

Date Submitted: 5/25/21
Date Filed: 6/3/21 6.16.21

Application Number: WRF-21-09
Public Hearing:

Application for Waiver of Minimum Required Road Frontage
 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: IL	Current Land Use Category: L1	
Council District: 11	Planning District: 3	
Previous Zoning Applications Filed (provide application numbers): none found		
Applicable Section of Ordinance Code: 656.407		
Notice of Violation(s): none found		
Neighborhood Associations: none		
Overlay: none		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1229.	Zoning Asst. Initials: CIR

PROPERTY INFORMATION	
1. Complete Property Address: 8967 AND 0 PHILIPS HIGHWAY, JACKSONVILLE FL, 32256	2. Real Estate Number: 152580-0150, 152580-0350, AND 152580-0360
3. Land Area (Acres): 2.65	4. Date Lot was Recorded: 1992
5. Property Located Between Streets: FREEDOM CROSSING TRAIL AND I-95	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from 35 105' feet to 0 feet. (3 PROPERTIES)	
8. In whose name will the Waiver be granted? CHARLES MARDANT	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
9. Name: CHARLES MARDANT	10. E-mail: cgmardant@mardantelectrical.com
11. Address (including city, state, zip): 8967 PHILIPS HIGHWAY, JACKSONVILLE FL, 32256	12. Preferred Telephone: (904) 363-0200

APPLICANT'S INFORMATION (if different from owner)	
13. Name: Taylor Mejia	14. E-mail: mejia@thesouthernngroup.com
15. Address (including city, state, zip): 208 N Laura Street, Suite 710, Jacksonville, FL 32202	16. Preferred Telephone: (904) 425-8765

CRITERIA
<p>Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."</p> <p>Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:</p> <ul style="list-style-type: none"> i. <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> ii. <i>The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);</i> iii. <i>The proposed waiver will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver;</i> iv. <i>There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;</i> v. <i>The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.</i>

17. Given the above definition of a "waiver" 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.

The application requests a road frontage waiver for three contiguous, commonly owned parcels. Based upon the criteria, there are practical difficulties in carrying out the strict letter of the regulation. The subject properties seeking the waiver do not currently border Philips Highway and therefore require a waiver from the 35 foot road frontage requirement. There are numerous commonly owned parcels between Philips Highway and the subject parcels that are connected by a privately owned road (also under the same owner).

The proposed waiver is not being requested to reduce the cost of developing the site. The proposed waiver will not decrease the value of the property or be detrimental to public health. There is an effective easement for vehicular access that is privately owned and described in the legal description for RE # 152580-0150.

AUTHORIZATION	
<p>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.</p> <p>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.</p> <p><u>I hereby certify that I have read and understand</u> 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>	
<p>Owner(s) Print name: _____ Signature: _____</p>	<p>Applicant or Agent (if different than owner) Print name: <u>Taylor Mejia</u> Signature: <u>Taylor Mejia</u></p>
<p>Owner(s) 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
<p>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.</p> <p><u>Submit applications to:</u> Planning and Development Department, Zoning Section 214 North Hogan Street, 2nd Floor Jacksonville, Florida 32202 (904) 255-8300</p>

Exhibit 1

RE #152580-0360

PART OF THE F.P. SANCHEZ GRANT, SECTION 53, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF PHILIPS HIGHWAY (A 150.0 FOOT RIGHT OF WAY) WITH THE WESTERLY LINE OF THE F.P. SANCHEZ GRANT, SECTION 52; THENCE SOUTH 32 DEGREES 33' 00" EAST, 544.18 FEET, ALONG THE NORTHEASTERLY LINE OF SAID PHILIPS HIGHWAY, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.0 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85 DEGREES 26' 37" AN ARC DISTANCE OF 37.43 FEET (CHORD BEARING AND DISTANCE OF SOUTH 75 DEGREES 26' 37" EAST, 34.03 FEET) TO ITS POINT OF TANGENCY; THENCE NORTH 61 DEGREES 39' 45" EAST, 125.77 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 21 DEGREES 10' 10" WEST, 184.1 FEET; THENCE NORTH 68 DEGREES 04' 42" EAST, 127.43 FEET; THENCE SOUTH 27 DEGREES 33' 46" EAST, 168.44 FEET; THENCE SOUTH 61 DEGREES 39' 45" WEST, 147.32 FEET, TO THE POINT OF BEGINNING.

CONTAINING 24,134.32 SQUARE FEET AND/OR 0,554 ACRES

RE #152580-0350

PART OF THE F.P. SANCHEZ GRANT, SECTION 53, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF PHILIPS HIGHWAY (A 150.0 FOOT RIGHT OF WAY) WITH THE WESTERLY LINE OF THE F.P. SANCHEZ GRANT, SECTION 53; THENCE SOUTH 32 DEGREES 33' 00" EAST 627.57 FEET ALONG THE NORTHEASTERLY LINE OF SAID PHILIPS HIGHWAY; THENCE NORTH 61 DEGREES 39' 45" EAST, 291.09 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 61 DEGREES 39' 45" EAST, 370.7FEET; THENCE NORTH 32 DEGREES 33' 00" WEST, 189.16 FEET; THENCE SOUTH 68 DEGREES 04' 42" WEST, 355.95 FEET; THENCE SOUTH 27 DEGREES 33' 46" EAST, 228.45 FEET, TO THE POINT OF THE BEGINNING.

CONTAINING 75,427.1 SQUARE FEET AND/OR 1,7316 ACRES.

