

# Application For Zoning Exception

## Planning and Development Department Info

**Application #** E-23-89    **Staff Sign-Off/Date** CAF / N/A  
**Filing Date** 01/03/2024    **Number of Signs to Post** 2  
**Current Land Use Category** CGC  
**Exception Sought** AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE OF ALL ALCOHOLIC BEVERAGES, NOT IN CONJUNCTION WITH A RESTAURANT, INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION (§656.313A.V.(C)(13))  
**Applicable Section of Ordinance Code** 656.313.A.V.(C)(13)  
**Notice of Violation(s)** N/A  
**Hearing Date** N/A  
**Neighborhood Association** N/A  
**Overlay** N/A

## Application Info

**Tracking #** 5295    **Application Status** FILED COMPLETE  
**Date Started** 11/01/2023    **Date Submitted** 11/01/2023

## General Information On Applicant

**Last Name** HARDEN    **First Name** PAUL    **Middle Name** M.  
**Company Name** LAW OFFICE OF PAUL M. HARDEN  
**Mailing Address** 1431 RIVERPLACE BLVD, SUITE 901  
**City** JACKSONVILLE    **State** FL    **Zip Code** 32207  
**Phone** 9043965731    **Fax**    **Email** PAUL@HARDENLAWOFFICE.COM

## General Information On Owner(s)

**Last Name** PATEL    **First Name** REEKEE    **Middle Name** R  
**Company/Trust Name** SHORES FWS 16, LLC  
**Mailing Address** 2220 COUNTY RD 210 WEST, SUITE 108 PMB 502  
**City** JACKSONVILLE    **State** FL    **Zip Code** 32259  
**Phone**    **Fax**    **Email**

## Property Information

**Previous Zoning Application Filed?**   
**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 177032 0000	13	3	CCG-2

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

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

**Current Property Use**

VACANT COMMERCIAL BUILDING

**Exception Sought**

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

**In Whose Name Will The Exception Be Granted**

SHORES FWS #16 LLC

**Location Of Property**

**General Location**

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
<input type="text" value="14376"/>	<input type="text" value="BEACH BLVD"/>	<input type="text" value="32250"/>

**Between Streets**

**and**

**Utility Services Provider**

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

**Required Attachments**

The following items must be attached to the application.

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

**Supplemental Information**

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

**Criteria**

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

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

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

FOR ON-PREMISES CONSUMPTION

(ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.

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

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

THE USE WILL HAVE NO ENVIRONMENTAL IMPACT WHATSOEVER

(iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.

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

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

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

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

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

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

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

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

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

(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

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

**Public Hearings**

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

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

**Application Certification**

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

Agreed to and submitted

**Filing Fee Information**

<b>1) Non-residential District Base Fee</b>	\$1,173.00
<b>2) Plus Notification Costs Per Addressee</b>	
<b>9 Notifications @ \$7.00/each:</b>	\$63.00
<b>3) Total Application Cost:</b>	\$1,236.00

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

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: September 26, 2023

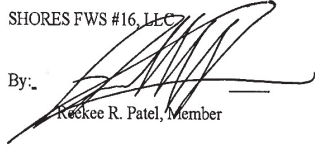
City of Jacksonville  
City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Ed Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:  
Address: 14376 Beach Blvd. RE#(s): 177032-0000

To Whom It May Concern:

I, Reekee R. Patel, as Member, of Shores FWS #16, LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for zoning exception and/or waiver, submitted to the Jacksonville Planning and Development Department.

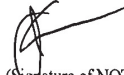
SHORES FWS #16, LLC

By:   
Reekee R. Patel, Member

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 by means of  physical presence or  online notarization, this 26<sup>th</sup> day of September 2023, by Reekee R. Patel, as Member, of Shores FWS #16, LLC, a Limited Liability Company, who is personally known to me or who has produced an identification as identification and who took an oath.

  
(Signature of NOTARY PUBLIC)

Jason Crowover  
Printed name of NOTARY PUBLIC)

State of Florida at Large  
My commission expires: 02/15/2025



EXHIBIT B

**Agent Authorization – Limited Liability Company (LLC)**

Date: September 26, 2023

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

Re: Agent Authorization for the following site location:

Address: 14376 Beach Blvd. RE#(s): 177032-0000

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Paul M. Harden to act as agent to file application(s) for zoning exception and/or 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.

