

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN WAIVER SW-19-01(ORDINANCE 2019-0278)

JUNE 4, 2019

Location: 1771 Airport Road

Real Estate Number: 019354-0070

Waiver Sought: Reduce sign setback from 10 feet to 5 feet

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

Current Land Use Category: Community General Commercial (CGC)

Planning District: 6-North

Applicant /Agent: Tanmay Bhatt
644 Cesery Blvd #106
Jacksonville, FL 32211

Owner: Ganesh Holdings of Jax, LLC.
644 Cesery Blvd #106
Jacksonville, FL 32211

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2019-0278 (SW-19-01)** seeks to permit a reduction in the required minimum setback from a public right of way for an existing pylon sign from 10 feet to 5 feet. The site is within a CCG-1 zoning district and has a CGC functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

The 5.23 acre subject property is located along the service road for Airport Road and contains a 3,812 square foot one-story building constructed in 1989. The Applicant seeks to make cosmetic improvements to the existing pylon sign while reducing the minimum setback requirement along Airport Road.

NOTICE TO OWNER / AGENT

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as “a

painting, structure or device which is placed, erected, or constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of displaying information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction”.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.1310(a)(i) through (x), Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the Planning Commission shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

- (i) *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*

Yes. The effect of the sign waiver will be compatible with the existing contiguous zoning and general character of the area in that nearby free-standing signs are a similar distance from the right-of-way. The neighboring properties to the East (**1759 Airport Road, 1735 Airport Rd**) both have existing pole signs that encroach into the setback requirements for CCG-1 Zoning District. The signs along Airport Road have been existing for several years and considered legally non-conforming and this request for a setback reduction would not create signage out of character for the general area.

- (ii) *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*

No. The intent of the zoning ordinance is to have signage that does not interfere with visibility, but promotes signage that is consistent with that found in the surrounding area. The Applicant will be refurbishing an existing pylon sign that faces Airport Road. Given the location of the sign in relationship to the established developed pattern of the area, Staff has determined that the requested reduction in setback distance does not detract from the specific intent of the zoning ordinance as it relates to compatibility.

- (iii) *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*

No. The effect of the proposed sign waiver is unlikely to diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, in that the sign is already existing and is located the same distance from the South property line similar to other properties along Airport Road.

- (iv) *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*

No. The waiver is unlikely to have a detrimental effect on vehicular traffic or parking conditions as it has been existing for several years with no issues. The sign proposed by this application will only be replacing the facing. It is therefore also unlikely that the proposed sign will create objectionable light, glare or other effects additional to what already exists in the area.

- (v) *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*

No. The proposed waiver is unlikely to be detrimental to the public health, safety, or welfare in that similar signage already exists along Airport Road and has not caused issues previously.

- (vi) *Does the subject property exhibit specific physical limitations or characteristics, which could be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*

Yes, the subject property does exhibit specific physical limitations that limit the setback of the sign location from the road. The sign is currently located 5 feet from the South property line and if it were to be moved back 10 feet to meet the setback it will be located within the entrance driveway to the office and parking for the property. The only other option would be to move the sign further West along Airport Road.

- (vii) *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*

No. The request is not based on a desire to reduce the costs associated with compliance, but is related to changing site characteristics caused by a government taking. It is the minimum necessary request to obtain reasonable communication, as placement of the new sign anywhere on the eastern property line other than the proposed location would require greater reduction in setback than that proposed by this application, or would have negative effects on internal and external traffic via sight triangle encroachment.

- (viii) *Is the request the result of violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?*

No. The request is not the result of any cited violations. The signs has been existing on

the property for several years with no violations but due to make changes to the face of the sign the owner is required to bring the sign into compliance or file for a sign waiver.

- (ix) *Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?*

Yes. The request will further the public interest as it recognizes the original sign location as well as assures that the safety and interests of the public and the property owner are protected. Granting this waiver will allow the owner to replace only the face of the sign for the businesses new name.