RE# 152580-0150 - 60.0 FOOT EASTMENT FOR INGRESS AND EGRESS

PART OF THE F.P. SANCHEZ GRANT, SSECTION 53, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF PHILIPS HIGHWAY (A 150.00 FOOT RIGHT OF WAY) WITH THE WESTERLY LINE OF SAID SECTION 53; THENCE SOUTH 32 DEGREES 33' 00" EAST, 544.18 FEET, ALONG THE NORTHEASTERLY LINE OF SAID PHILIPS HIGHWAY, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 32 DEGREES 33' 00" EAST, 83.39 FEET, ALONG THE NORTHEASTERLY LINE OF SAID PHILIPS HIGHWAY; THENCE NORTH 61 DEGREES 39' 45" EAST, 291.09 FEET; THENCE NORTH 27 DEGREES 33' 46" WEST, 60.01 FEET; THENCE SOUTH 61 DEGREES 39' 45" WEST, 273.09 FEET, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.0 FEET; THENCE AROUND AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85 DEGREES 47' 15", AN ARC DISTANCE OF 37.43 FEET (CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 26' 37" WEST, 34.03 FEET) TO THE POINT OF BEGINNING

EXHIBIT B

Agent Authorization - Individual

Date: 6/7/2021

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: 8967 Phillips Hwy, Jacksonville FL, 32256 RE#(s): 152580 0350

To Whom it May Concern:

You are hereby advised that Joyce Mardant, as owner of 8967 Phillips Hwy, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers The Southern Group (Chris Hagan and Taylor Mejia) to act as agent to file application(s) for Road Frontage 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 Joyce G Mardant
Print Name: Joyce G MARDANT



RENEE S. PUSTAY
Commission # GG 162825
Expires November 26, 2021
Bonded Three Budget Notary Services

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 8th day of June 2021,
by Joyce G. Mardant, who is personally known to me or who has produced
_____ as identification and who took an oath.

Renee S. Pustay
(Signature of NOTARY PUBLIC)

Renee S. Pustay
(Printed name of NOTARY PUBLIC)

State of Florida Large
Notary Public Seal

EXHIBIT B

Agent Authorization - Individual

Date: 4/28/2021

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: 8967 Phillips Hwy, Jacksonville FL, 32256 RE#(s): 152580 0350, 152580 0360, 152580 0150

To Whom it May Concern:

You are hereby advised that Charles G Mardant, as owner of 8967 Phillips Hwy, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers The Southern Group (Chris Hagan and Taylor Mejia) to act as agent to file application(s) for Road Frontage 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.

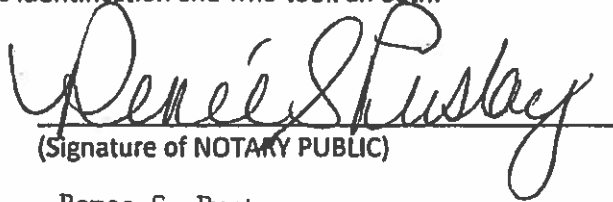
By 
Print Name: Charles G. Mardant



RENEE S. PUSTAY
Commission # GG 162025
Expires November 26, 2021
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 29th day of April 2021, by Charles G. Mardant, who is personally known to me or who has produced as identification and who took an oath.


(Signature of NOTARY PUBLIC)

Renee S. Pustay
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 11/26/21

EXHIBIT A

Property Ownership Affidavit - Individual

Date: 6/7/2021

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: 8967 Philips Hwy, Jacksonville FL, 32256 RE#(s): 152580 0350

To Whom it May Concern:

I Joyce Mardant hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Road Frontge Waiver submitted to the Jacksonville Planning and Development Department.

By Joyce G Mardant
Print Name: Joyce G MARDANT



RENEE S. PUSTAY
Commission # GG 162825
Expires November 28, 2021
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 8th day of June 2021 by Joyce G. Mardant, who is personally known to me or who has produced _____ as identification and who took an oath.

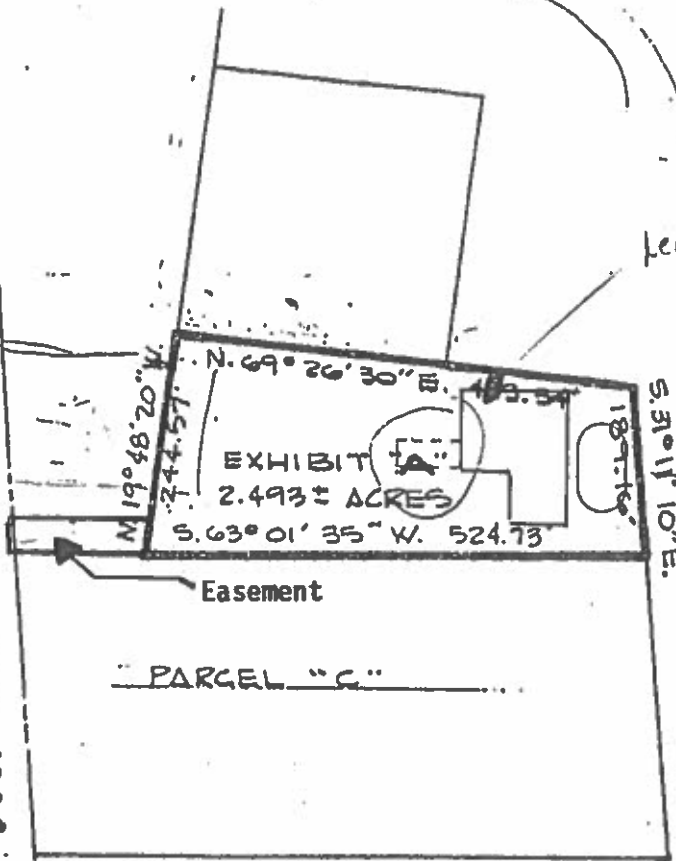
Renee S. Pustay
(Signature of NOTARY PUBLIC)

