

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT**  
**APPLICATION FOR SIGN WAIVER SW-22-08 (ORDINANCE 2023-0131)**

**APRIL 4, 2023**

***Location:*** 169 Zoo Parkway

***Real Estate Number:*** 108799-0000

***Waiver Sought:*** Reduce sign setback from 10 feet to 0 feet

***Current Zoning District:*** Commercial Community General-2 (CCG-2)

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

***Planning District:*** North, District 6

***Applicant /Agent:*** Colleen Collins Petroimage  
6432 SE 115th Lane  
Bellevue, FL 34420

***Owner:*** San Marco Investments of Jacksonville Inc.  
169 Zoo Parkway  
Jacksonville, FL 32218

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Sign Waiver **Ordinance 2023-0131 (SW-22-08)** seeks to permit a reduction in the required minimum setback from the property line abutting Zoo Parkway for an existing pylon sign from 10 feet to 0 feet. The site is within a Commercial Community General-2 (CCG-2) zoning district and has a Community General Commercial (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 0.27± acre property is located at the corner of Zoo Parkway and Parker Avenue and developed as a gas station/convenience store with a Pylon Sign at the eastern corner along Zoo Parkway. The property was developed in 1983 with the gas station/convenience store and one pylon sign, which has remained in its current location since construction. The property owner wishes to change the sign face for the pylon sign for the new business which results in the need for the existing sign to come into compliance with the current zoning code or seek a sign waiver.

**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 property to the South (**8531 Main Street North**) was approved through Sign Waiver **SW-22-05 Ord. #2022-0614** for a monument sign that encroaches into the setback and requested a setback reduction from 10 feet to 0 feet. There are similar signs along Zoo Parkway that 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 not be making any changes to the current sign existing on the property but due to making changes to the sign face property is required to bring the sign into compliance or file for a sign waiver. 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 signs are already existing.

**(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. Due to the applicant not making any changes to the existing sign location it is therefore also unlikely to create objectionable light, glare or other effects 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 the signage has remained in its current location since being constructed in 1983 without issues.

**(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 located near the eastern corner of the property along Zoo Parkway and the property is covered almost 100% in concrete or building structures and does not provide enough room for the property to meet the minimum 10 feet. Additionally, due to the expansion of Zoo Parkway and the taking of property by the city for the Right-of-Way has severally limited the properties ability to move the sign in order to meet the minimum requirements.

**(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.

**(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 have been existing on the property for several years with no violations but due to the redevelopment of the property and the need for a sign face change the owner is required to bring the signs 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 the waiver allows the owner to continue using the sign in its original location and applicant will not make any changes to the sign.

- (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 outweighs the benefits of complying with the strict letter. A substantial burden would be imposed in order to relocate the signs within the required setbacks.

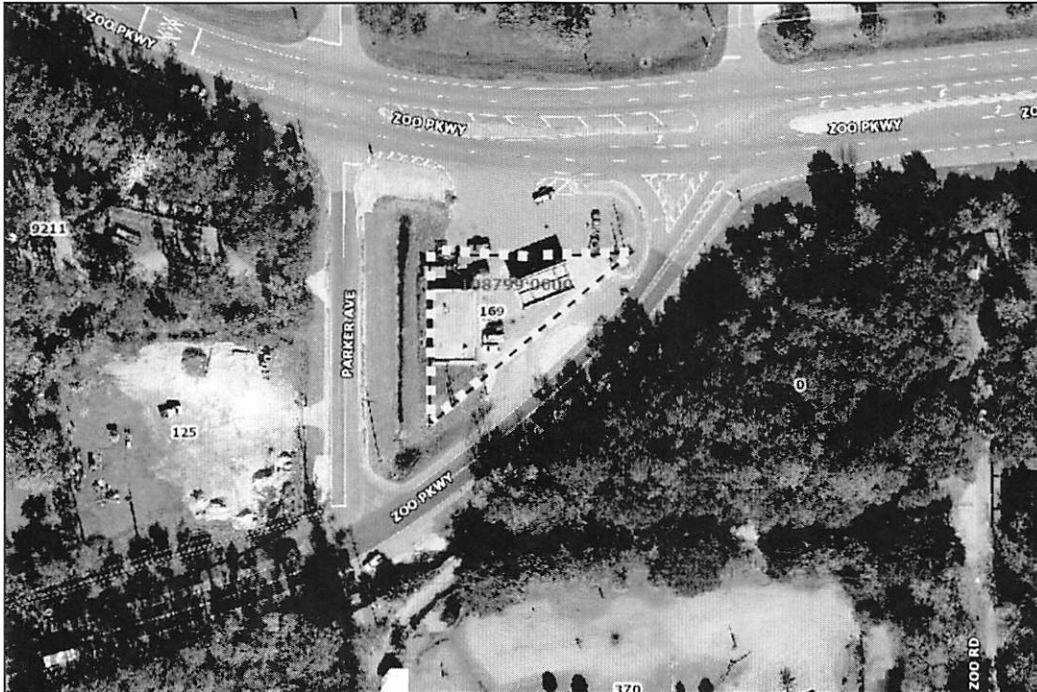
#### SUPPLEMENTARY INFORMATION

The applicant provided documentation and photo proof to the Planning and Development Department on **March 16, 2023** that the Notice of Public Hearing signs were posted.



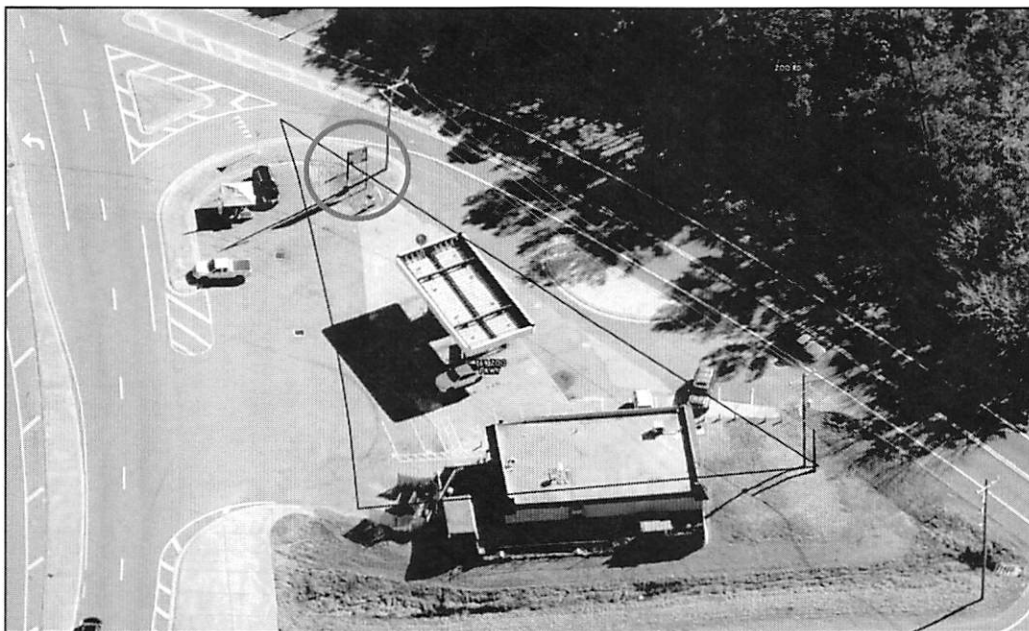
**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-22-08 (Ordinance 2023-0131) be **APPROVED**.