SHORES FWS #16, LLC

By: 

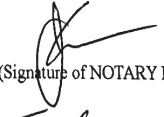
Reekee R. Patel, Member

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 by means of  physical presence or  online notarization, this 26<sup>th</sup> day of September 2023, by Reekee R. Patel, as Member, of Shores FWS #16, LLC, a Limited Liability Company, who is personally known to me or who has produced Florida's Sunbiz identification and who took an oath.

(Signature of NOTARY PUBLIC)

  
Printed name of NOTARY PUBLIC)



State of Florida at Large

My commission expires: 02/15/2025

**Consideration: \$1,325,000.00**  
**Documentary Transfer Taxes: \$9,275.00**

**PREPARED BY:**

Katherine O'Neill, Legal Counsel  
Circle K Stores Inc.  
19500 Bulverde Road, Suite 100  
San Antonio, Texas 78259

**WHEN RECORDED RETURN TO:**

Reeke R. Patel  
2044 E. Clovelly Lane  
St. Augustine, Florida 32092

Duval County Tax Parcel No. 177032-0000

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made effective this 18<sup>th</sup> day of **March**, 2022, by **CIRCLE K STORES INC.**, a Texas corporation, whose address is 1100 Situs Court, Suite 100, Raleigh, North Carolina 27606 (“**Grantor**”), in favor of **SHORES FWS #16, LLC**, a Florida limited liability company, whose address is c/o Reeke R. Patel, 2044 E. Clovelly Lane, St. Augustine, Florida 32092 (“**Grantee**”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all that certain tract or parcel of land lying and being in Duval County, Florida, being more particularly described on **Exhibit “A”** attached hereto and incorporated herein by this reference (hereinafter referred to as the “**Property**”).

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

TO HAVE AND TO HOLD, the Property in fee simple forever, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor’s rights, title and interest, if any (but without warranty whether statutory, express or implied), in and to any land situated in any adjacent strips, street, road, highway or other right of way, public or private, open or proposed, including rights of ingress and egress, and all other easements.

BY ITS ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE HEREBY: (A) ACCEPTS THE PROPERTY "AS IS", "WHERE IS" AND "WITH ALL FAULTS", AND (B) ACKNOWLEDGES THAT, EXCEPT AS EXPRESSLY SET FORTH IN THE REAL ESTATE SALES AGREEMENT BETWEEN GRANTOR AND GRANTEE DATED DECEMBER 17, 2021 AND IN THE ENVIRONMENTAL INDEMNITY AGREEMENT BETWEEN GRANTOR AND GRANTEE DATED MARCH 18, 2022, AND EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR HAS NOT MADE, DOES NOT MAKE AND HEREBY EXPRESSLY DISCLAIMS, AND GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY EXPRESS OR IMPLIED WARRANTIES, STATEMENTS, ASSERTIONS, NON-ASSERTIONS, DISCLOSURES OR REPRESENTATIONS TO GRANTEE CONCERNING ANY ASPECT OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO: (i) THE PHYSICAL, ENVIRONMENTAL, STRUCTURAL OR GEOLOGICAL CONDITION OF THE PROPERTY, (ii) THE HABITABILITY, SUITABILITY OR FITNESS OF THE PROPERTY FOR ANY PARTICULAR PURPOSE OR USE, (iii) INCOME TO BE PRODUCED FROM THE PROPERTY, (iv) THE COMPLIANCE OR NONCOMPLIANCE OF THE PROPERTY WITH ANY LAWS, RULES, REGULATIONS, JUDICIAL OR ADMINISTRATIVE ORDERS, ORDINANCES, DECREES OR OTHER REQUIREMENTS OF ANY NATURE WHATSOEVER IMPOSED OR ENFORCED BY ANY LOCAL, STATE, FEDERAL OR OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AUTHORITY (COLLECTIVELY, "GOVERNMENTAL REQUIREMENTS"), OR (v) THE PRESENCE OR ABSENCE OF ANY LATENT OR PATENT DEFECTS AT, IN OR WITH RESPECT TO THE PROPERTY. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, BY ITS ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE FOREVER WAIVES AND RELEASES THE GRANTOR AND ITS OFFICERS, EMPLOYEES, AGENTS, REPRESENTATIVES, CONSULTANTS, AND CONTRACTORS, AND ITS AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTOR PARTIES") FROM ALL LIABILITY AND RESPONSIBILITY FOR, AND COVENANTS NOT TO SUE ANY OF THE GRANTOR PARTIES UPON OR IN CONNECTION WITH, ANY AND ALL CLAIMS, DEMANDS, ACTIONS, CAUSES OF ACTION, LOSSES, DAMAGES, LIABILITIES, COSTS, EXPENSES, AND COMPENSATION OF WHATEVER KIND, DIRECT OR INDIRECT, KNOWN OR UNKNOWN, FORESEEN OR UNFORESEEN, CONTINGENT OR OTHERWISE, THAT GRANTEE NOW HAS OR IS ENTITLED TO OR MAY HAVE OR BE ENTITLED TO IN THE FUTURE ARISING FROM OR IN CONNECTION WITH THE CONDITION OR USE OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO ANY ASSERTED OR ACTUAL VIOLATION, WHETHER OCCURRING PRIOR TO, ON OR AFTER THE DATE HEREOF, OF ANY APPLICABLE GOVERNMENTAL REQUIREMENTS RELATING TO HEALTH, SAFETY OR THE ENVIRONMENT. BY ITS ACCEPTANCE OF THIS SPECIAL WARRANTY DEED, GRANTEE ACKNOWLEDGES THAT THE PURCHASE PRICE GRANTEE PAID FOR THE PROPERTY WAS SET TAKING INTO CONSIDERATION THE AGREEMENTS OF GRANTEE HEREIN.