Renee S. Pustay
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 11/26/21

SURVEY

PHILLIPS HIGHWAY
C.U.S. NO. 17

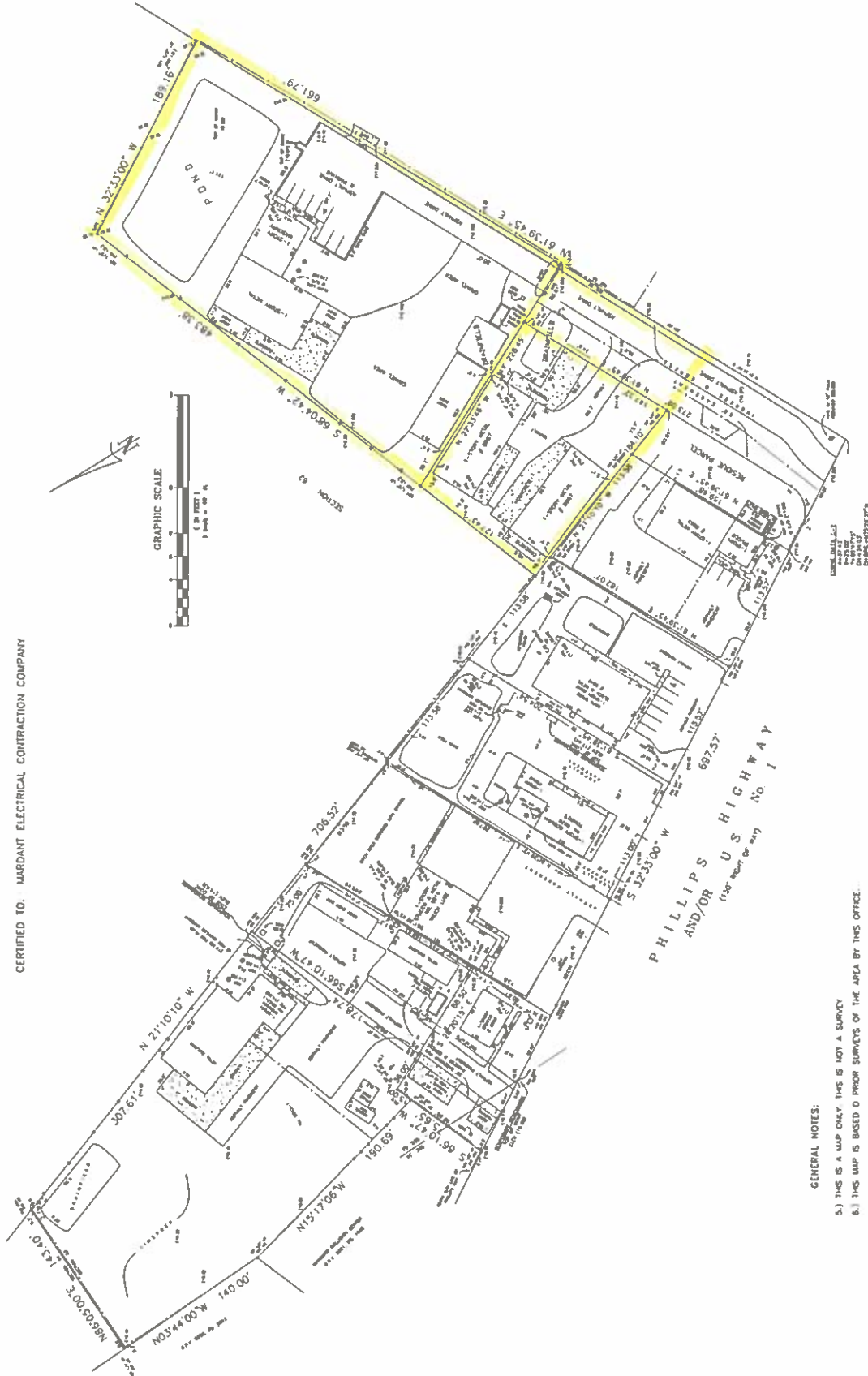


ADDENDUM

M A P S H O W I N G

PART OF SECTION 34, AND PART OF THE F.P. SANCHEZ GRANT, SECTION 53,
AND PART OF THE JOHN SUMMERALL GRANT, SECTION 62,
TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA

CERTIFIED TO: MARDANT ELECTRICAL CONTRACTION COMPANY



GENERAL NOTES:

- 5.) THIS IS A MAP ONLY. THIS IS NOT A SURVEY
- 6.) THIS MAP IS BASED ON PROPER SURVEYS OF THE AREA BY THIS OFFICE.

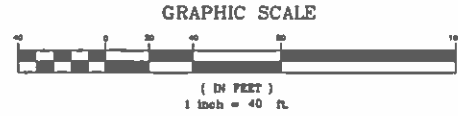
ELLIS, CURTIS & FOOKER, INC.
SURVEYORS
1110 N. W. 10th Street
Gainesville, Florida 32609
TEL: 352-333-1111
FAX: 352-333-1112



MAP SHOWING

PART OF SECTION 34, AND PART OF THE F.P. SANCHEO GRANT, SECTION 53,
AND PART OF THE JOHN SUMMERALL GRANT, SECTION 62,
TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA

CERTIFIED TO: MARDANT ELECTRICAL CONTRACTION COMPANY



- GENERAL NOTES:**
- 5.) THIS IS A MAP ONLY. THIS IS NOT A SURVEY.
 - 6.) THIS MAP IS BASED O PRIOR SURVEYS OF THE AREA BY THIS OFFICE.