**Aerial View**

*Source: JAXGIS*



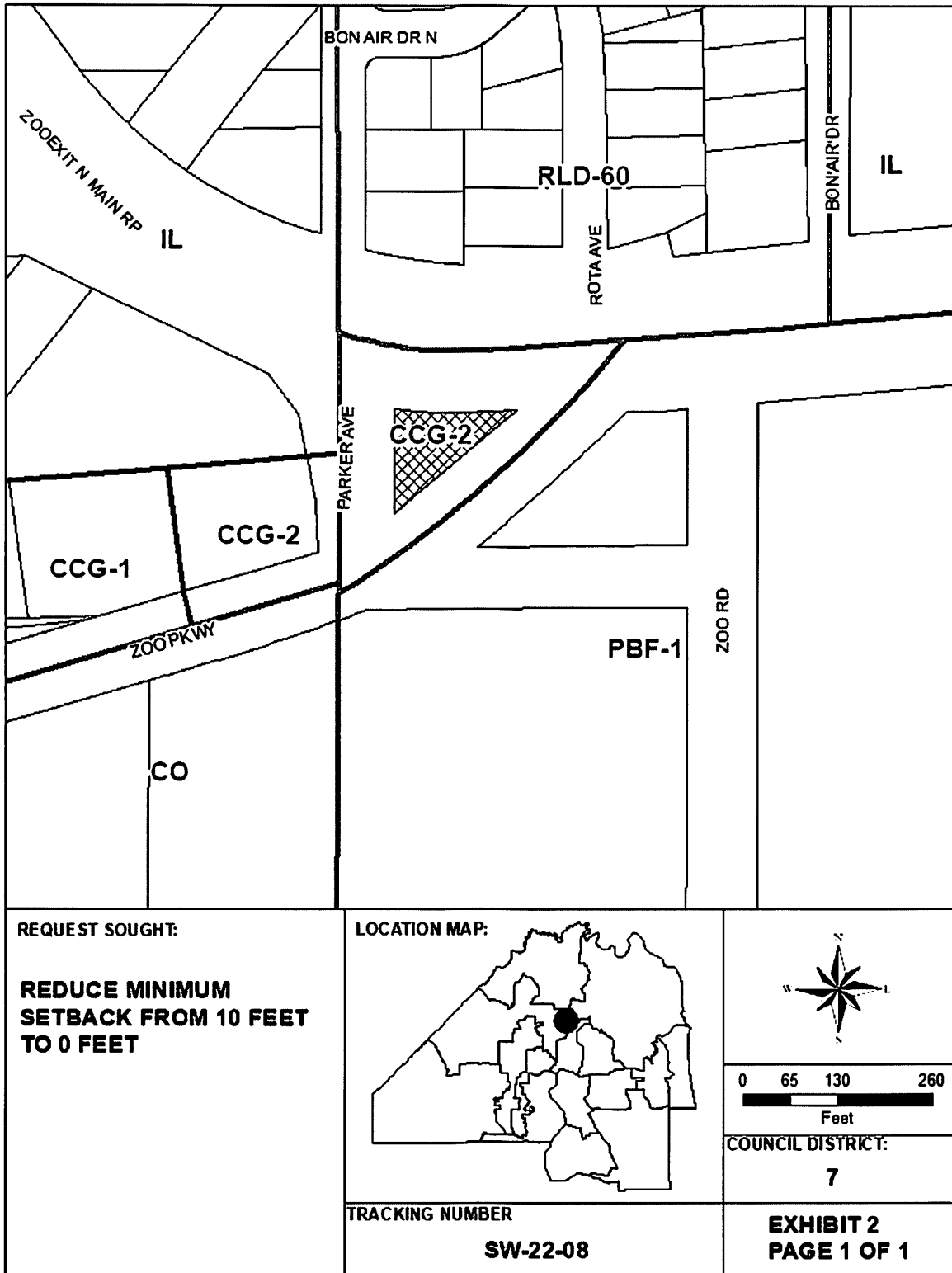
**View of Property**

*Source: JaxGIS Map*



**View of Sign Setback along Zoo Parkway**

*Source: GoogleMaps*



Source: JAXGIS

Date Submitted:	12/2/22
Date Filed:	12/29/22

Application Number:	SW-22-08
Public Hearing:	

CC Intro: 02/28/2023

City Council: 03/28/2023; LUZ: 04/04/2023

**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:	CC 6-2	Current Land Use Category:	C6C
Council District:	7	Planning District:	6
Previous Zoning Applications Filed (provide application numbers):		none found	
Applicable Section of Ordinance Code:		(1) General Criteria (2)	
Neighborhood Association(s):		none found	
Neighborhood Associations:		Heckscher DR Community Club, M&M The Eden Group Inc. Sally Inc.	
Overlay:		none	
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	2	Amount of Fee:	\$1264
		Zoning Asst. Initials:	CK

PROPERTY INFORMATION	
1. Complete Property Address: 169 ZOO Parkway Jacksonville, FL	2. Real Estate Number: 108799-0000
3. Land Area (Acres): .269	4. Date Lot was Recorded: January 20, 1950
5. Property Located Between Streets:  Zoo Parkway and Parker Avenue	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input 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 0 feet (less than 1 ft. may be granted administratively)

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**8. In whose name will the Waiver be granted?**  
 San Marco Investments Of Jacksonville Inc

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**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)**

<b>10. Name:</b> San Marco Investments Of Jacksonville Inc	<b>11. E-mail:</b>
<b>12. Address (including city, state, zip):</b> 169 Zoo Parkway Jacksonville, FL 32218	<b>13. Preferred Telephone:</b>

**APPLICANT'S INFORMATION (if different from owner)**

<b>14. Name:</b> Colleen Collins Petroimage	<b>15. E-mail:</b> Colleen@Petrogroupfl.com
<b>16. Address (including city, state, zip):</b> 6432 SE 115th LN Belleview, FL 34420	<b>17. Preferred Telephone:</b> 352.304.5500

## 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?*

**169 Zoo Parkway Jacksonville, FL 32218**

*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?*

**The sign will be compatible with existing signage zoning and consistent with the general character of the area. The sign proposed is a stand dual pole sign system to display national fuel brand and fuel pricing.**

*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?*

**No, the layout of this specific property prohibits installation of pole sign in any other location, it would cause obstruction in a parking lot.**

*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?*

**The approval of this waiver would not diminish property values in any negative way.**

*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?*

**The waiver approval would prevent detrimental effect on vehicular traffic and parking conditions.**

*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?*

**The waiver is not detrimental to the public health, safety, or welfare.**

*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?*

**Yes, the subject property sits between three roads, Zoo Parkway, Heckscher Dr, and Parker Ave. Zoo Parkway and Hecksher Dr has approximately 150'-175' of road frontage that is all used for customers to get in and out of the parking lot. There is no area along either frontage to place a pole sign that would be detrimental to traffic and parking conditions. Therefore, it is proposed to install at the far east point of the property.**

*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?*

**The request is not based on the desire to reduce cost, the existing dual pole sign will be removed and new footers will need to be poured.**

*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?*

**This request is not the result of a violation.**

*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?*

**This request will no affect trees in any way.**

*10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

**No, strict compliance would prevent the site from having a price sign to display fuel cost.**

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.