Grantee, by acceptance of this conveyance and the recording of this deed, on behalf of itself and any subsequent owner of an interest in the Property and their subsidiaries, affiliates, heirs, legal representatives, successors and assigns, agrees that the Property is and shall be subject to the restrictive covenants set forth in the subsequent sentence, which shall burden and run with



title to the Property. The Property shall not be used (a) for the sale of any food or food products, dairy products, coffee or coffee based products, and soft drinks, except as may be sold through vending machines or as may be sold by a sit-down restaurant or bar, or as may be sold in a liquor store, (b) as a convenience store, (c) for retail sale of gasoline or motor fuels, (d) for retail sale of electronic cigarettes, cigarettes, and tobacco products, except as may be sold in a liquor store (e) for the retail sale of beer and wine for off-premises consumption, except as may be sold in a liquor store, (f) for the sale of food, drinks and/or snacks utilizing a mobile or "food truck" type use, including, without limitation, a moveable trailer, van or truck, (g) for the sale of lottery tickets, (h) as a self-service or full-service car wash, (i) for the operation of a national discount variety, including but not limited to, Dollar General, Dollar Tree, 99 Cents Only or Family Dollar and (j) for any use ancillary (including, but not limited to, a parking lot, stormwater drainage retention pond or other stormwater purposes) to a business engaged in the restricted activities referred to in subclauses (a) through (i) above. As used herein, the phrase "sale of gasoline or motor fuels" shall include the sale or lease of any other energy source for motor vehicles as may hereafter be used in conjunction with or as an alternative to gasoline.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomever arising by, through or under Grantor but not otherwise, subject only to those matters described on Exhibit "B" attached hereto.

Grantor warrants and represents that all ad valorem taxes and assessments for the Property for the year 2021 and all prior years have been fully paid.

[Signatures and Acknowledgement on Following Page.]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered as of the day and year first above written.

Signed, sealed and delivered in the presence of:

“GRANTOR”

CIRCLE K STORES INC.,  
a Texas corporation



Jennifer Bennett  
(Signature)

By: [Signature]  
Name: Tom Harman  
Title: Vice President Operations, South Atlantic

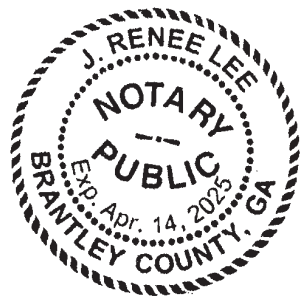
Jennifer Bennett  
Printed Name

[Signature]  
(Signature)

Scottie Taylor  
Printed Name

STATE OF Georgia §  
COUNTY OF Brantley §

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of March, 2022, by Tom Harman, Vice President Operations, South Atlantic of CIRCLE K STORES INC., a Texas corporation, on behalf of said corporation. Such person is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public, State of Georgia



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

## Detail by Entity Name

Florida Limited Liability Company  
SHORES FWS #16, LLC

### Filing Information

<b>Document Number</b>	L21000473179
<b>FEI/EIN Number</b>	87-3478257
<b>Date Filed</b>	11/01/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2220 County Road 210 West  
Suite 108 PMB 502  
Jacksonville, FL 32259