CURVE DATA C-1
 A=37.45'
 R=25.00'
 T=85°47'15"
 Ch=34.03'
 Ch.BRC=-N75°26'37\"/>

<p>LEGEND:</p> <ul style="list-style-type: none"> □ CONCRETE SURFACHT ○ HIGH PIPE OR HO ○/○ OVERHEAD ELECTRIC ○/○ OVERHEAD TELEPHONE ■ CROSS-CUT IN CONCRETE — FENCE 	<p style="text-align: center;">ELLIS, CURTIS & KOOKER, INC. LAND SURVEYORS AND PLANNERS (L.S.P. # 3080)</p> <p style="font-size: small; text-align: center;">1840 EMERSON STREET JACKSONVILLE, FLORIDA 32207 (904) 394-8334 FAX (904) 394-9987</p> <p style="font-size: x-small;">GENERAL NOTES:</p>
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Warranty Deed

THIS DEED is made as of 1987 between PYRAMID LAND & DEVELOPMENT COMPANY, a Florida corporation herein the "grantor" and

CHARLES MARDANT and JOYCE MARDANT, his wife post office address: 1365 Wentworth Avenue, Jacksonville, Florida herein the "grantee". As used herein, the terms grantor and grantee shall include, where the context permits or requires singular or plural, heirs, personal representatives, successors, or assigns.

WITNESSETH, That the grantor in consideration of One Dollar and other valuable considerations paid by the grantee, receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed and by these presents does hereby grant, bargain, sell, and convey unto the grantee forever all of that certain property in Duval County, Florida, described as follows:

That certain parcel of land being a part of the F. P. Sanchez Grant, Section 53, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described on Exhibit A attached hereto and made a part hereof.

Subject to Easement for Stormwater recorded in Official Records Volume 6285, page 1425 of the current public records of Duval County, Florida.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the grantee in fee simple. And the grantor fully warrants the title to said property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to all valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:

Charles Z. Crawford
Janice J. Martin

PYRAMID LAND & DEVELOPMENT COMPANY
By: James J. Meadows
President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this August 14, 1987 by James J. Meadows, President of Pyramid Land & Development Company, a Florida corporation, on behalf of the corporation.

Charles Z. Crawford
Notary Public in and for the County and State aforesaid
My commission expires:

(Notarial Seal)

EXHIBIT A

A portion of the F. P. Sanchez Grant, Section 53, lying in Township 3 South, Range 27 East, Duval County, Florida and being more particularly described as follows:

For a Point of Reference, commence at the intersection of the line common to Section 34 and 63, of said Township 3 South, Range 27 East, with the Northeasterly right-of-way line of Phillips Highway, U.S. Highway No. 1 as now established, for a width of 150.00 feet, said Point of Intersection being the most Westerly corner of lands described and recorded in O.R. Volume 3643, Page 509, of the current Public Records of said County; run thence South $31^{\circ} 11' 10''$ East, along said Northeasterly right-of-way line of Phillips Highway, a distance of 472.03 feet, to it's intersection with the Westerly line of the aforementioned F. P. Sanchez Grant, Section 53; thence continue South $31^{\circ} 11' 10''$ East, along said Northeasterly right-of-way line, a distance of 627.57 feet, to the Northwest corner of lands described and recorded in O.R. Volume 4787, Page 893, of the current Public Records; thence North $63^{\circ} 01' 35''$ East, along the Northerly line of aforesaid lands and departing from the said Northeasterly right-of-way line of Phillips Highway, a distance of 137.06 feet, to the Southeasterly corner of those lands described in O.R. Volume 5225, Page 536, of the current Public Records and to the Point of Beginning.

From the Point of Beginning described above; run thence North $19^{\circ} 48' 20''$ West, along the Easterly line of said lands in O.R. Volume 5225, Page 536, and along the Easterly line of lands described and recorded in O.R. Volume 5603, Page 596, of the current Public Records, a distance of 244.57 feet, to the Southwest corner of Section 62, of said Township 3 South, Range 27 East; run thence North $69^{\circ} 26' 30''$ East, along the line common to said Section 62, and the aforementioned F. P. Sanchez Grant, Section 53, a distance of 483.34 feet, to a point being the intersection of the Southerly line of said Section 62, and a Northerly prolongation of the Easterly line of the aforementioned lands in O.R. Volume 4787, Page 893; run thence South $31^{\circ} 11' 10''$ East, along said Northerly prolongation a distance of 189.16 feet, to the Northeast corner of the aforesaid lands in O.R. Volume 4787, Page 893; thence South $63^{\circ} 01' 35''$ West, along the Northerly line of said lands a distance of 524.73 feet, to the Point of Beginning.

The above described parcel of land containing 2.49 acres more or less.

OWNER'S AFFIDAVIT

STATE OF FLORIDA)
)
COUNTY OF _____)

That certain parcel of land described in Exhibit A attached hereto

Before me, an officer authorized to administer oaths and take acknowledgements, personally appeared this day the undersigned owner of the above described real property and who being by me first duly sworn said on oath:

1. The above described real property is in the exclusive possession of: Pyramid Land & Development Company
2. That no work or labor has been commenced or performed or materials furnished to, on or about the above described real property except that which was fully completed more than 90 days past from the date hereof; and no other
3. That there are no unpaid bills or indebtedness for any labor done or materials furnished at any time upon or in connection with said premises which could be or out of which could arise any materialmen's or mechanics' liens against said premises, or any part thereof.
4. That the undersigned owner(s) have not executed and do not know of any instrument affecting their title to said premises (not including instruments properly recorded before the _____ day of _____, 19__) except the following: none
5. That no Notice to Owner or Claim of Lien as provided in Florida Statutes 713.01 et seq., has been filed or serviced with respect to the above described real property.