**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.coj.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coj.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.
- 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		

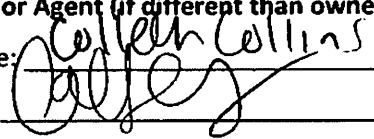
**NOTE:** City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.

**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 City Council. 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.

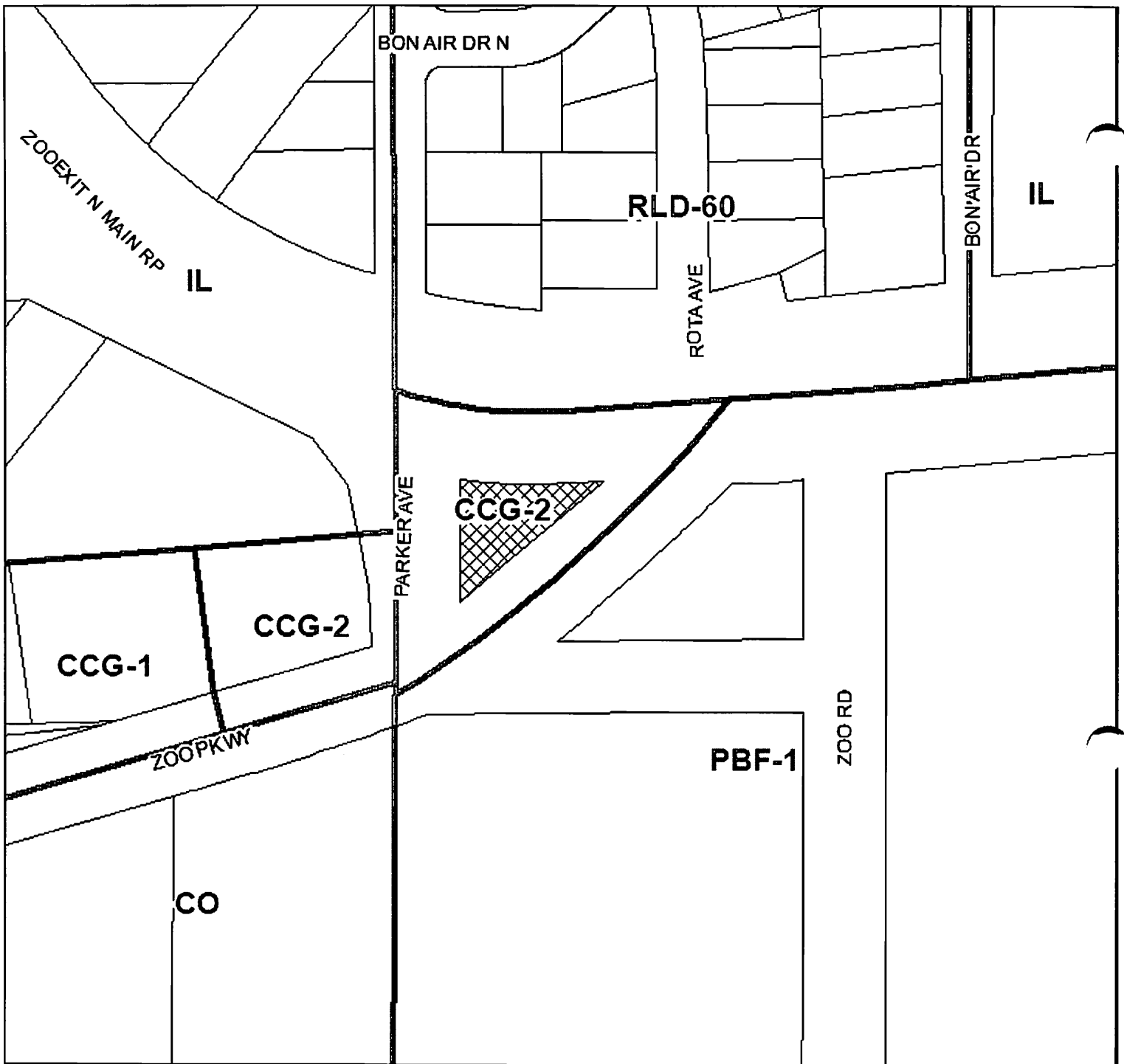
<p><b>Owner(s)</b> Print name: _____ Signature: _____</p>	<p><b>Applicant or Agent (if different than owner)</b> Print name: <u>Colleen Collins</u> Signature: <u></u></p>
<p><b>Owner(s)</b> Print name: _____ Signature: _____</p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>

**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:

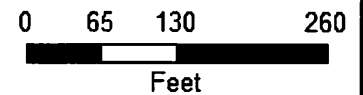
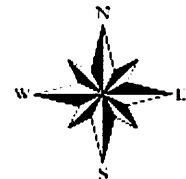
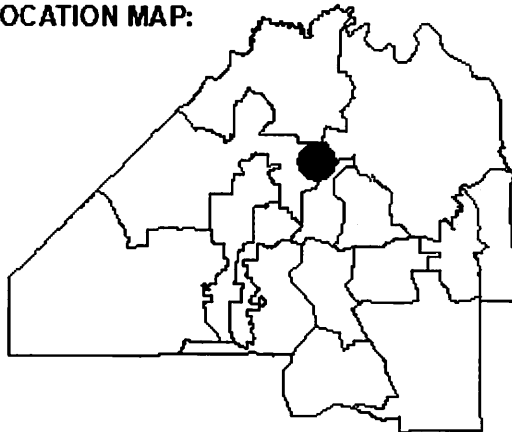
Planning and Development Department, Zoning Section  
214 North Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300



**REQUEST SOUGHT:**

**REDUCE MINIMUM  
SETBACK FROM 10 FEET  
TO 0 FEET**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**7**

**TRACKING NUMBER**

**SW-22-08**

**EXHIBIT 2  
PAGE 1 OF 1**



**LEGAL DESCRIPTION**

**12/8/22**

**EXHIBIT A**

BEING A PART OF LOT 8, BLOCK 1, BON-AIR AS RECORDED IN PLAT BOOK 21 PAGE 80 OF CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF HECKSCHER DRIVE, BEING A 100 FOOT RIGHT -OF-WAY, AND THE EXISTING PROPERTY LINE OF JACKSONVILLE, EXPRESSWAY BEING 100 FEET EAST OF CENTER LINE OF PARKER AVENUE, THENCE NORTH 00' -06' -29" EAST, ALONG THE EXISTING PROPERTY LINE OF BEING 1 00 FEET EAST OF CENTER LINE OF PARKER AVENUE, A DISTANCE OF 116.37 FEET TO THE SOUTHERLY RIGHT

-OF-WAY OF JACKSONVILLE EXPRESSWAY BEING A 200 FOOT RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY BEING A CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 1054.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 82'-37'-12" WEST 29.24 FEET; THENCE SOUTH 00'-06' -29" WEST A DISTANCE OF 143.57 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HECKSCHER DRIVE; THENCE NORTH 51 ' -05' -41" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 37.32 FEET TO THE POINT OF BEGINNING.

A PORTION OF LOTS 7 AND 8, BLOCK 1, BON-AIR AS RECORDED IN PLAT BOOK 21 PAGE 80 OF CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN .AT THE SOUTHEASTERLY LINE OF SAID LOT 7, SAID POINT BEING 12.98 FEET SOUTH-WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 51'-05' -41" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HECKSCHER DRIVE A DISTANCE OF 174.36 FEET TO THE NEW RIGHT-OF-WAY LINE OF PARKER AVENUE; THENCE NORTH 00'-06' -29" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 116.37 FEET TO THE RIGHT-OF-WAY LINE OF JACKSONVILLE EXPRESSWAY; THENCE EASTERLY ALONG SAID RIGHT -OF WAY LINE, SAID LINE BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1054.93 FEET, AN ARC DISTANCE OF 136.03 FEET TO THE POINT OF BEGINNING.