- (x) *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

Yes. While the goal of the Zoning Code is not to promote the continued existence of nonconforming signs, maintaining a sign in the specified location significantly outweigh the benefits of complying with the strict letter. A substantial burden would be imposed in order to relocate the sign within the required setbacks.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **May 21, 2019** by the Planning and Development Department, the required Notice of Public Hearing signs **were posted**.



Date: May 21, 2019

Source: Planning and Development Department

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-19-01 (Ordinance 2019-0278) be **APPROVED**.



Aerial View

Source: JAXGIS



View of Property

Date: May 21, 2019
Source: Planning and Development Department



View of Properties to the East along Airport Road

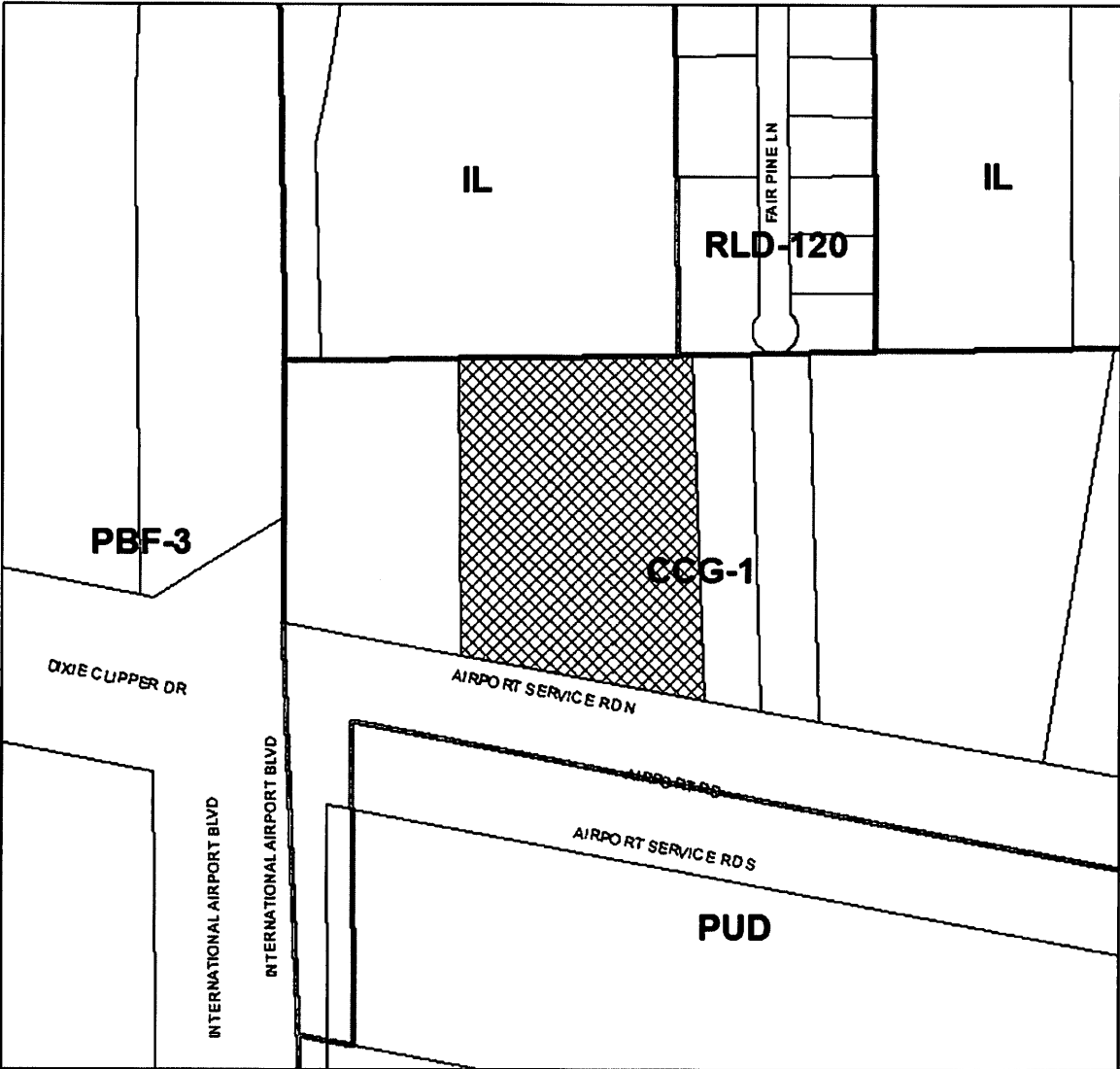
Date: May 21, 2019

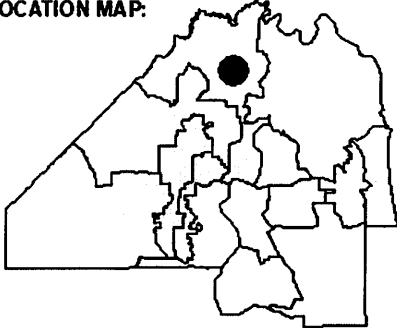
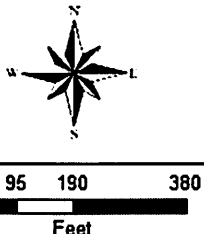
Source: Planning and Development Department



New Sign Proposal

Source: Tanmay Bhatt



<p>REQUEST SOUGHT:</p> <p>REDUCE MINIMUM SETBACK FROM 10 FEET TO 5 FEET</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER SW-19-01</p>	 <p>COUNCIL DISTRICT: 7</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>
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Date Submitted:	3/21/2019
Date Filed:	3/28/2019

Application Number:	SW-19-01
Public Hearing:	

Application for Sign Waiver
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District:	CCQ1	Current Land Use Category: CQC
Council District:	7	Planning District: 6
Previous Zoning Applications Filed (provide application numbers): none		
Applicable Section of Ordinance Code: 656.1303(i)(2)		
Notice of Violation(s):		
Neighborhood Associations: The Eden Group Inc.		
Overlay: none		
LUZ Public Hearing Date:		City Council Public Hearing Date:
Number of Signs to Post:	2	Amount of Fee: \$1257
		Zoning Asst. Initials: UR