James J. Meadows

Subscribed and sworn to before me this 14 day of August 19 87 .

Charles Z. Piampod
Notary Public, State of Florida
at Large.

My Commission Expires:

QUIT-CLAIM DEED

MADE this 12th day of November, 1992, between
 JOYCE G. MARDANT, of the County of Duval, State of Florida, party
 of the first part, and JOYCE G. MARDANT, and her successor
 Trustee or Trustees, as Trustee of THE JOYCE G. MARDANT LIVING
 TRUST, an intervivos revocable Trust created by JOYCE G. MARDANT
 as Settlor under Trust Agreement dated October 10, 1991, 8967
 Phillips Highway, Jacksonville, Florida 32256, Employer
 Identification Number _____, of the County of Duval,
 state of Florida, party of the second part.

W I T N E S S E T H:

That the said party of the first part, for and in
 consideration of the sum of Ten (\$10.00) Dollars, in hand paid by
 the said party of the second part, the receipt whereof is hereby
 acknowledged, has remised, released and quit-claimed, and by
 these presents does remise, release and quit-claim unto the said
 party of the second part, and its heirs, successors and assigns
 forever, the following described land, situate, lying and being
 in the County of Duval, State of Florida, to wit:

See Exhibit A attached hereto and made a part
 hereof.

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

This property is not now nor has it been
 homestead property of the Grantor.

Property Appraiser's Parcel
 Identification Number:
 152580-0120-3 C1; 152580-0110-4 C1;
 152580-0170-8 C1; 152580-0150-0 C1

THIS INSTRUMENT PREPARED BY:
 JOYCE G. MARDANT, JR.
 REAL ESTATE ATTORNEY,
 SUITE 200, 1000 W. BAYVIEW BLVD.,
 JACKSONVILLE, FLORIDA 32216

Ret →

Handwritten signatures and initials:
 JOYCE G. MARDANT, JR.
 16697C

OFFICIAL RECORDS

behalf of the said party of the second part, its heirs,
successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part
has hereunto set her hand and seal the day and year first above
written.

Signed and Sealed in
Our Presence:

Sharon R. Menger
Debra G. Wood

Joyce G. Mardant (SEAL)
JOYCE G. MARDANT

STATE OF FLORIDA)
) SS
COUNTY OF DUVAL)

Before me personally appeared JOYCE G. MARDANT who is
personally known to me or who has produced a _____
as identification, who took an oath and who is the individual
described in and who executed the foregoing instrument, and
acknowledged to and before me that she executed the same for the
purposes therein expressed.

WITNESS my hand and official seal this 12th day of
November, 1992, at Jacksonville, County and State
aforesaid.

Donna F. Edwards
Notary Public
Name: Donna F. Edwards
Commission No. CC 079773
State of Florida at Large

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Jan. 29, 1995
Printed this time for convenience

EXHIBIT A

OFFICIAL RECORDS

Parcel 3:

Map of a part of the F.P. Sanchez Grant, Section 53, Township 3 South, Range 27 East and a part of Government Lot 1, Section 34, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Begin at the an iron in the Northeasterly line of Phillips Highway-U.S. No. 1 South (a 150 foot right of way) that is South $32^{\circ}-33'$ East, 62.0 feet from its intersection with the Westerly line of said Section 53; thence North $61^{\circ}-39'-45''$ East, 80.67 feet; thence North $28^{\circ}-20'-15''$ West, 124.5 feet; thence South $66^{\circ}-10'-47''$ West, 90.65 feet to the Northeasterly line of said Phillips Highway; thence South $32^{\circ}-33'$ East, 132.0 feet along the Northeasterly line of said Phillips Highway to the Point of Beginning.

Together with and subject to a 35 foot easement for ingress and egress, more particularly described as follows:

Part of the F.P. Sanchez Grant, Section 53, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows: Commence at the intersection of the Westerly line of said Section 53, and the Northeasterly line of Phillips Highway-U.S. No. 1 South (a 150 foot right of way); thence North $32^{\circ}-33'$ West, 3.59 feet along the Northeasterly line of said Phillips Highway to the Point of Beginning; thence continue North $32^{\circ}-33'$ West, 35.41 feet along the Northeasterly line of said Phillips Highway; thence North $66^{\circ}-10'-47''$ East, 163.37 feet; thence South $23^{\circ}-49'-13''$ East, 35.0 feet; thence South $66^{\circ}-10'-47''$ West, 157.97 feet to the Point of Beginning.

Parcel 4:

Survey of part of the F.P. Sanchez Grant, Section 53, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Commence at the intersection of the Westerly line of said Section 53 and the Northeasterly line of Phillips Highway-U.S. No. 1 South (as now established for a width of 150 feet); thence South $32^{\circ}-33'$ East, 62.0 feet along the Northeasterly line of said Phillips Highway to the Point of Beginning; thence continue South $32^{\circ}-33'$ East, 113.0 feet; thence North $61^{\circ}-39'-45''$ East, 227.02 feet; thence North $21^{\circ}-10'-10''$ West, 113.58 feet; thence South $61^{\circ}-39'-45''$ West, 249.49 feet to the Point of Beginning.