AND

JACKSONVILLE TRANSPORTATION AUTHORITY PART -1:

A PORTION OF LOT 8, BLOCK 1, BON-AIR ACCORDING TO PLAT RECORDED IN PLAT BOOK 21, PAGE 80 OF THE CURRENT PUBLICS RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT -OF-WAY LINE OF OLD HECKSCHER DRIVE (A 100 FOOT RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF A JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY, BEING 71.00 FEET EASTERLY OF THE CENTERLINE OF PARKER AVENUE AND RUN SOUTH 51 " -05' -41" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HECKSCHER DRIVE, A DISTANCE OF 9.14 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, IN SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 523.69 FEET, AN ARC DISTANCE OF 1.75 FEET TO A POINT OF COMPOUND CURVE, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51'-11'-25" WEST, 1.75 FEET; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE,

**LEGAL DESCRIPTION**

**12/8/22**

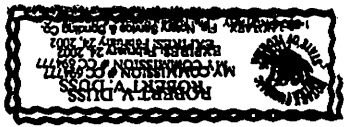
**EXHIBIT A**

SAID CURVE BEING CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 44.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°-18'-11" WEST, 36.08 FEET; RUN THENCE NORTH 00°-06'-29" EAST, PARALLEL TO AND 30 FEET EASTERLY OF SAID CENTERLINE OF PARKER AVENUE, WHEN MEASURED AT RIGHT ANGLES THERETO, A DIM NEE OF 141.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE JACKSONVILLE EXPRESSWAY (A 200 FOOT WIDE JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY) RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CUR E, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS O 1,054.93 FEET; AN ARE DISTANCE OF 41.54 FEET TO A POINT, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH

80°-41'-41" EAST, 41.53 FEET; RUN THENCE SOUTH 00°-06'-29" WEST ALONG PREVIOUSLY MENTIONED EASTERLY LINE OF JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY, BEING 71.00 FEE EASTERLY OF SAID CENTERLINE OF PARKER AVENUE, A DISTANCE O 143.57 FEET TO THE POINT OF BEGINNING.

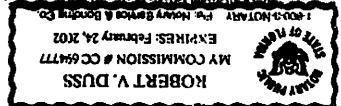
CONTAINING 6,309 SQUARE FEET.

2



Notary Public (Please print name below signature)

*Robert V. Duss*



US-18-01555 (Official Jackson VJ Properties/San Marco) w/rev-deed

The foregoing instrument was acknowledged before me this 10 day of January, 2002 by Julian E. Jackson, President of Jackson Realty Management Group, Inc., General Partner of Julian Jackson Properties, Ltd., a Florida limited partnership, who is personally known to me, and who executed the same on behalf of the partnership.

STATE OF FLORIDA  
COUNTY OF DUVAL

By: *Julian E. Jackson*  
Julian E. Jackson, President  
Its General Partner  
By: JACKSON REALTY MANAGEMENT GROUP, INC.

Print Name: Robert V. Duss  
Print Name: Sheila S. Tison

JULIAN JACKSON PROPERTIES LTD., a Florida limited partnership

(Please print witnesses' names below signatures)

Signed, sealed and delivered in our presence:

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. \*\*["Grantor" and "grantee" are used for singular or plural, as context requires]

The land herein conveyed is not homestead property of the Grantors under Article X, Section 4, of the Florida Constitution.

SUBJECT to Purchase Money Mortgage of even date herewith.

As described on Exhibit "A" attached hereto and by reference made a part hereof.

Witnesseth, That said grantor, for and in consideration of the sum of (\$10,000) TEN ---- and no/100 Dollars ----- acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

JULIAN JACKSON PROPERTIES, LTD., a Florida limited partnership whose post office address is P. O. Box 24930, Jacksonville, Florida 32241-4930 of the County of Duval, State of Florida, grantor", and  
SAN MARCO INVESTMENTS OF JACKSONVILLE, INC., a Florida corporation, whose post office address is 498 Tabor Drive South, Jacksonville, Florida 32216 of the County of Duval, State of Florida, grantee",

This Indenture, Made this 10<sup>th</sup> day of January, 2002, Between

# WARRANTY DEED

RE PARCEL ID #: 108799-0000  
BUYER'S TIN:

PREPARED BY AND RETURN TO:  
Robert V. Duss  
1050 Riverstone Avenue  
Jacksonville, Florida 32204-4123

5 MIN. RETURN  
PHONE # 355-0668

Book 10307 Page 624  
Book 2002009912  
Page 624 - 625  
Filed & Recorded  
JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
TRUST FUND  
DEED REC STAMP \$ 2,660.00  
RECORDING \$ 1.50  
9:00

EXHIBIT "A"

Being a part of Lot 8, Block 1, Bon-Air as recorded in Plat Book 21 page 80 of current public records of Duval County, Florida and being more particularly described as follows:

Beginning at the intersection of the Northerly right-of-way of Heckscher Drive, being a 100 foot right-of-way, and the existing property line of Jacksonville Expressway being 100 foot East of center line of Parker Ave, thence North 0 degrees 06 minutes 29 seconds East along the existing property line being 100 foot East of center line of Parker Ave, a distance of 116.37 feet to the Southerly right-of-way of Jacksonville Expressway being a 200 foot right-of-way; thence along said right-of-way being a curve, concave to the North, having a radius of 1054.93 feet, A chord bearing and distance of North 82 degrees 37 minutes 12 seconds West 29.24 feet; thence South 0 degrees 06 minutes 29 seconds West a distance of 143.57 feet to the Northerly right-of-way of Heckscher Drive; thence North 51 degrees 05 minutes 41 seconds East along said right of way a distance of 37.32 feet to the point of beginning.

AND

A portion of Lots 7 and 8, Block 1, Bon-Air as recorded in Plat Book 21 page 80 of current public records of Duval County, Florida, more particularly described as follows:

Begin at a point in the Southeasterly line of said Lot 7, said point being 12.98 feet Southwesterly from the Southeast corner of said Lot 7; thence South 51 degrees 05 minutes 41 seconds West along the Northwesterly right-of-way line of Heckscher Drive a distance of 174.36 feet to the new right-of-way line of Parker Avenue; thence North 0 degrees 06 minutes 29 seconds East along said right-of-way line a distance of 116.37 feet to the right-of-way line of Jacksonville Expressway; thence Easterly along said right-of-way line, said line being a curve, concave to the North, having a radius of 1054.93 feet, an arc distance of 136.03 feet to point of beginning.