PROPERTY INFORMATION	
1. Complete Property Address: 1771 AIRPORT Rd, JACKSONVILLE FL 32218	2. Real Estate Number: 019354 - CE170
3. Land Area (Acres): SQ. FEET 220,334 SF	4. Date Lot was Recorded: 10/1/2018
5. Property Located Between Streets: International Airport and 95	6. Utility Services Provider: - JEA City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>

7. Waiver Sought:

Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). *Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.

Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)

Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)

Allow for illumination or change from _____ external to _____ internal lighting

Reduce minimum setback from 10' feet to 5' feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?
 GANESH HOLDINGS OF JAX LLC

9. Is transferability requested? If approved, the waiver is transferred with the property.

Yes

No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name: GANESH HOLDINGS OF JAX LLC	11. E-mail: info@gbgus.com
12. Address (including city, state, zip): 644 CESERY BLVD, # 106 JACKSONVILLE FL 32211	13. Preferred Telephone: (904) 683-0394

APPLICANT'S INFORMATION (if different from owner)

14. Name: TANMAY BHATT	15. E-mail: tannmay@gbgus.com
16. Address (including city, state, zip): (SAME)	17. Preferred Telephone: 904-333-9598

CRITERIA

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as *"a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."*

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*
9. *Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

18. Given the above definition of a "sign" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

To whomsoever it may concern,

We would like to respectfully request a set back ~~back~~ of 5', instead of 10'. We have an existing pylon sign located at the front of the property (At Airport Rd), which is more than 25 years old, and we only intend to change the sign face, and do nothing else, since customers are not able to locate the business.