Changed: 04/28/2023

### Mailing Address

2220 County Road 210 West  
Suite 108 PMB 502  
Jacksonville, FL 32259

Changed: 04/28/2023

### Registered Agent Name & Address

PETE ORLANDO, CPA, PA  
4745 SUTTON PARK CT  
STE 101  
JACKSONVILLE, FL 32224

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

PATEL, REEKEE  
2220 County Road 210 West  
Suite 108 PMB 502  
Jacksonville, FL 32259

Title AMBR

PATEL, PRATIK  
146 Callisto Way  
Saint Johns, FL 32259

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	04/26/2022
2023	04/28/2023

**Document Images**

<a href="#">04/28/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/01/2021 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations



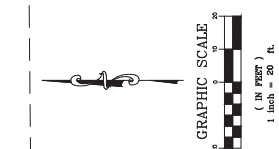
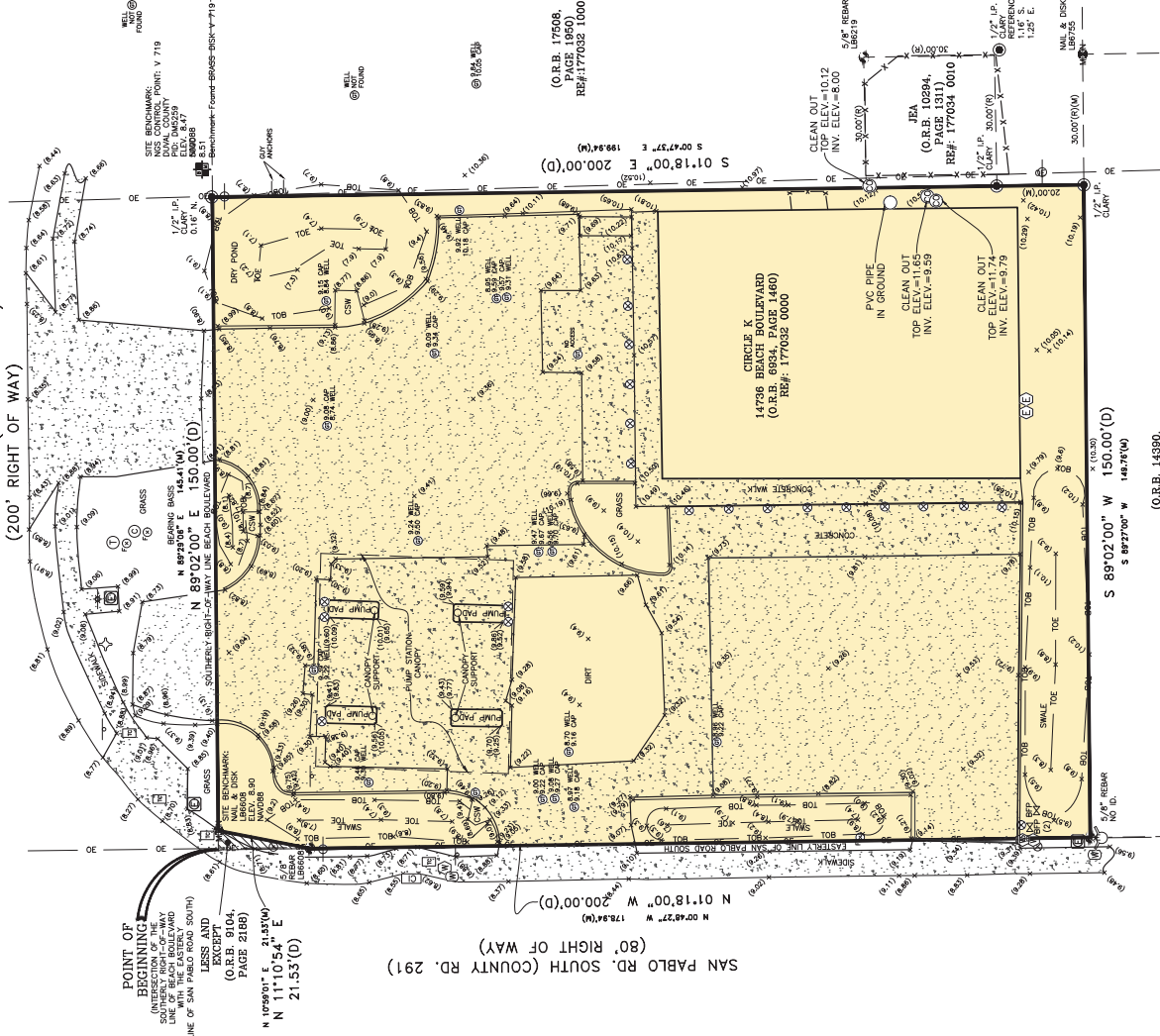
# BOUNDARY AND TOPOGRAPHIC SURVEY