**SAN MARCO INVESTMENTS OF JACKSONVILLE INC**  
 169 HECKSCHER DR  
 JACKSONVILLE, FL 32218

**Primary Site Address**  
 169 ZOO PKWY  
 Jacksonville FL 32218

**Official Record Book/Page**  
 05296-00331

**Title #**  
 7319

**169 ZOO PKWY**

**Property Detail**

RE #	108799-0000
Tax District	GS
Property Use	1494 Store/Convenience Gas
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01897 BON-AIR S/D
Total Area	11702

**Value Summary**

Value Description	2022 Certified	2023 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$58,510.00	\$58,510.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$263,800.00	\$263,800.00
Assessed Value	\$263,800.00	\$263,800.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$263,800.00	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
<a href="#">05296-00331</a>	2/26/1981	\$4,900.00	SW - Special Warranty	Unqualified	Improved
<a href="#">06888-00893</a>	3/29/1990	\$100.00	SW - Special Warranty	Unqualified	Improved
<a href="#">06888-00895</a>	3/29/1990	\$100.00	AG - Agreement for Deed	Unqualified	Improved
<a href="#">07947-00203</a>	9/30/1994	\$325,000.00	WD - Warranty Deed	Unqualified	Unknown
<a href="#">09430-00122</a>	10/1/1999	\$5,708,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">09430-00130</a>	10/1/1999	\$57,700.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">09430-00138</a>	10/1/1999	\$57,700.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">10307-00624</a>	1/10/2002	\$380,000.00	WD - Warranty Deed	Qualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	6,350.00	\$5,477.00
2	PVCC1	Paving Concrete	1	0	0	2,563.00	\$4,244.00
3	PVCC1	Paving Concrete	1	0	0	196.00	\$325.00
4	FCLC1	Fence Chain Link	1	0	0	171.00	\$2,355.00

**Land & Legal**

**Land**

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	11,702.00	Square Footage	\$58,510.00

**Legal**

LN	Legal Description
1	21-80 19-15-27E .27
2	BON-AIR S/D
3	PT LOTS 7,8 RECD O/R 10307-624
4	BLK 1

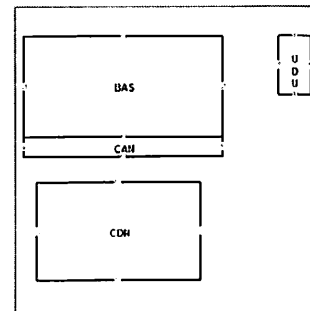
**Buildings**

**Building 1**  
 Building 1 Site Address  
 169 ZOO PKWY Unit  
 Jacksonville FL 32218

Building Type	1402 - STORE CONVEN
Year Built	1983
Building Value	\$175,498.00

Type	Gross Area	Heated Area	Effective Area
Canopy Detached	1500	0	450
Unfin Det Utility	180	0	54
Base Area	1891	1891	1891
Canopy	366	0	92
Total	3937	1891	2487

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	8	8 Decorative Cvr
Int Flooring	5	5 Asphalt tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	
Baths	6.000	
Rooms / Units	2.000	
Avg Story Height	9.000	

<u>Taxing District</u>	<u>Assessed Value</u>	<u>Exemptions</u>	<u>Taxable Value</u>	<u>Last Year</u>	<u>Proposed</u>	<u>Rolled-back</u>
Gen Govt Ex B & B	\$263,800.00	\$0.00	\$263,800.00	\$2,898.23	\$2,985.40	\$2,737.22
Public Schools: By State Law	\$263,800.00	\$0.00	\$263,800.00	\$901.75	\$853.66	\$825.85
By Local Board	\$263,800.00	\$0.00	\$263,800.00	\$569.42	\$593.02	\$521.51
FL Inland Navigation Dist.	\$263,800.00	\$0.00	\$263,800.00	\$8.11	\$8.44	\$7.57
Water Mgmt Dist. SJRWMD	\$263,800.00	\$0.00	\$263,800.00	\$55.45	\$52.07	\$52.07
			Totals	\$4,432.96	\$4,492.59	\$4,144.22

<u>Description</u>	<u>Just Value</u>	<u>Assessed Value</u>	<u>Exemptions</u>	<u>Taxable Value</u>
<b>Last Year</b>	\$253,300.00	\$253,300.00	\$0.00	\$253,300.00
<b>Current Year</b>	\$263,800.00	\$263,800.00	\$0.00	\$263,800.00

**2022 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.

**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](#)

**Property Ownership Affidavit - Corporation**

Date: 11/07/2022

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: 169 Zoo Parkway RE#: 108799-0000

To Whom it May Concern:

I, Essa Khazal as Manager of  
San Marco Investments corporation, hereby certify that said  
corporation is the Owner of the property described in Exhibit (in connection with filing applications)  
for Sign Waiver submitted to the Jacksonville Planning and Development Department.

(Signature) [Signature]  
(Print Name) Essa Khazal

Please provide documentation illustrating that signatory is an authorized representative of the corporation, this may be shown  
through corporate resolution, power of attorney, minutes, forms, etc. etc.

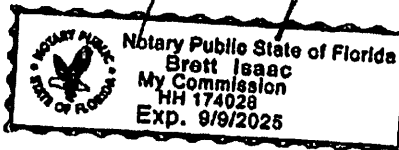
STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of  physical presence  
or  online notarization, this 15 day of November 2022 by  
Essa Khazal as President and Manager of  
San Marco Investments Florida corporation, who is personally  
known to me or who has produced [Signature] as identification and who  
took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Brett Isaac  
(Printed name of NOTARY PUBLIC)



State of Florida at Large  
My commission expires: 9/9/25

**Agent Authorization - Individual**

Date: 11/07/2022

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: 169 Zoo Parkway

RE#(s): 108799-0000

To Whom It May Concern:

You are hereby advised that Essa Khazal as  
Manager of San Marco Investments

hereby certify that said undersigned is the Owner of the property described in exhibit 1. Said owner  
hereby authorizes and empowers Cullen Collins to act as agent to  
file application(s) for Sign Waiver 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: Essa Khazal

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and my knowledge before me by means of  physical presence or  online  
notarization, this 15 day of November 2022 by  
Essa Khazal as identified herein and who has produced



[Signature]  
(Print name of NOTARY PUBLIC)  
Brett Isaac

State of Florida at large  
My commission expires 9/9/25





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation

SAN MARCO INVESTMENTS OF JACKSONVILLE, INC.

### Filing Information

**Document Number** P01000041526  
**FE/EIN Number** 59-3718178  
**Date Filed** 04/23/2001  
**State** FL  
**Status** ACTIVE

### Principal Address

7167 CRANE AVE.  
JACKSONVILLE, FL 32216

Changed: 09/09/2005

### Mailing Address

7167 CRANE AVE.  
JACKSONVILLE, FL 32216

Changed: 09/09/2005

### Registered Agent Name & Address

KHAZAL, ESSA  
9452 kells rd.  
JACKSONVILLE, FL 32257

Name Changed: 01/05/2006

Address Changed: 04/24/2014

### Officer/Director Detail

#### **Name & Address**

Title President

KHAZAL, ESSA  
7167 CRANE AVE.  
JACKSONVILLE, FL 32216

Title VP

KHAZAL, SAMIR  
7167 CRANE AVE.  
JACKSONVILLE, FL 32216

### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2020	06/21/2020
2021	04/24/2021
2022	04/27/2022

### **Document Images**

<a href="#"><u>04/27/2022 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>04/24/2021 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>06/21/2020 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>04/20/2019 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>05/02/2018 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>04/25/2017 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>04/27/2016 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>04/27/2015 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>04/24/2014 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>04/03/2013 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>04/05/2012 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>04/27/2011 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>03/26/2010 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>03/29/2009 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>03/24/2008 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>04/04/2007 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>04/05/2006 -- Off/Dir Resignation</u></a>	View image in PDF format
<a href="#"><u>01/05/2006 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>04/22/2005 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>03/25/2004 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>08/08/2003 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>07/11/2002 -- ANNUAL REPORT</u></a>	View image in PDF format
<a href="#"><u>04/23/2001 -- Domestic Profit</u></a>	View image in PDF format



