

**REPORT OF THE PLANNING DEPARTMENT**

**APPLICATION FOR ZONING EXCEPTION 2025-0889 (E-25-60)**

**JANUARY 21, 2026**

***Location:*** 3909 Blanding Blvd  
Between Confederate Point Rd and Autumn Ln

***Real Estate #:*** 103785-0000

***Zoning Exception Sought:*** Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer & Wine for Off-Premises Consumption

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

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

***Planning District:*** Southwest, District 4

***Council District:*** District 9

***Applicant / Agent:*** Josh Cockrell  
The Stellarea Group  
PO Box 28327  
Jacksonville, Florida 32226

***Owner:*** George Kassab  
Kassab Nightlife V, LLC  
6271 St. Augustine Rd  
Jacksonville, Florida 32217

***Staff Recommendation:*** APPROVE

**GENERAL INFORMATION**

Application for Zoning Exception Ord. 2025-0889 (E-25-60) seeks to allow for an establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer and wine for off-premises consumption in the Community Commercial General-1 (CCG-1) Zoning District. The subject property is approximately 0.6± acre parcel located at the corner of Blanding Blvd and Confederate Point Rd. The structure on the parcel was built in 1957 but is undergoing renovations to suit its proposed package store. The property previously operated as an

adult entertainment center with on premises consumption of alcohol. If approved the Waiver will be granted to Kassar Nightlife V, LLC.

There is a companion Waiver of Minimum Liquor Distance (**WLD-25-16**) seeks to reduce the required minimum distance between the proposed liquor license location at 3903 Blanding Blvd and Liberty Christian Fellowship Ministries at 3950 Confederate Point Road from 500 feet to 178 feet. The application was heard by the Planning Commission on January 8, 2026 and was voted unanimously for approval.

### **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 approximately 0.60 acres and is located on Blanding Boulevard (SR-21), an FDOT principal arterial roadway, between Confederate Point Road and Autumn Lane, both local roads. The application site is located in Planning District 4 (Southwest), Council District 9, and within the Urban Development Area. The site contains a historic structure and has a corresponding Florida Master Site File (DU17169).

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. Development that includes residential uses is encouraged to provide support for commercial and other uses. Principal uses in the CGC land use category include commercial retail sales and service establishments, including restaurants as well as commercial recreational and entertainment facilities.

The proposed exception for retail sales and service of all alcoholic beverages for on-premises consumption and outside sales and service is consistent with the CGC land use category.

### **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 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 subject property contains 0.6± acres and is located within an existing commercial area. The site is zoned CCG-1 and is located along a commercial corridor which hosts a wide range of neighborhood and commercial zoning districts. Blanding Blvd is classified as a FDOT Principal Arterial roadway with high capacities to handle commercial developments, while Confederate Point Rd and Autumn Lane are local roads. 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	Fueling Station
South	CGC	CCG-2	Service Garage
East	NC	CN	Shopping Plaza
West	RPI	CRO	Medical Office/Single Family Dwellings

***(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 primary use and other commercial uses allowed within the CCG-1 zoning district.

***(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 traffic circulation pattern of the site allows for the safe movement of traffic to these commercial uses on the property. The site is accessible to vehicular and pedestrian traffic from two roadways, Autumn Lane and Confederate Point Road. Parking will be provided at a ratio of 3 per 1000 square feet which will generate the need for a total of 17 off-street parking spaces.

***(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 contiguous properties or the general area. The subject property is located at the intersection of Confederate Point Road, a local roadway, and Blanding Boulevard, an FDOT designated principal arterial roadway. The surrounding area consists of a mixture of low to high intensity commercial uses along this major commercial corridor. It is not expected that alcohol sales will have any negative impact on the general area. The proposed liquor store, limited to off-premises alcohol sales only, represents a lesser intensity use compared to the former adult entertainment facility, which allowed on-premises consumption of alcohol. The square footage of the facility will not be reduced, as the property owner intends to make the required renovations and site improvements to bring it up to current code regulations. Adult entertainment facilities with on-site consumption typically generate extended operating hours and higher customer activity, while a package store functions primarily as a retail use with shorter customer visit durations and no on-site consumption.