MAP SHOWING

BEACH BOULEVARD (STATE RD. 212)  
(200' RIGHT OF WAY)

A PART OF GOVERNMENT LOT 6, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200.0 FOOT RIGHT-OF-WAY) WITH THE EASTERLY LINE OF SAN PABLO ROAD SOUTH (COUNTY ROAD NO. 291, AN 80.0 FOOT RIGHT-OF-WAY); THENCE NORTH 89°02'00" EAST 150.0 FEET, ALONG THE SOUTHERLY LINE OF SAID BEACH BOULEVARD; THENCE SOUTH 01°18'00" EAST, 200.0 FEET, PARALLEL WITH THE EASTERLY LINE OF SAID SAN PABLO ROAD SOUTH; THENCE SOUTH 89°02'00" WEST, 150.0 FEET PARALLEL WITH THE SOUTHERLY LINE OF SAID BEACH BOULEVARD TO THE POINT OF BEGINNING; THENCE SOUTH 01°18'00" WEST, 200.0 FEET, PARALLEL WITH THE EASTERLY LINE OF SAID SAN PABLO ROAD SOUTH; THENCE SOUTH 89°02'00" WEST, 150.0 FEET PARALLEL WITH THE SOUTHERLY LINE OF SAID BEACH BOULEVARD TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE LANDS CONVEYED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9104, PAGE 2188, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



**CHICAGO TITLE INSURANCE COMPANY**  
ORDER NO. 10192924  
FILE NO. 4021012328  
COMMITMENT DATE: DECEMBER 28, 2021 AT 5:00 P.M.  
SCHEDULE B II (EXCEPTIONS)  
ITEMS 1 THROUGH 7 ARE **NOT SURVEY RELATED**.

**CERTIFIED TO:**  
SHORES FIRE #16, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
FLORIDA COMMERCIAL TITLE SERVICES  
ANBSCHER & SCHNEIDER, P.A. FILE NUMBER (21043)  
CIRCLE K STORES, INC. AND CHICAGO TITLE OF TEXAS, LLC

- GENERAL NOTES:**
- UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED.
  - PROPERTY HEREON LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP 2013100412L AND 1920100416L, DATED NOVEMBER 2, 2018. THE FLOOD ZONE SHOWN ON THIS SURVEY IS SCALED OFF OF THE ORIGINAL FLOOD INSURANCE RATE MAP. THIS SURVEY IS NOT A FLOOD HAZARD STUDY. FLOOD HAZARD STUDIES ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY HAVE BEEN SUBSEQUENT CHANGES TO FLOOD HAZARD RISK ASSESSMENT. FOR MORE INFORMATION, CONTACT THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOODPLAIN MANAGEMENT REPOSITORY, DUVAL COUNTY, FLORIDA.
  - ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83 DATUM.
  - DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
  - THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING BOARD'S STANDARDS, RULES, REGULATIONS AND RESTRICTIONS OF RECORD PUBLISHED BY THE UNDESIGNED. OTHER THAN THOSE SHOWN HEREON, EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.
  - UNLESS THIS SURVEY BEARS THE SIGNATURE AND THE ORIGINAL BARED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
  - RECORDS OF DUVAL COUNTY, FLORIDA.

SYMBOL	DESCRIPTION
◆	TRAFFIC POLE
○	SIGN
⊙	MAG NAIL FOUND
⊙	FIBER OPTIC MARKER
⊙	REBAR FOUND
⊙	IRON PIPE FOUND
⊙	GUY WIRE ANCHOR
⊙	BOLLARD
⊙	BENCHMARK FOUND
⊙	WATER VALVE
⊙	MAG NAIL SET
⊙	ELECTRIC METER
⊙	SANITARY CLEANOUT
⊙	TEST HOLE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	UTILITY POLE
⊙	WATER VALVE
⊙	ELECTRIC METER VAULT
⊙	TRAFFIC BOX
⊙	CURB INLET
⊙	CABLE MANHOLE
⊙	TELEPHONE MANHOLE

(O.O.) - HARD ELEVATION  
 (O.D) - SOFT ELEVATION  
 BFP - BACKFLOW PREVENTER  
 CSW - CONCRETE SPILLWAY  
 (R) - RECORD  
 (D) - DEED  
 (M) - MEASURED