The ~~sign~~ existing sign ^{appears} to be in very good condition and is not damaged in any way whatsoever. All other businesses along the road have similar signs and at similar locations with respect to the road.

We humbly and respectfully request the waiver be granted.

Thank you

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- 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, http://apps.coi.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance. → SHOWS EXISTING SIGN w/ RESPECT TO PROPERTY LINE
- If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u> Residential Districts: \$1,161.00 Non-residential Districts: \$1,173.00	<u>Public Notices</u> \$7.00 per Addressee	<u>Advertisement</u> Billed directly to owner/agent
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AUTHORIZATION

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.

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.

Owner(s) Print name: <u>VIPUL PATEL</u> Signature: <u>[Signature]</u>	Applicant or Agent (if different than owner) Print name: <u>TANVIA BHATT</u> Signature: <u>[Signature]</u>
Owner(s) Print name: _____ Signature: _____	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

Planning and Development Department, Zoning Section
 214 North Hogan Street, 2nd Floor
 Jacksonville, Florida 32202
 (904) 255-8300

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 3/18/19

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 1771 Airport Rd, Jacksonville RE#(s): 019354-22070
FL 32218

To Whom it May Concern:

I VIPUL PATEL, as ^{MANAGING} MEMBER of
GANESH HOLDINGS OF TAX LLC, a Limited Liability Company organized under the laws of the
state of FL, hereby certify that said LLC is the Owner of the property described in Exhibit
1 in connection with filing application(s) for Zoning Variance submitted to the Jacksonville
Planning and Development Department.

(signature) [Signature]

(print name) VIPUL PATEL

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 3/18 day of
2019, by VIPUL PATEL, as
Managing Member, of Ganesh Holdings of Tax LLC, a Limited Liability
Company, who is personally known to me or who has produced _____
as identification and who took an oath.

Mildred Arbolaez
(Signature of NOTARY PUBLIC)

MILDRED ARBOLAEZ
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 5/22/2020

EXHIBIT B

Agent Authorization - Individual

Date: 3/18/19

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 1171 AIRPORT RD JACKSONVILLE RE#(s): 019354-6070
FL 32218

To Whom it May Concern:

You are hereby advised that VIPUL PATEL, as MANAGING MEMBER of GAMESH HOLDINGS OF FLA LLC, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers TANMAY BHATT to act as agent to file application(s) for ZONING VARIANCE for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By [Signature]

Print Name: VIPUL PATEL

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 18 day of March 2019, by VIPUL PATEL, who is personally known to me or who has produced _____ as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)

MILDRED ARBOLAEZ
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 5/22/2020

EXHIBIT 1

Legal Description

A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, THENCE NORTH 89°07'39" EAST ALONG THE NORTHERLY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 300 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°07'39" EAST ALONG SAID NORTH LINE 400 FEET; THENCE SOUTH 00°52'21" EAST 591.83 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 102 (A 100 FOOT RIGHT OF WAY); THENCE NORTH 79°17'20" WEST ALONG SAID RIGHT-OF-WAY LINE 408.32 FEET; THENCE NORTH 00°52'21" WEST 509.84 FEET TO THE POINT OF BEGINNING

LEGAL DESCRIPTION OF THE PROPERTY

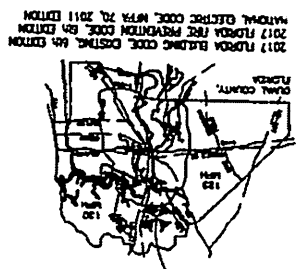
Property Address:
1771 Airport Rd
Jacksonville FL 32218

Owner:
Ganesh Holdings of JAX LLC.

