

Introduced by the Land Use and Zoning Committee:

**ORDINANCE 2025-889-E**

AN ORDINANCE APPROVING APPLICATION FOR ZONING EXCEPTION E-25-60 FOR PROPERTY LOCATED IN COUNCIL DISTRICT 9 AT 3909 BLANDING BOULEVARD AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CONFEDERATE POINT ROAD AND BLANDING BOULEVARD (R.E. NO(S). 103785-0000), AS DESCRIBED HEREIN, OWNED BY KASSAR NIGHTLIFE V, LLC, 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 KASSAR NIGHTLIFE V, LLC, 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 Josh Cockrell, on behalf of the owner of property located in Council District 9 at 3909 Blanding Boulevard at the southeast corner of the intersection of Confederate Point Road and Blanding Boulevard (R.E. No(s). 103785-0000) (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 Kassar Nightlife V, LLC, in the Commercial

Community/General-1 (CCG-1) District; and

**WHEREAS,** the Planning and Development Department has considered the application and all attachments thereto and has rendered an advisory recommendation; and

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

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

**Section 1. Adoption of Findings and Conclusions.** The Council has considered the recommendation of the Land Use and Zoning Committee and reviewed the Staff Report of the Planning and Development Department concerning application for zoning exception E-25-60. Based upon the competent, substantial evidence contained in the record, the Council hereby determines that the requested zoning exception meets each of the following criteria required to grant the request pursuant to Section 656.131(c), *Ordinance Code*, as specifically identified in the Staff Report of the Planning and Development Department:

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

(2) 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 structures to the area, property values, and existing similar uses or zoning;

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

(4) 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 the health, safety and

1 welfare of the community;

2 (5) Will not have a detrimental effect on the future development  
3 of contiguous properties or the general area, according to the  
4 Comprehensive Plan, including any subsequent amendment to the plan  
5 adopted by the Council;

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

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

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

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

19 Therefore, zoning exception application E-25-60 is hereby  
20 approved.

21 **Section 2. Owner and Description.** The Subject Property is  
22 owned by Kassar Nightlife V, LLC, and is described in **Exhibit 1**,  
23 dated October 15, 2025, and graphically depicted in **Exhibit 2**, both  
24 attached hereto. The applicant is Josh Cockrell, PO Box 28327,  
25 Jacksonville, Florida, 32226; (803) 917-2420.

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

**Section 4. Effective Date.** The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and Council Secretary. Failure to exercise the zoning exception, if herein granted, by the commencement of the use or action herein approved within one (1) year of the effective date of this legislation shall render this zoning exception invalid and all rights arising therefrom shall terminate.

Form Approved:

/s/ Dylan Reingold

Office of General Counsel

Legislation Prepared By: Stephen Nagbe

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