DONALYN M. JOHNSON, S.S.  
FLORIDA REGISTERED LAND SURVEYOR NO. 5613  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BARED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CIRCLE K  
14376 BEACH BOULEVARD  
JACKSONVILLE, FLORIDA

SHEET 1  
OF 1

PROJECT: Reelco Patel  
Circle K 14376 Beach Blvd.  
JOB NUMBER: 022067948/2022-0866  
DATE: 07/19/2022  
SCALE: 20  
SURVEYOR: DMJ  
TECHNICIAN: ECA  
DRAWING: Circle-K-14376 Beach  
TRACT ID: REF: 177032-0000  
PARTY CHECK: SB  
FIELDBOOKS: 32, Pages 4-5

10250 Normandy Blvd, Suite 604  
Jacksonville, FL 32221  
Oric: 904.619.6650  
email: info@sam.biz  
Certificate of Authorization LB7908



REVISED 03/22/2022 TO SHOW INVERTS OF CLEAN OUTS  
REVISED 08/15/2022 TO SHOW BOUNDARY DESCRIPTIONS PER DEED OF RECORD.  
REVISED 09/10/2022 TO SHOW NOTE B, LEGAL AND TITLE WORK.

(O.R.B. 14390,  
PAGE 1388)  
REF: 177035 0100

(O.R.B. 17508,  
PAGE 1950)  
REF: 177032 1000

(O.R.B. 14390,  
PAGE 1388)  
REF: 177035 0100

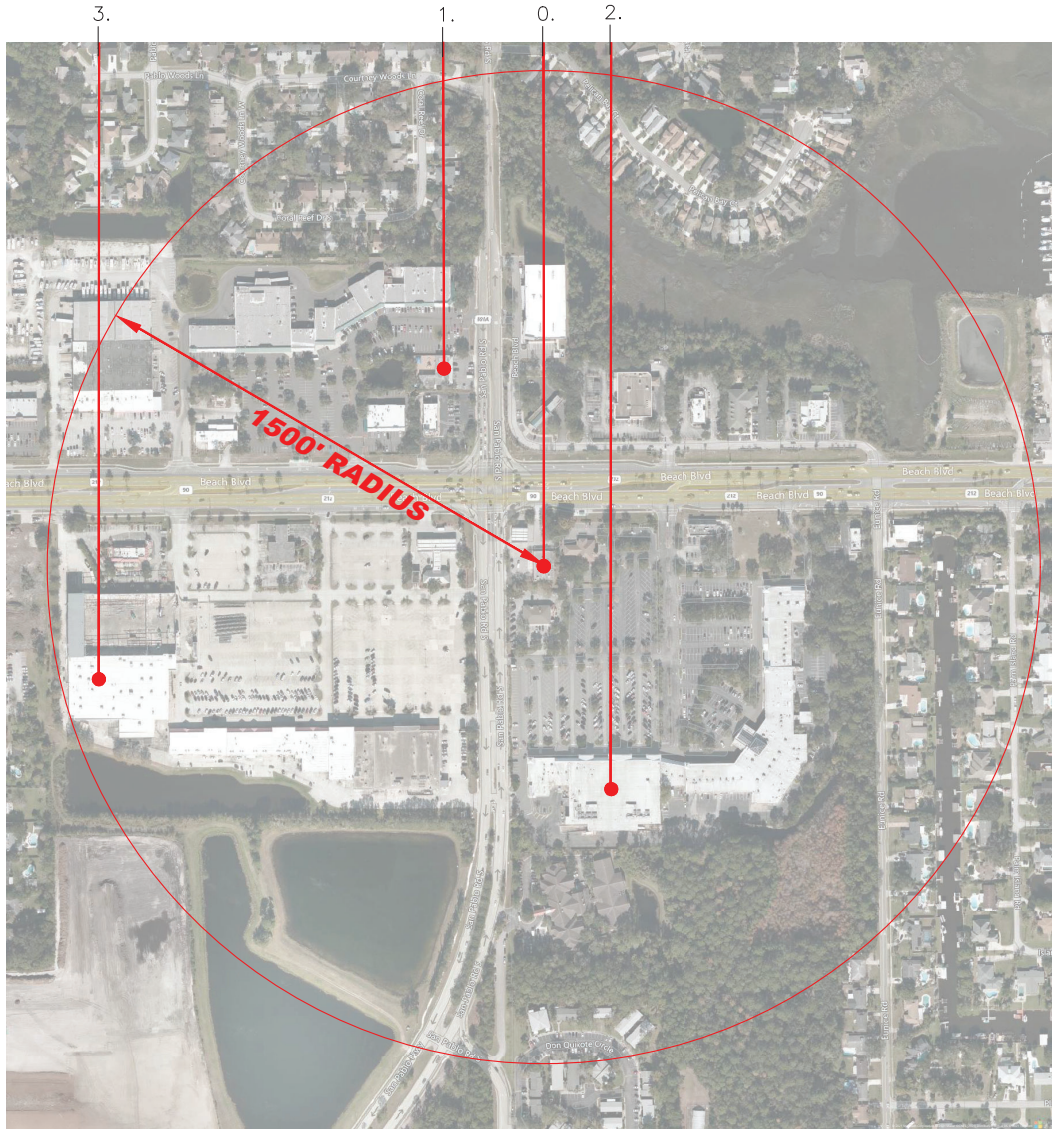
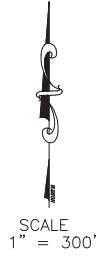
(O.R.B. 14390,  
PAGE 1388)  
REF: 177035 0100