***(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, fumes, odors, dust or physical activities out of character for the existing commercial corridor.

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

No. The proposed use will not overburden existing public services or facilities. This is an existing commercial property and there is no increase in commercial square footage.

**(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 from Autumn Lane and Confederate Point Road to permit 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 **December 22nd, 2025** the Planning Department staff observed that the required Notice of Public Hearing signs were posted.

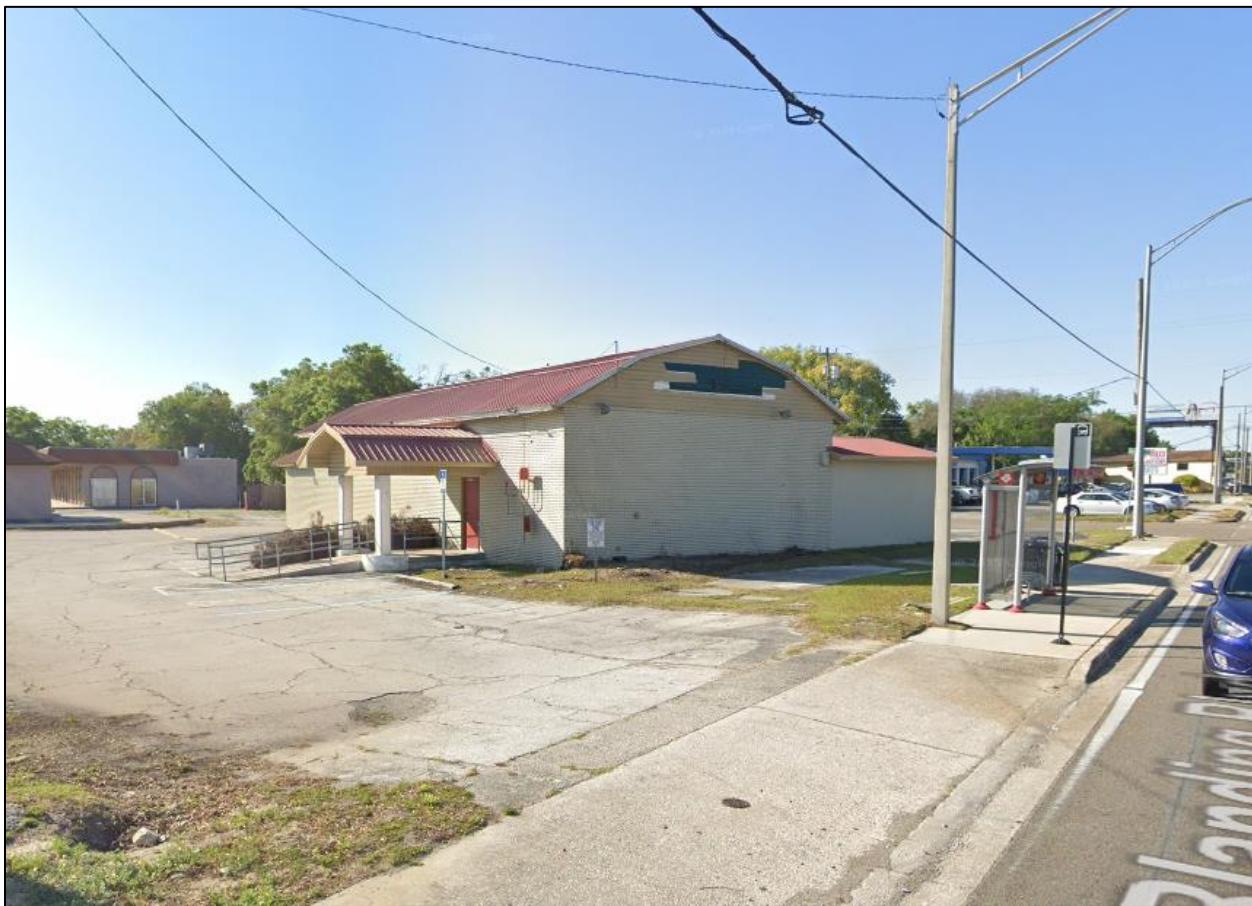


**RECOMMENDATION**

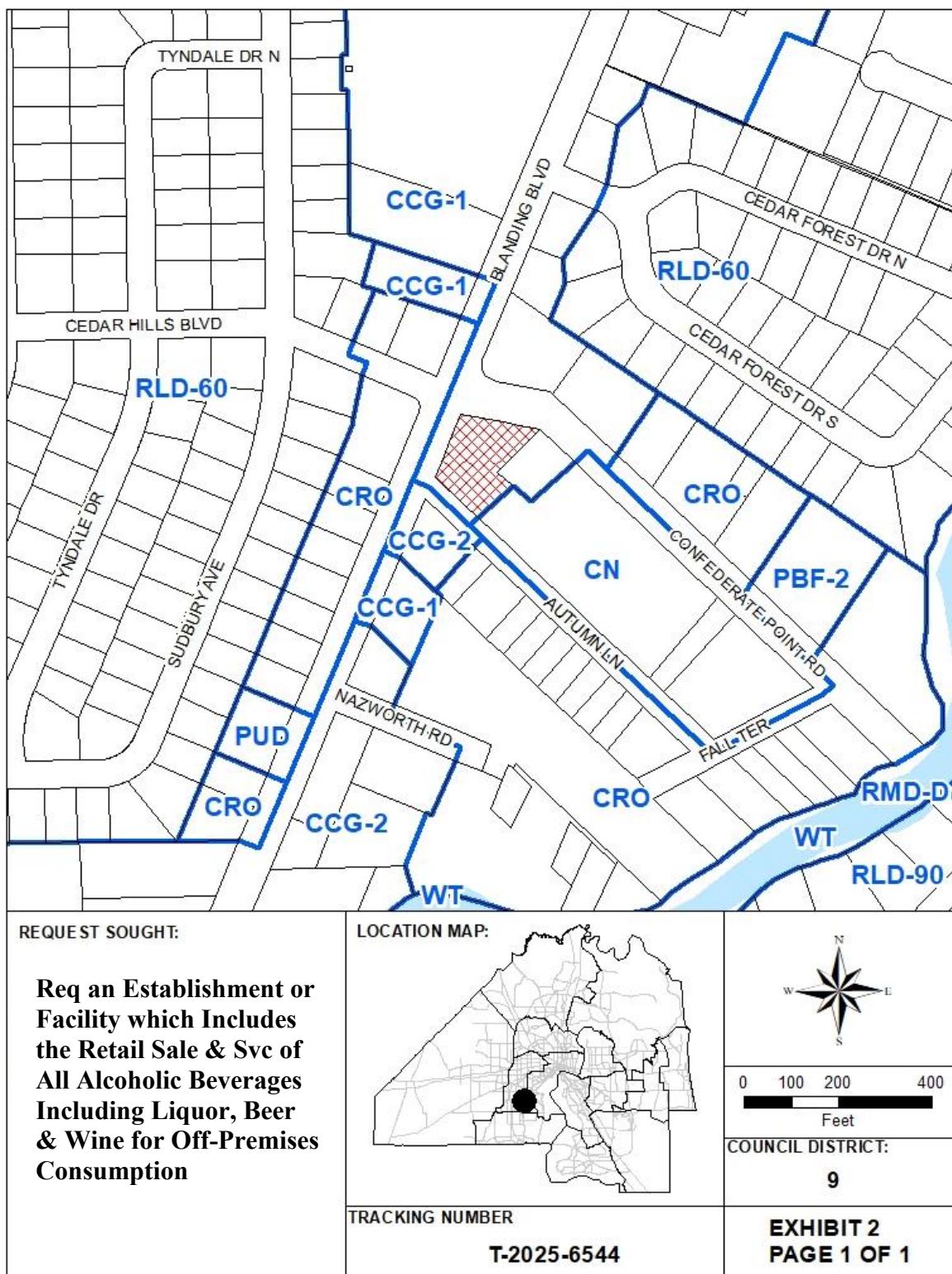
Based on the foregoing, it is the recommendation of the Planning Department that Application for Zoning Exception 2025-0889 (E-25-60) be **APPROVED**,



**Aerial View**



**View of the Subject Property**



Legal Map