Parcel 5:

Part of the F. P. Sanchez Grant, Section 53, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows: Commence at the intersection of the Westerly line of said Section 53 and the Northeasterly line of Phillips Highway-US no. 1 South (a 150.0 foot right-of-way); thence South $32^{\circ}-33'$ East, 175.0 feet along the Northeasterly line of said Phillips Highway to an iron and the Point of Beginning; thence continue South $32^{\circ}-33'$ east, 113.0 feet along the Northeasterly line of said Phillips Highway to an iron; thence North $61^{\circ}-39'-45''$ East, 206.54 feet to an iron; thence North $21^{\circ}-10'-10''$ West, 113.58 feet to an iron; thence South $61^{\circ}-39'-45''$ West, 227.02 feet to the Point of Beginning.

Parcel 9:

Part of the John Summerall Grant, Section 62, Township 3 South, Range

QUIT-CLAIM DEED

MADE this 12th day of November, 1992, between CHARLES G. MARDANT, of the County of Duval, State of Florida, party of the first part, and CHARLES G. MARDANT, and his successor Trustee or Trustees, as Trustee of THE CHARLES G. MARDANT LIVING TRUST, an intervivos revocable Trust created by CHARLES G. MARDANT as Settlor under Trust Agreement dated October 10, 1991, 8967 Phillips Highway, Jacksonville, Florida 32256. Employer Identification Number _____, of the County of Duval, State of Florida, party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remise, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part, and its heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

This property is not now nor has it been homestead property of the Grantor.

Property Appraiser's Parcel Identification Number:
 152580-0140-1 C1; 152580-0130-2 C1;
 152580-0100-6 C1; 152580-0160-9 C1; 152580-0310-0 C1

THIS INSTRUMENT PREPARED BY
 ROBERT S. GIBSON, JR.
 800 S. BAY STREET, SUITE 100
 JACKSONVILLE, FLORIDA 32209

Ret →

Handwritten: 346999
Signature: Charles G. Mardant

OFFICIAL RECORDS

behalf of the said party of the second part, its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Sharon & Lawrence
Thomas B. B... [unclear]

Charles G. Mardant (SEAL)
CHARLES G. MARDANT

STATE OF FLORIDA)
) SS
COUNTY OF DUVAL)

Before me personally appeared CHARLES G. MARDANT who is personally known to me or who has produced a _____ as identification, who took an oath and who is the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 12th day of November, 1992, at Jacksonville, County and State aforesaid.

Donna F. Edwards
Notary Public
Name: Donna F. Edwards
Commission No. CC 079779
State of Florida at Large

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Jan. 29, 1993
Donna F. Edwards - Notary Public

EXHIBIT A

Parcel 1:

Part of the F. P. Sanchez Grant, Section 53, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Commence at the intersection of the westerly line of said Section 53 and the northeasterly line of Phillips Highway-U.S. No. 1 South (a 150 foot right of way); thence North $32^{\circ}-33'$ West, 70.0 feet along the northeasterly line of said Phillips Highway; thence North $66^{\circ}-10'-47''$ East, 75.65 feet to the Point of Beginning; thence North $15^{\circ}-17'-06''$ West, 190.69 feet to an iron in the West line of said Section 53; thence North $3^{\circ}-55'$ West, 140.0 feet along the West line of said Section 53; thence North $86^{\circ}-05'$ East, 143.4 feet along the southerly line of Section 64, Township 3 South, Range 27 East; thence South $21^{\circ}-10'-10''$ East, 307.61 feet along the westerly line of Section 62, Township 3 South, Range 27 East; thence South $66^{\circ}-10'-47''$ West, 178.74 feet; thence North $28^{\circ}-20'-15''$ West, 36.0 feet; thence South $66^{\circ}-10'-47''$ West, 15.0 feet to the Point of Beginning.

Together with and subject to a 35 foot easement for ingress and egress, more particularly described as follows:

Part of the F. P. Sanchez Grant, Section 53, Township 3 South, Range 27 East and a part of Government Lot 1, Section 34, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Commence at the intersection of the westerly line of said Section 53, and the northeasterly line of Phillips Highway-U.S. No. 1 South (a 150 foot right of way); thence North $32^{\circ}-33'$ West, 3.59 feet along the northeasterly line of said Phillips Highway to the Point of Beginning;

Parcel 2:

Map of part of the F.P. Sanchez Grant, Section 53, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Commence at the intersection of the Westerly line of said Section 53 and the Northeasterly line of Phillips Highway-U.S. Ho. 1 South; (150' R/W) thence South 32°-33' East, 62.0 feet along the Northeasterly line of said Phillips Highway; thence North 61°-39'-45" East, 80.67 feet to the Point of Beginning; thence continue North 61°-39'-45" East, 168.82 feet to an iron in the Westerly line of Section 62, Township 3 South, Range 27 East; thence North 21°-10'-10" West, 75.0 feet along the West line of said Section 62; thence South 66°-10'-47" West, 178.74 feet; thence South 23°-20'-15" East, 88.5 feet to the Point of Beginning. Together with and subject to a 35 foot easement for ingress and egress, more particularly described as follows:

Part of the F.P. Sanchez Grant, Section 53, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows: Commence at the intersection of the Westerly line of said Section 53, and the Northeasterly line of Phillips Highway-U.S. Ho. 1 South (a 150 foot right of way); thence North 32°-33' West, 3.59 feet along the Northeasterly line of said Phillips Highway to the Point of Beginning; thence continue North 32°-33' West, 35.41 feet along the Northeasterly line of said Phillips Highway; thence North 66°-10'-47" East, 163.37 feet; thence South 23°-20'-15" East, 35.0 feet; thence South 66°-10'-47" West, 157.99 feet to the Point of Beginning.