(O.R.B. 14390,  
PAGE 1388)  
REF: 177035 0100

# MAP SHOWING RADIAL SEARCH SURVEY SPECIFIC PURPOSE SURVEY

WITHIN SECTION 31 & 36 , TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.

	FROM	TO	DISTANCE
0.) PROPOSED SITE (14376 BEACH BLVD. 32250)	0	0	0'±
1.) DISCOVERY TREE ACADEMY AT SAN PABLO	0	1	673'±
2.) PUBLIX LIQUORS AT INTRACOASTAL PLAZA	0	2	696'±
3.) THE CHURCH OF ELEVEN22 – SAN PABLO CAMPUS	0	3	1220'±



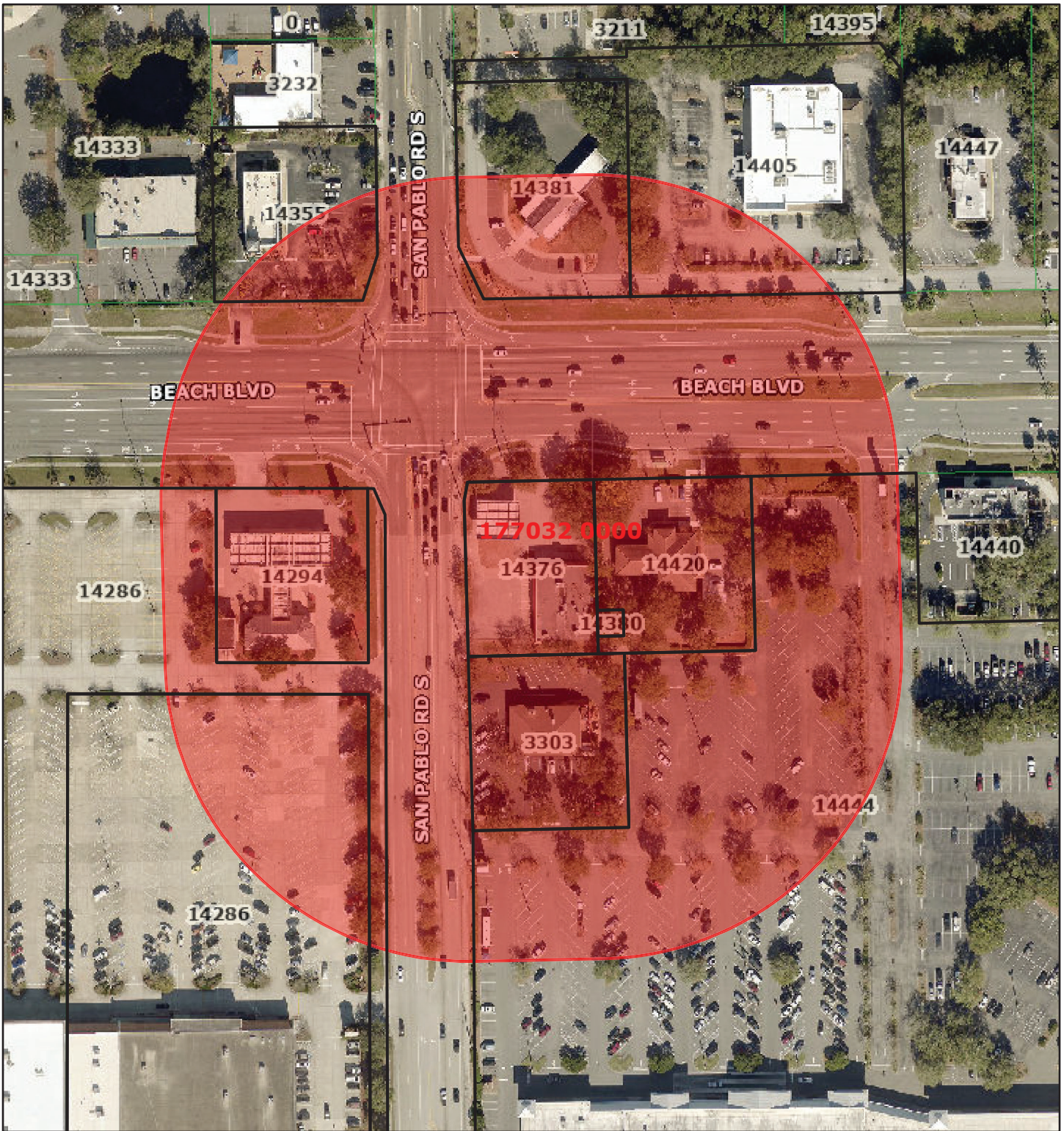
**SAM**<sup>TM</sup>  
 SURVEYING & MAPPING, LLC.  
 10250 NORMANDY BLVD. SUITE 604  
 JACKSONVILLE FLORIDA 32221  
 LICENSED BUSINESS No. 7908  
 PHONE (904) 619-6630  
 FAX (904) 619-6786