MAP SHOWING SURVEY OF

BEING A PART OF LOT 8, BLOCK 1, 90A-AIR AS RECORDED IN PLAT BOOK 21  
 PAGE 80 OF CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA AND BEING  
 MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF  
 HECKSCHER DRIVE BEING A 00 FOOT RIGHT-OF-WAY AND THE EXISTING  
 PROPERTY LINE OF JACKSONVILLE EXPRESSWAY BEING 100 FEET EAST OF  
 CENTER LINE OF PARKER AVENUE, THENCE NORTH 00°-06'-29" EAST, ALONG  
 THE EXISTING PROPERTY LINE OF BEING 100 FEET EAST OF CENTER LINE OF  
 PARKER AVENUE, A DISTANCE OF 116.37 FEET TO THE SOUTHERLY RIGHT  
 OF WAY OF JACKSONVILLE EXPRESSWAY BEING A 200 FOOT RIGHT OF  
 WAY, THENCE ALONG SAID RIGHT-OF-WAY BEING A CURVE, CONCAVE TO THE NORTH,  
 HAVING A RADIUS OF 1054.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH  
 87°-37'-12" WEST 29.24 FEET, THENCE SOUTH 00°-06'-29" WEST A DISTANCE  
 OF 143.37 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HECKSCHER DRIVE,  
 THENCE NORTH 91°-05'-41" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF  
 37.32 FEET TO THE POINT OF BEGINNING.

PORTION OF LOTS 7 AND 8, BLOCK 1, 90A-AIR AS RECORDED IN PLAT  
 BOOK 21 PAGE 80 OF CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA  
 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEIGN AT THE SOUTHEASTERLY CORNER OF SAID LOT 2, SAID POINT BEING 12.98  
 FEET SOUTH-WESTERLY FROM THE SOUTHWEST CORNER OF SAID LOT 2; THENCE  
 SOUTH 51°-05'-41" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF  
 HECKSCHER DRIVE A DISTANCE OF 174.29 FEET TO THE NEW RIGHT-OF-WAY  
 LINE OF PARKER AVENUE, THENCE NORTH 00°-06'-29" EAST, ALONG SAID  
 RIGHT-OF-WAY LINE A DISTANCE OF 116.37 FEET TO THE RIGHT-OF-WAY LINE  
 OF JACKSONVILLE EXPRESSWAY, THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE  
 AND LINE BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1054.93  
 FEET, AN ARC DISTANCE OF 136.03 FEET TO THE POINT OF BEGINNING.

JACKSONVILLE TRANSPORTATION AUTHORITY PART 1 -  
 A PORTION OF LOT 8, BLOCK 1, 90A-AIR ACCORDING TO PLA RECORDED IN  
 PLAT BOOK 21, PAGE 80 OF THE CURRENT PUBLIC RECORDS OF DUAL  
 COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

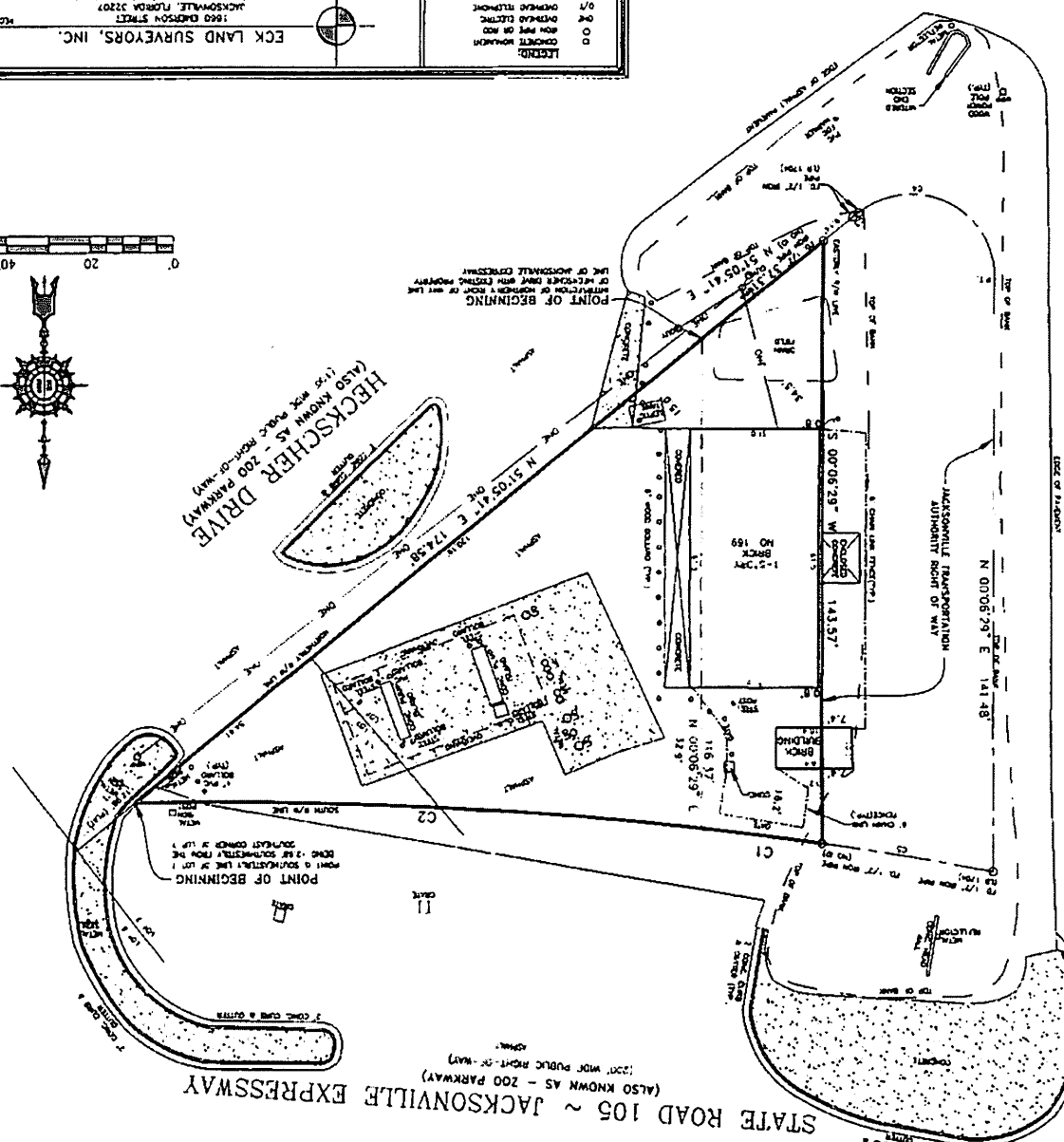
FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE  
 NORTHERLY RIGHT-OF-WAY LINE OF OLD HECKSCHER DRIVE (A 100 FOOT  
 RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF A JACKSONVILLE  
 TRANSPORTATION AUTHORITY RIGHT-OF-WAY, BEING 71.00 FEET EASTERLY OF  
 THE CENTERLINE OF PARKER AVENUE AND RUN SOUTH 51°-05'-41" WEST  
 ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF OLD HECKSCHER DRIVE,  
 A DISTANCE OF 9.14 FEET TO A POINT OF CURVA VIRE, RUN THENCE IN A  
 SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, IN SAID  
 RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE  
 NORTHWEST, AND HAVING A RADIUS OF 523.69 FEET, AN ARC DISTANCE OF  
 17.75 FEET TO A POINT OF COMPOUND CURVE, AND BEING SUBTENDED BY A  
 CHORD BEARING AND DISTANCE OF SOUTH 51°-11'-25" WEST, 1.75 FEET, RUN  
 THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID  
 CURVE BEING CONCAVE TO THE NORTH-EAST, AND HAVING A RADIUS OF 20.00  
 FEET, AN ARC DISTANCE OF 44.97 FEET TO THE POINT OF TANGENCY OF SAID  
 CURVE, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  
 64°-18'-11" WEST, 38.08 FEET, RUN THENCE NORTH 00°-06'-29" EAST,  
 PARALLEL TO AND 30 FEET EASTERLY OF SAID CENTERLINE OF PARKER  
 AVENUE WHEN MEASURED AT RIGHT ANGLES THEREOF, A DISTANCE OF 141.48  
 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE  
 JACKSONVILLE EXPRESSWAY (A 200 FOOT WIDE JACKSONVILLE TRANSPORTATION  
 AUTHORITY RIGHT-OF-WAY) RUN THENCE IN AN EASTERLY DIRECTION AND HAVING  
 THE ARC OF A CURVE BEING CONCAVE NORTHERLY AND HAVING A  
 RADIUS OF 1,054.93 FEET; AN ARC DISTANCE OF 41.54 FEET TO A POINT, AND  
 BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  
 80°-41'-41" EAST, 41.53 FEET; RUN THENCE SOUTH 00°-06'-29" WEST  
 ALONG PREVIOUSLY MENTIONED EASTERLY LINE OF JACKSONVILLE  
 TRANSPORTATION AUTHORITY RIGHT-OF-WAY, BEING 0.14357 FEET EASTERLY OF  
 SAND CENTERLINE OF PARKER AVENUE, A DISTANCE 0.14357 FEET TO THE  
 POINT OF BEGINNING.