Parcel 6:

SURVEY OF A PART OF THE F. P. SANCHEZ GRANT, SECTION 53, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 53 WITH THE NORTHEASTERLY LINE OF PHILLIPS HIGHWAY (A 150.0 FOOT RIGHT OF WAY); THENCE SOUTH 32°-33' EAST, 268.0 FEET ALONG THE NORTHEASTERLY LINE OF SAID PHILLIPS HIGHWAY TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 32°-33' EAST, 113.0 FEET ALONG THE NORTHEASTERLY LINE OF SAID PHILLIPS HIGHWAY; THENCE NORTH 61°-39'-45" EAST, 182.67 FEET, THENCE NORTH 21°-10'-10" WEST, 113.58 FEET; THENCE SOUTH 61°-39'-45" WEST, 204.54 FEET TO THE POINT OF BEGINNING.

Parcel 7:

Map of part of the F.P. Sanchez Grant, Section 53, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Commence at the intersection of the Westerly line of said Section

Parcel 8:

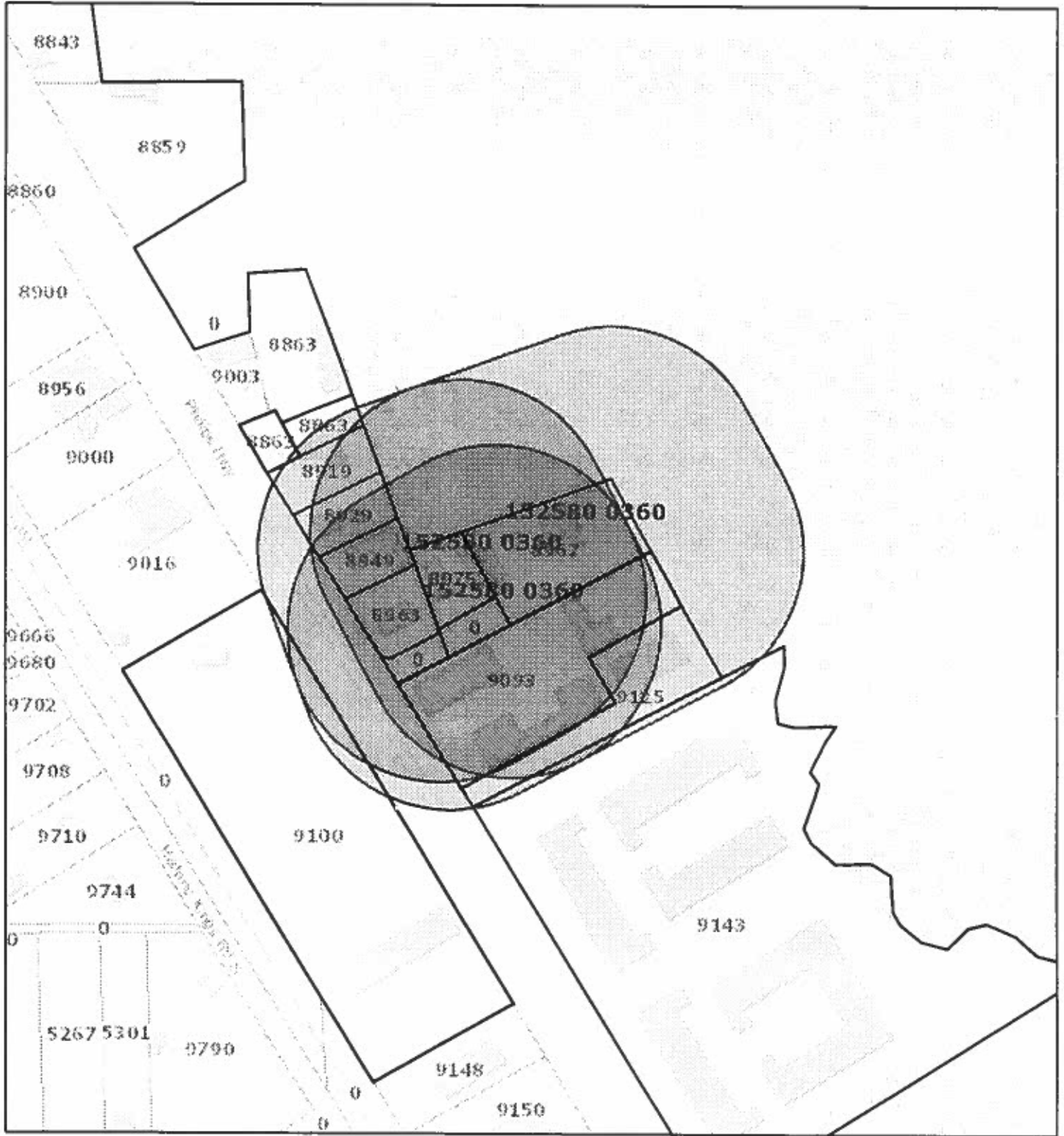
Part of the F.P. Sanchez Grant, Section 53, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows: Commence at the intersection of the Northeasterly line of Phillips Highway (a 150.0 foot right-of-way) with the Westerly line of said Section 53; thence South $32^{\circ}-33'-00''$ East, 516.97 feet, along the Northeasterly line of said Phillips Highway, to the POINT OF BEGINNING; thence continue South $32^{\circ}-33'-00''$ East, 29.61 feet, along the Northeasterly line of said Phillips Highway, to the Point of Curve of a curve, concave to the Northeast and having a radius of 25.8 feet, thence around and along said curve, through a central angle of $85^{\circ}-47'-15''$, an arc distance of 37.43 feet (chord bearing and distance of South $75^{\circ}-26'-37''$ East, 34.03 feet), to its Point of Tangency; thence North $61^{\circ}-39'-45''$ East, 125.77 feet, to the Easterly line of said Section 53; thence North $21^{\circ}-10'-10''$ West, 53.11 feet, along the Easterly line of said Section 53; thence South $61^{\circ}-39'-45''$ West, 159.48 feet, to the POINT OF BEGINNING.