CERTIFICATION  
 THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS A LAND SURVEYOR REGISTERED BY THE STATE OF FLORIDA, AND THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 708.904, JACKSONVILLE ORDINANCE CODE THAT ALL LOCATIONS OF LIQUOR LICENSES, ADULT ENTERTAINMENT CENTERS, SCHOOLS AND CHURCHES WITHIN A RADIUS OF 1500 FEET ARE SHOWN, AND THAT THE DISTANCE SHOWN ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 708.904, JACKSONVILLE ORDINANCE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DONALD M. JOHNSON, J.R.  
 FLORIDA REGISTERED LAND SURVEYOR NO. 5613  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

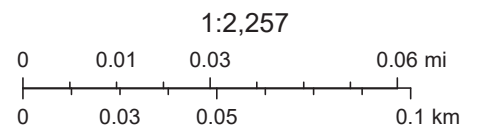
CHECKED BY: DMJ	SURVEY DATE: 9/25/2023	DRAFTED BY: L. JOHNSON
W.O. NO.: 2023-136	CAD FILE:1022067948a.DWG	FB N/A PG N/A

# Land Development Review



November 6, 2023

 Parcels





RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
167077 0010	14355 BEACH BLVD LLC		1010 E ADAMS ST SUITE 201			JACKSONVILLE	FL	32202
167069 0050	286 BEACH RMR LLC		30 CHURCH ST			NEW ROCHELLE	NY	10801
177033 0100	ADEEB'S FOOD SERVICES INC		3303 SAN PABLO RD			JACKSONVILLE	FL	32224
177033 0200	BLUEBERRY COMMONS LLC		C/O THE JOSEPHS GROUP	100 DUTCH HILL RD STE 306		ORANGEBURG	NY	10962
177277 3005	COMPASS BANK		PO BOX 10566			BIRMINGHAM	AL	35296-0002
177277 3075	CP THUNDER FS LLC		545 S FIGUEROA ST STE 614			LOS ANGELES	CA	90071
167069 0060	FIRST COAST ENERGY L L P		ATTN PROPERTY TAX AP ADMINISTRATOR	6867 SOUTHPOINT DR N		JACKSONVILLE	FL	32216
	GREATER ARLINGTON/B	TIM KELLEY	2184 HEALTH GREEN PL S			JACKSONVILLE	FL	32246
177034 0010	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST			JACKSONVILLE	FL	32202
	PELICAN BAY HOA	JOYCE GRAY	14388 PELICAN BAY CT			JACKSONVILLE	FL	32224
167069 0100	PROPERTY MANAGEMENT SUPPORT INC		1 SLEIMAN PKWY STE 270			JACKSONVILLE	FL	32216
177032 0000	SHORES FWS 16 LLC		C/O REEKEE R PATEL	2044 E CLOVELLY LN		ST AUGUSTINE	FL	32092
	SOUTHEAST WEST BEACHES COMMUNITY ASSOCIATION	JOANNE PARKER GRIFFIN	4222 LALOSA DR			JACKSONVILLE	FL	32217