L	Legal Description
N	

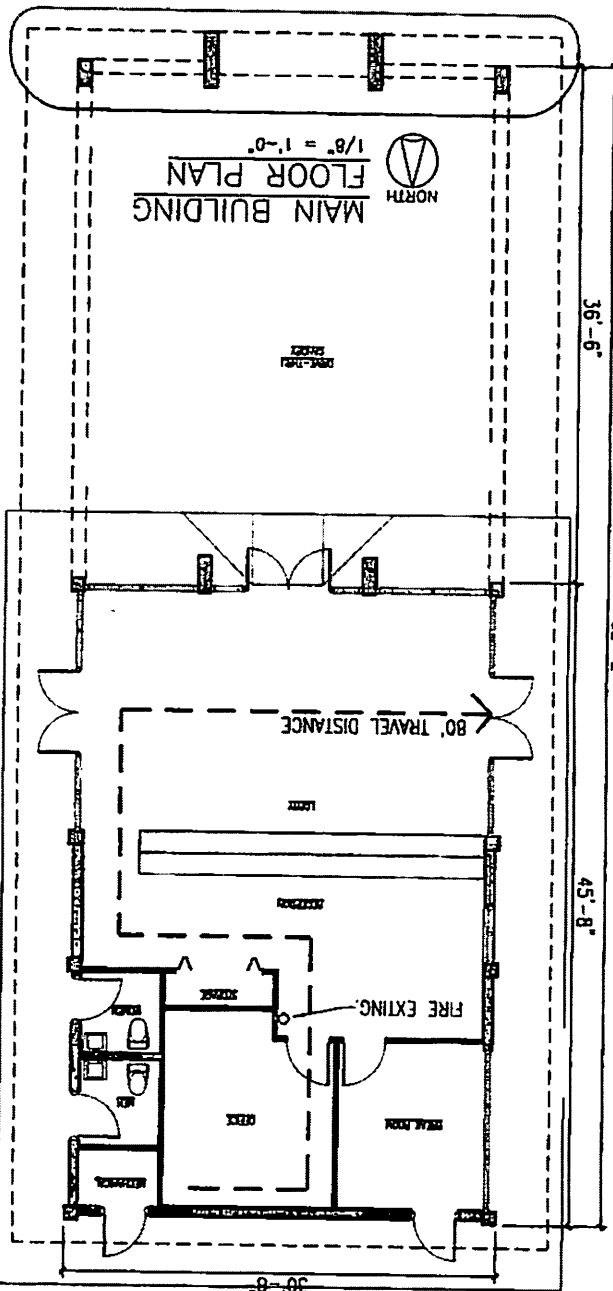
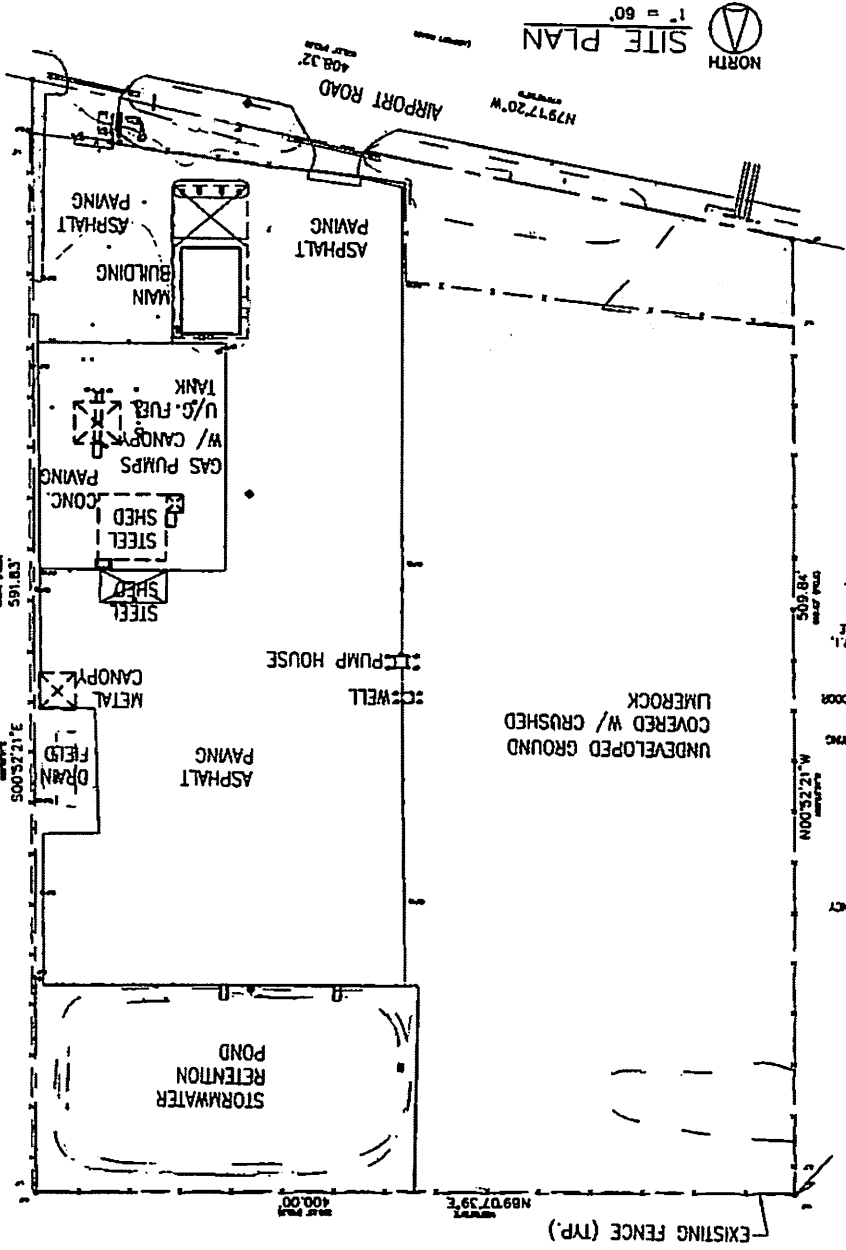
- | | |
|---|-------------------------------------|
| 1 | 24-1N-26E 5.058 |
| 2 | PT S1/2 OF SW1/4 RECD O/R 18413-574 |