Parcel 10:

Part of the John Summerall Grant, Section 62, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows: Commence at the intersection of the Northeasterly line of Phillips Highway (a 150.0 foot right-of-way) with the Westerly line of the F.P. Sanchez Grant, Section 53; thence South $32^{\circ}-33'-00''$ East, 627.57 feet, along the Northeasterly line of said Phillips Highway; thence North $61^{\circ}-39'-45''$ East, 291.09 feet, to the POINT OF BEGINNING; thence continue North $61^{\circ}-39'-45''$ East, 370.7 feet; thence North $32^{\circ}-33'-00''$ West, 189.16 feet; thence South $68^{\circ}-05'-42''$ West, 355.95 feet; thence South $27^{\circ}-33'-46''$ East, 228.45 feet, to the POINT OF BEGINNING.

92-0151529

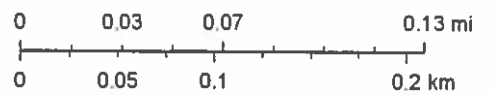
8467 and 0 Philips H/V Land Development Review



May 28, 2021

Parcels

1:4,514



g/k

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

	A	B	C	D	E	F	G	H	I
	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAIL	MAIL_ZIP
1	152690 0010	TGC ST JOHNS LLC		777 S FLAGLER DR	PHILLIPS POINT STE 136-E TOWER		WEST PALM BEACH	FL	33401
2	152580 0160	MARDANT CHARLES G TRUST		8967 PHILIPS HWY			JACKSONVILLE	FL	32256 1303
3	152580 1200	SAVLAN EXCHANGE SOUTH LLC		400 ANSIN BLVD STE A			HALLANDALE	FL	33009
4	152580 0170	MARDANT JOYCE G TRUST		C/O JOYCE G MARDANT TRST	8967 PHILIPS HWY		JACKSONVILLE	FL	32256 1303
5	149132 0020	GATE FUEL SERVICE INC		9540 SAN JOSE BLVD			JACKSONVILLE	FL	32257
6	152580 0200	HMB REAL PROPERTY INVESTMENTS LLC		9125 PHILIPS HWY			JACKSONVILLE	FL	32256
7	152580 0210	WEST FLORIDA DISTRIBUTORS INC		4500 CARMICHAEL AVE			SARASOTA	FL	34234
8	152580 0130	41 BY-PASS PROPERTIES OF VENICE LLC		606 LAGUNA DR			VENICE	FL	34285
9		SOUTHEAST CPAC	CAROL D'ONOFRIO	7938 MCLAURIN RD			JACKSONVILLE	FL	32256
10									

8
 x7
 56. Notice
 + 1173. Fee
 1173. Total
 \$ 1229.

APPLICATION REVIEW SHEET

8967+0 Philips HY

EXCEPTION VARIANCE WAIVER ADMINISTRATIVE DEVIATION

Application _____ Date 5/25/21 Assistant WRF Name D. J. Fule

Forward to Planner _____ Date 6/3/21 Memorial Weekend

11x17 Site Plan (or larger)

Legal

Survey

Application Fields Complete

- Property Dimensions
- Building Location
- Parking Spaces depicted
- Adjacent property uses
- Adjacent Streets & ROW
- North Arrow & graphic scale
- Signage depicted
- Ingress & Egress
- Off-site Access Utilized (if "yes", forward to OGC)

PLANNER REVIEW AND OGC REVIEW (IF NECESSARY)

Date In _____
Date Out _____

Comments: _____

** IF REQUEST IS FOR THREE PARCELS THEN IT SHOULD BE FROM 105' TO 0' OR 80' OF FRONT FOR JOYCE MARDANT-ESQ*

** APPEARS TO BE UNDER SAME OWNERSHIP 2 FAMILY TRUSTS - NEED OWNER AUTHORITY FOR JOYCE MARDANT TRUST OTHERWISE OK TO FILE 6-4*

RESUBMIT REVIEW

Date In _____
Date Out _____

Resubmit Comments: _____

COMBINING PARCELS INTO 1 RE^s WOULD BE EASIER 6-4

105-0 OK to FILE 6-14

Approved for payment (OK to file) _____ Current Planning _____ GIS _____

Rule, Cynthia

From: Rule, Cynthia
Sent: Friday, June 4, 2021 2:32 PM
To: 'mejia@thesoutherngroup.com'; 'cgmardant@mardantelectrical.com'; Kelly, Sean
Cc: Mullaly, Robin; McCoy, Tanja
Subject: 8967 + 0 Philips HY - Application for Waiver of Road Frontage - Review
Attachments: 8967 + 0 philips hy.pdf

Mr. Mejia,

Please find attached the subject application's review. You may contact Sean Kelly at 904.255.7816 regarding questions on review comments.

Should you have questions on application process, please contact me.

Thank you,

Cynthia J. Rule
Zoning Assistant
Development Services
214 N. Hogan Street, 2nd Floor
CRule@coi.net