 0080	5700 BC COM AREAS LLC		1331 HERON POINT RD			JACKSONVILLE	FL	32223
135118 0000	5940 BEACH BLVD JAX LLC	The Broach School	12150 SW BENNINGTON CIR			PORT SAINT LUCIE	FL	34987
135091 0090	BAEZ ISRAEL REVOCABLE TRUST ET AL		343 MAJORCA AVE UNIT 309			CORAL GABLES	FL	33134
135107 0000	BLOW ELIZABETH H TRUST		100 SANTA MONICA AVE			SAINT AUGUSTINE	FL	32080-5417
135112 0050	DD3 BEACH BLVD LLC		8315 CANTRELL RD SUITE 300			LITTLE ROCK	AR	72227
135119 0000	DIAMOND REAL ESTATE PROPERTIES LLC		6517 LOU DR S			JACKSONVILLE	FL	32216
135107 0110	ELIZABETH H BLOW IRREVOCABLE LIFE INSURANCE TRUST		100 SANTA MONICA AVE			SAINT AUGUSTINE	FL	32080-5417
135112 0015	FIRST COAST ENERGY LLP		ATTN PROPERTY TAX AP ADMINISTRATOR	6867 SOUTHPOINT DR N		JACKSONVILLE	FL	32216
135120 0000	FREERPT PROPERTIES OF JACKSONVILLE LC		5804 BEACH BLVD			JACKSONVILLE	FL	32207
135112 0000	JACKS LIQUOR INC		1008 BALI PL			JACKSONVILLE	FL	32216-1325
136100 0010	LIGHTHOUSE CHRISTIAN FELLOWSHIP		1441 HICKMAN RD			JACKSONVILLE	FL	32245
136648 0000	MATTRESSVILLE OF FLORIDA INC		6033 BEACH BLVD			JACKSONVILLE	FL	32216-2701
135121 0000	MUBARAK LLC		5824 BEACH BLVD			JACKSONVILLE	FL	32207
135112 0030	NAMEN JOHN BEN		4036 MIZNER CT			JACKSONVILLE	FL	32217
135091 0085	RWK 5753 BEACH BLVD LLC		1331 HERON POINT RD			JACKSONVILLE	FL	32223
136838 0100	SPRING GLEN METHODIST CHURCH INC		6007 BEACH BLVD			JACKSONVILLE	FL	32216-2701
135091 0040	STORAGE UNITS JACKSONVILLE LLC		350 E CROWN POINT RD SUITE 1080			WINTER GARDEN	FL	34787
136833 0000	UNIVERSITY PLACE HOLDINGS INC		7915 BAYMEADOWS WAY SUITE 400			JACKSONVILLE	FL	32256
135129 0000	UNIVERSITY POINTE LLC		15 E 40TH ST			NEW YORK	NY	10016
	GREATER ARLINGTON/B	TIM KELLEY	2184 HEALTH GREEN PLS			JACKSONVILLE	FL	32246
	JURNEY COMMUNITY EVENTS	MICHAEL JURNEY	3285 BRIDGECOVE CIR E			JACKSONVILLE	FL	32216
	LOVE GROVE	ANTHONY LANGHALS	6346 SMALLWOOD RD			JACKSONVILLE	FL	32216
	SAN SOUCI NEIGHBORHOOD	MARK OWENS	6240 BENNETT RD			JACKSONVILLE	FL	32216
	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR			JACKSONVILLE	FL	32217
	ST NICHOLAS BUSINESS ASSOCIATION	LOU GENA SMITH						

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Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR805771
User: Batteh, Mikayla - PDCU

Date: 2/17/2026
Email: MBatteh@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Paul Harden / Law Office of Paul M. Harden & Fadi Khazaal / Jacks Liquors INC
Address: 1431 Riverplace Blvd, Suite 901
Description: ZONING EXCEPTION & WAIVER OF LIQUOR DISTANCE Z-6776 & Z-6777
5825 BEACH BLVD RE# 135112-0000

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2404.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2404.00

Control Number: 8402661 | Paid Date: 2/18/2026

Total Due: \$2,404.00

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

Account No: CR805771
REZONING/VARIANCE/EXCEPTION

Date: 2/17/2026

Name: Paul Harden / Law Office of Paul M. Harden & Fadi Khazaal / Jacks Liquors INC
Address: 1431 Riverplace Blvd, Suite 901
Description: ZONING EXCEPTION & WAIVER OF LIQUOR DISTANCE Z-6776 & Z-6777 5825 BEACH BLVD RE#
135112-0000

Total Due: \$2,404.00