24'-11"-268 FT 51/2 OF SW1/4
REC'D 0/8 2018-05-09



- 2017 FLORIDA BUILDING CODE, DISTING. 6th EDITION
2017 FLORIDA FIRE PREVENTION CODE, 6th EDITION
NATIONAL FIRE ALARM CODE, NFPA 72, 2011 EDITION
- BUILDING CODE SUMMARY:
- BUILDING OCCUPANCY: B
 - 1400 SF.
 - SCORE OF WORK
 - HOME - EXEMPTED OF OCCUPANCY ACCESSIBILITY
 - ACCESSIBLE ROUTE WITH ELEV.
 - OCCUPANT LOAD: 14
 - REQUIRED EXIT WIDTH: 24"
 - SPRINKLED: NO
 - CONSTRUCTION: TYPE III, III(200)
- EXIT DOOR, TACTILE SIGNAGE: TYPE III, III(200)
- REQUIREMENTS TO MEET THE FOLLOWING:
- (1) TACTILE SIGNAGE SHALL BE PROVIDED TO MEET THE FOLLOWING:
 - IN WIDTH 1017 1014.
 - (1) TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR AT EXIT SIGN.
 - (2) TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT.
 - (1) TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1, AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
- UPON FINAL ROOF ONLY

1" = 60'
SITE PLAN
NORTH



PLANS & NOTES
DATE 6/11/18
REV. 1
REV. 2
REV. 3

SIGNATURE/SEAL

JOHN REEP ARCHITECT
 1771 AIRPORT ROAD
 JACKSONVILLE, FLORIDA 32211
 (904) 741-0900
 ARCHITECT@JARARCH.COM

AIRPORT PARKING
 1771 AIRPORT ROAD
 JACKSONVILLE, FLORIDA



PHOTOGRAPHS FOR SUBMITTAL:
1171 AIRPORT RD, JACKSONVILLE 32218



- Please note that the existing sign (more than 25 years old) is well within property line – property markers are staked and have yellow flags as done per the survey. We would like to change the vinyl face of the sign to the new business name so customers are able to locate the business. The sign is in very good condition and appears to be structurally sound. We only want to change the vinyl face.