ADDITIONAL GENERAL NOTES:  
 5) DESCRIBED TYPICAL DETAIL BOOK 10027, PAGE 624  
 6) THIS IS A SURFACE SURVEY ONLY, THE EXISTING UTILITIES AND UNDERGROUND  
 UTILITIES, IF ANY, NOT DEPICTED.  
 7) JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.  
 8) REFERENCE SURVEYS BY: BUREAU OF LAND MANAGEMENT, U.S. DEPARTMENT OF AGRICULTURE  
 DATED MARCH 2, 1993 (JOB NO. 1654)

CERTIFIED TO: CHRIS KHAYZAL  
 DATE: MARCH 2, 2008  
 CLAYTON AND ASSOCIATES, INC.  
 11402 678 SQUARE AVENUE, SUITE 200  
 JACKSONVILLE, FLORIDA 32207  
 LICENSE NO. 12000

CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	1054.93	N 82°37'12" W	01°35'17"	29.24
C2	1054.85	N 87°09'31" W	07°22'53"	136.80
C3	523.69	S 51°11'25" W	00°11'29"	1.75
C4	120.00	N 00°06'29" W	128°50'40"	36.08
C5	1054.93	S 80°41'41" E	02°15'22"	41.54

PARKER AVENUE  
 (PARTS MAIN PUBLIC RIGHT-OF-WAY)



STATE ROAD 105 ~ JACKSONVILLE EXPRESSWAY  
 (ALSO KNOWN AS - 200 PARKWAY)  
 (200' WIDE PUBLIC RIGHT-OF-WAY)

HECKSCHHER DRIVE  
 (ALSO KNOWN AS - 200 PARKWAY)  
 (175' WIDE PUBLIC RIGHT-OF-WAY)



SCALE: 1"=70' DATE: 02/27/2012 FIELD BOOK: PLAT: COURTESY # 2072-131-C

GENERAL NOTES:  
 1) This is a Boundary Survey.  
 2) The location of this instrument and bearings to monuments are shown on the plat.  
 3) The location of this instrument and bearings to monuments are shown on the plat.  
 4) The location of this instrument and bearings to monuments are shown on the plat.  
 5) The location of this instrument and bearings to monuments are shown on the plat.  
 6) The location of this instrument and bearings to monuments are shown on the plat.  
 7) The location of this instrument and bearings to monuments are shown on the plat.  
 8) The location of this instrument and bearings to monuments are shown on the plat.  
 9) The location of this instrument and bearings to monuments are shown on the plat.  
 10) The location of this instrument and bearings to monuments are shown on the plat.

ECK LAND SURVEYORS, INC.  
 1860 GARDNER STREET  
 JACKSONVILLE, FLORIDA 32207  
 (904) 358-6500 FAX (904) 358-6997  
 email: office@eckland.com  
 web: www.eckland.com  
 LICENSE NO. 12000

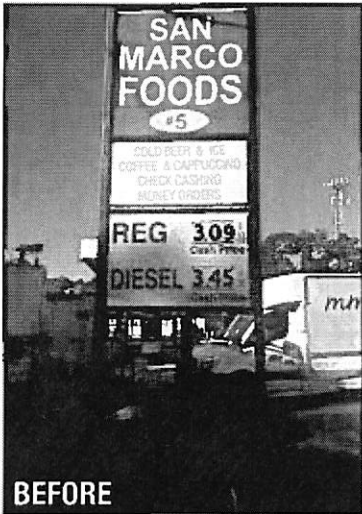
MAP SHOWING SURVEY OF

BEING A PART OF LOT 8, BLOCK 1, BON-ARR AS RECORDED IN PLAT BOOK 21 PAGE 80 OF CURRENT PUBLIC RECORDS OF DUAL COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGGINING AT THE INTERSECTION OF WAY OF HECKSCHER DRIVE, BEING A 100 FOOT RIGHT-OF-WAY AND THE EXISTING PROPERTY LINE OF PARKER AVENUE, BEING 70 FEET EAST OF CENTER LINE OF PARKER AVENUE, A DISTANCE OF 16.37 FEET TO THE INTERSECTION OF WAY OF JACKSONVILLE EXPRESSWAY BEING A 200 + FEET RIGHT-OF-WAY HAVING A RADIUS OF 1054.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 51°-05'-41" WEST ALONG THE NORTHEASTLY RIGHT-OF-WAY LINE OF HECKSCHER DRIVE A DISTANCE OF 17.58 FEET TO THE NEW RIGHT-OF-WAY LINE OF PARKER AVENUE, BEING 116.37 FEET TO THE RIGHT-OF-WAY LINE OF JACKSONVILLE EXPRESSWAY, BEING EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 116.37 FEET TO THE POINT OF BEGINNING.  
 37.22 FEET TO THE POINT OF BEGINNING.  
 A PORTION OF LOTS 7 AND 8, BLOCK 1, BON-ARR AS RECORDED IN PLAT BOOK 21 PAGE 80 OF CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGON AT THE SOUTHEASTLY CORNER OF SAID LOT 7, BEING 12.98 FEET SOUTH-WESTERLY FROM THE SOUTHWEST CORNER OF SAID LOT 7, BEING SOUTH 31°-05'-41" WEST ALONG THE NORTHEASTLY RIGHT-OF-WAY LINE OF HECKSCHER DRIVE A DISTANCE OF 17.58 FEET TO THE NEW RIGHT-OF-WAY LINE OF PARKER AVENUE, BEING 116.37 FEET TO THE RIGHT-OF-WAY LINE OF JACKSONVILLE EXPRESSWAY, BEING EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 116.37 FEET TO THE POINT OF BEGINNING.  
 SAID LINE BEING A CURVE, CONVEX TO THE NORTH, HAVING A RADIUS OF 1054.93 FEET, AN ARC DISTANCE OF 136.03 FEET TO THE POINT OF BEGINNING.