All other businesses' signs are at the same location with respect to Airport Rd. Our sign appears to be the same type and age as all other businesses in the area. Please note property line stakes and location of the other businesses signs for reference.

1771 AIRPORT RD

Property Detail

RE #	019354-0070
Tax District	GSA
Property Use	2794 Vehicle Used Sales/Rental
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	227848

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.](#)

Value Summary

Value Description	2018 Certified	2019 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$73,815.00	\$48,925.00
Extra Feature Value	\$63,313.00	\$63,313.00
Land Value (Market)	\$616,935.00	\$616,935.00
Land Value (As of)	\$0.00	\$0.00
Just (Market) Value	\$754,063.00	\$729,173.00
Assessed Value	\$754,063.00	\$729,173.00
Cap Exp/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$754,063.00	See below

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

SJRWD/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
18413-00574	6/4/2018	\$1,600,000.00	WD - Warranty Deed	Qualified	Improved
07316-00659	4/30/1989	\$109.00	WD - Warranty Deed	Unqualified	Vacant
06629-01328	4/30/1989	\$600,000.00	WD - Warranty Deed	Unqualified	Improved
05929-01917	3/11/1985	\$13,200.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVACL	Paving Asphalt	1	0	0	70,480.00	\$40,174.00
2	PVCCI	Paving Concrete	1	0	0	10,400.00	\$12,584.00
3	PCBCL	Fence Chain Barbed	1	0	0	1,475.00	\$6,018.00
4	LPCCI	Light Pole Concr	1	0	0	6.00	\$1,403.00
5	LITCI	Lighting Fixtures	1	0	0	9.00	\$2,111.00
6	LPWCI	Light Pole Wood	1	0	0	3.00	\$436.00
7	LITCI	Lighting Fixtures	1	0	0	3.00	\$587.00

Land & Legal

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	Legal LN	Legal Description
1	1000	COMMERCIAL	COG-1	0.00	0.00	Common	220,334.00	Square Footage	\$616,935.00	1	24-14-26E S.058
										2	PT 51/2 OF SW1/4 RECD O/R 18413-574

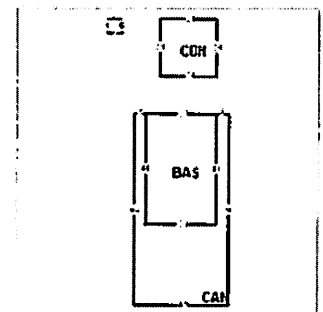
Buildings

Building 1
Building 1 Site Address
1771 AIRPORT RD Unit
Jacksonville FL 32218

Building Type	2702 - SERV GAR / VEH RP
Year Built	1989
Building Value	\$48,925.00

Type	Gross Area	Heated Area	Effective Area
Unfin Det Utility	36	0	22
Canopy Detached	576	0	259
Base Area	1380	1380	1380
Canopy	1820	0	728
Total	3812	1380	2389

Element	Code	Detail
Exterior Wall	30	30 Plate Glass
Exterior Wall	15	15 Concrete Bk
Roof Struct	9	9 Rigid Fr(Bar)
Roofing Cover	4	4 Built Up/T&G
Interior Wall	6	6 Wood Custom
Interior Wall	5	5 Drywall
Int Flooring	5	5 Asphalt tile
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Baths	4.000	
Stories	1.000	
Rooms / Units	3.000	
Avg Story Height	12.000	
Restrooms	2.000	

2018 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rollled-back
Gen Gov Ex B&B	\$754,063.00	\$0.00	\$754,063.00	\$8,622.75	\$8,627.91	\$8,161.37
Public Schools: By State Law	\$754,063.00	\$0.00	\$754,063.00	\$3,193.05	\$3,050.18	\$3,017.23
By Local Board	\$754,063.00	\$0.00	\$754,063.00	\$1,694.12	\$1,695.13	\$1,600.80
Fl. Inland Navigation Dist.	\$754,063.00	\$0.00	\$754,063.00	\$24.12	\$24.13	\$22.77
Water Mgmt Dist. SJRWMD	\$754,063.00	\$0.00	\$754,063.00	\$205.28	\$193.19	\$193.19
Gen Gov Voted	\$754,063.00	\$0.00	\$754,063.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$754,063.00	\$0.00	\$754,063.00	\$0.00	\$0.00	\$0.00
JIA Redevel Dist GSA	\$754,063.00	\$0.00	\$754,063.00	\$0.00	\$0.00	\$0.00
Totals				\$13,739.32	\$13,590.54	\$12,993.16

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$753,612.00	\$753,612.00	\$0.00	\$753,612.00
Current Year	\$754,063.00	\$754,063.00	\$0.00	\$754,063.00



Division of
CORPORATIONS
an official State of Florida website

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
GANESH HOLDINGS OF JAX LLC

Filing Information

Document Number L18000104668
FEI/EIN Number 82-5387173
Date Filed 04/25/2018
Effective Date 04/25/2018
State FL
Status ACTIVE
Last Event LC NAME CHANGE
Event Date Filed 05/07/2018
Event Effective Date NONE

Principal Address

644 CESERY BLVD
 #106
 JACKSONVILLE, FL 32211

Mailing Address

644 CESERY BLVD
 #106
 JACKSONVILLE, FL 32211

Registered Agent Name & Address

PATEL, VIPUL
 644 CESERY BLVD
 #106
 JACKSONVILLE, FL 32211

Authorized Person(s) Detail

Name & Address

Title MGR

GANESH BUSINESS GROUP LLLP
 644 CESERY BLVD
 JACKSONVILLE, FL 32211

Annual Reports

Report Year	Filed Date
2019	03/15/2019

Document Images

03/15/2019 - ANNUAL REPORT	View Image in PDF format
05/07/2018 - LC Name Change	View Image in PDF format
04/25/2018 - Florida Limited Liability	View Image in PDF format

Duval County Tax Collector

Comments - taxcollector@coj.net
Inquiries - (904)630-1916
www.coj.net/tc

Date: 03/28/2019 Time: 10:13:10
Location: P13 Clerk: CYW
Transaction 0185408

Duval County, City Of Jacksonville
Jim Overton, Tax Collector
231 E Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Date: 3/22/2019

Email: CRule@coj.net

Miscellaneous
Item: CR - CR500214
Receipt 0185408.0001-0001 1,257.00

ANESH HOLDINGS OF JAX LLC / TANMAY BHATT
1771 AIRPORT RD JACKSONVILLE, FL 32218
on: APPLICATION FOR SIGN WAIVER

Total Paid 1,257.00

SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
							1257.00

CHECK 002029 1,257.00

Total Tendered 1,257.00

Total Tendered 1,257.00

Paid By: GANESH HOLDINGS (T. BH
Thank You

Total Due: \$1,257.00

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

Account No: CR500214
REZONING/VARIANCE/EXCEPTION
Name GANESH HOLDINGS OF JAX LLC / TANMAY BHATT
Address 1771 AIRPORT RD JACKSONVILLE, FL 32218
Description APPLICATION FOR SIGN WAIVER

Date: 3/22/2019

Total Due: \$1,257.00

**Green
Mangó**
AIRPORT PARKING JAX

↑ INT'L AIRPORT
← SERVICE RD SOUTH

Enter

EXIT

**TOW AWAY
ZONE**
UNAUTHORIZED VEHICLES
WILL BE TOWED AT
OWNER'S EXPENSE