JACKSONVILLE TRANSPORTATION AUTHORITY PART 1 - A PORTION OF LOT 8, BLOCK 1, BON-ARR AS RECORDED IN PLAT BOOK 21, PAGE 80 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HECKSCHER DRIVE (A 100 FOOT RIGHT-OF-WAY) WITH THE EASTERLY RIGHT-OF-WAY LINE OF A JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT-OF-WAY, BEING 71.00 FEET EASTERLY OF THE CENTERLINE OF PARKER AVENUE AND RUN SOUTH 51°-05'-41" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD HECKSCHER DRIVE A DISTANCE OF 91.4 FEET TO A POINT OF CURVATURE, RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONVEX TO THE NORTHWEST, AND HAVING A RADIUS OF 523.69 FEET AND AN ARC DISTANCE OF 1.75 FEET TO POINT OF BEGINNING, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°-11'-25" WEST, 1.75 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF 44.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE BEING CONVEX TO THE NORTHEAST, AND HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 44.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE BEING CONVEX TO THE NORTHEAST, AND HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 44.97 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING CONVEX TO THE NORTHEAST, AND HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 44.97 FEET TO THE POINT OF BEGINNING, TRANSPORTATION AUTHORITY RIGHT-OF-WAY, BEING 71.00 FEET EASTERLY OF SAID CENTERLINE OF PARKER AVENUE, A DISTANCE OF 43.57 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 8,309 SQUARE FEET  
 CERTIFIED TO: CHRIS MAZAL

ADDITIONAL GENERAL NOTES:  
 1) DESCRIBION PLATBOOK OFFICIAL BOOK 10307, PAGE 824  
 2) A SURFACE SURVEY ONLY, THE CURVE OF FOOTINGS AND UNDERGROUND UTILITIES ARE NOT DETERMINED.  
 3) LOTS SURVEYED CONTAIN 11,482.828 SQUARE FEET AND/OR 261 ACRES.  
 4) REFERENCE SURVEYS BY MR. THOMPSON SURVEYING, INC. 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, 3709, 3710, 3711, 3712, 3713, 3714, 3715, 3716, 3717, 3718, 3719, 3720, 3721, 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 3730, 3731, 3732, 3733, 3734, 3735, 3736, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3792, 3793, 3794, 3795, 3796, 3797, 3798, 3799

**Rendering**  
 For graphic purposes only and not intended for actual construction dimensions. For wind load requirements, actual dimensions and mounting detail, please refer to final engineering specifications and install drawings.



**DAY**



**NIGHT**



NOTE: Final dimensions to be determined by Final Engineering



**DISCLAIMER:** Renderings are for graphic purposes only and not intended for actual construction dimensions. For wind load requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.  
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Customer: SUNOCO

Project No: 464353-1 AB

\*Must be printed actual size for scale to apply

Scale: 3/8" = 1'

Date: 02/15/22

Drawn By: T. Heesen

Location & No: 169 ZOO PARKWAY,  
 JACKSONVILLE, FL 32218

SUN169ADR

Description: New Image Sunoco —  
 Sunoco w/ UT & 2P16RG/Imprint

Revised: 03/04/22

Revised:

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

CUSTOMER SIGNATURE \_\_\_\_\_

LANDLORD SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

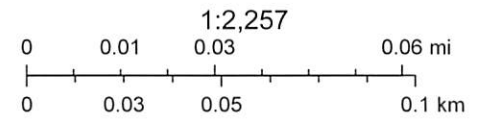
DATE \_\_\_\_\_

# Land Development Review



February 8, 2023

 Parcels



<u>RE</u>	<u>LNAME</u>	<u>LNAME2</u>	<u>MAIL_ADDR1</u>	<u>MAIL_ADDR2</u>	<u>MAIL_ADDC</u>	<u>MAIL_CITY</u>	<u>MAI</u>	<u>MAIL_ZIP</u>
022170 0000	BLUME RONALD S		9211 N MAIN ST			JACKSONVILLE	FL	32218-5745
109439 0005	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
108796 0000	GOMEZ CARLOS		9136 ROTA AVE			JACKSONVILLE	FL	32218
022128 0000	JACKSONVILLE ZOOLOGICAL SOCIETY INC		370 ZOO PKWY			JACKSONVILLE	FL	32218
108807 0050	LOPEZ CONSUELO GOMEZ		9135 ROTA AVE			JACKSONVILLE	FL	32218-5765
108800 0000	MACK WARREN		9163 PARKER AVE			JACKSONVILLE	FL	32218
108777 0000	MCCOY DOUGLAS A		410 JANELL DR			ORANGE PARK	FL	32703
108778 0000	MCCOY DOUGLAS A ET AL		410 JANELL DR			ORANGE PARK	FL	32073
108797 0000	MILLS GORDON M		9124 ROTA AVE			JACKSONVILLE	FL	32218-5766
108801 0000	SOUTHEAST NEW START TRANSITIONAL HOUSING INC		BOX 9			NEW CASTLE	VA	24127
022168 0000	SPAULDING DEWEY CHARLES ET AL		56002 SPAULDING LN			CALLAHAN	FL	32011-8385
022173 0000	THOMAS ENVIROMENTAL INC		8116 CONCORD BLVD W			JACKSONVILLE	FL	32208
022167 0010	V M WHOLESALE TIRES INC		206 E 63RD ST			JACKSONVILLE	FL	32208
	HECKSCHER DR COMMUNITY CLUB	HECKSHHER DR CC PRESIDENT	9364 HECKSCHER DR			JACKSONVILLE	FL	32226
	M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR			JACKSONVILLE	FL	32226
	THE EDEN GROUP INC.	DICK BERRY						
	NORTH CPAC	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S			JACKSONVILLE	FL	32226



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

**General Collection Receipt**

Account No: CR663512

User: Johnson, Adrian

Date: 12/29/2022

Email: AdrianJ@coj.net

**REZONING/VARIANCE/EXCEPTION**

**Name:** SAN MARCO INVESTMENTS OF JACKSONVILLE INC. | COLLEEN COLLINS  
**Address:** 169 ZOO PKWY JACKSONVILLE, FL 32218 RE:108799 0000  
**Description:** SIGN WAIVER

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1264.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1264.00

**Control Number: 4602635 | Paid Date: 12/29/2022**

**Total Due: \$1,264.00**

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

Account No: CR663512

**REZONING/VARIANCE/EXCEPTION**

Date: 12/29/2022

**Name:** SAN MARCO INVESTMENTS OF JACKSONVILLE INC. | COLLEEN COLLINS PETROIMAGE  
**Address:** 169 ZOO PKWY JACKSONVILLE, FL 32218 RE:108799 0000  
**Description:** SIGN WAIVER

**Total Due: \$1,264.00**