

Application For Zoning Exception

Planning and Development Department Info

Application # E-25-48 Staff Sign-Off/Date STN / 09/16/2025
Filing Date 09/24/2025 Number of Signs to Post 5
Current Land Use Category LI
Exception Sought RETAIL SALES AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR EITHER OFF-PREMISES CONSUMPTION OR ON-PREMISES CONSUMPTION OR BOTH; AND RETAIL SALES INCLUDING OUTSIDE DISPLAY
Applicable Section of Ordinance Code 656.322(C)(1)(6)
Notice of Violation(s) N/A
Hearing Date 11/18/2025
Neighborhood Association THE EDEN GROUP INC.
Overlay N/A

Application Info

Tracking # 6434 Application Status PENDING
Date Started 07/30/2025 Date Submitted 07/30/2025

General Information On Applicant

Last Name First Name Middle Name
KNIGHTING BLAIR
Company Name
KIMLEY HORN AND ASSOCIATES, INC.
Mailing Address
12740 GRAN BAY PARKWAY WEST, SUITE 2350
City State Zip Code
JACKSONVILLE FL 32258
Phone Fax Email
9048283917 904 BLAIR.KNIGHTING@KIMLEY-HORN.COM

General Information On Owner(s)

Last Name First Name Middle Name
MATHES TODD
Company/Trust Name
RUM EAST LLC
Mailing Address
7978 COOPER CREEK BLVD
City State Zip Code
UNIVERSITY PARK FL 34201
Phone Fax Email
9048283917 BLAIR.KNIGHTING@KIMLEY-HORN.CO

Property Information

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

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	108125 0000	8	6	PUD
Map	108117 0005	8	6	PUD

Map	108113 0005	8	6	PUD
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Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre) 283.00

Current Property Use

VACANT

Exception Sought

RETAIL SALES AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR EITHER OFF-PREMISES CONSUMPTION OR ON-PREMISES CONSUMPTION OR BOTH; AND RETAIL SALES INCLUDING OUTSIDE DISPLAY

In Whose Name Will The Exception Be Granted

PUBLIX SUPERMARKETS INC.

Location Of Property

General Location

NORTH OF PECAN PARK BETWEEN I-95 AND MAIN STREET

House #

0

Street Name, Type and Direction

PECAN PARK RD

Zip Code

32218

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.

YES, THE PROPOSED ZONING EXCEPTION IS CONSISTENT WITH THE 2045 COMPREHENSIVE PLAN. THE SUBJECT SITE IS LOCATED IN THE LIGHT INDUSTRIAL (LI) LAND USE CATEGORY AND ALL NON-RESIDENTIAL USES THAT ARE PERMITTED IN THE COMMERCIAL LAND USE CATEGORIES ARE PERMITTED AS SECONDARY USES IN THE LI LAND USE CATEGORY. THEREFORE, THE PROPOSED ZONING EXCEPTION TO PERMIT "RETAIL USES WITH OUTDOOR DISPLAY" AND "SALES AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR EITHER OFF-PREMISES CONSUMPTION OR ON-PREMISES CONSUMPTION OR BOTH" IS CONSISTENT WITH THE LI LAND USE DESIGNATION. DUE TO THE TEXT BOX CHARACTER LIMIT, PLEASE SEE THE ATTACHED JUSTIFICATION DOCUMENT FOR ADDITIONAL COMPREHENSIVE PLAN CONSISTENCY ANALYSIS.

(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.

YES, THE PROPOSED EXCEPTION WILL BE COMPATIBLE WITH THE AREA. THE GENERAL CHARACTER OF THIS IMMEDIATE AREA ALONG PECAN PARK ROAD IS PREDOMINANTLY INDUSTRIAL AND COMMERCIAL. WITHIN THE SURROUNDING AREAS, THERE ARE MULTIPLE GAS STATIONS, RETAIL STORES, AND INDUSTRIAL USES WITH APPROVED RESIDENTIAL USES TO THE EAST, CLOSER TO MAIN STREET AND THE WEST OF I-95. THE REQUEST FOR "RETAIL USES WITH OUTDOOR DISPLAY" AND "SALES AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR EITHER OFF-PREMISES CONSUMPTION OR ON-PREMISES CONSUMPTION OR BOTH" IS LOCATED IN AN APPROPRIATE AREA CONSIDERING PECAN PARK ROAD WILL BE WIDENED AND THIS AREA IS EXPERIENCING A LARGE AMOUNT OF RESIDENTIAL GROWTH WHICH WILL NEED RETAIL SERVICES TO SUPPORT THEM. ONE OF THE ANTICIPATED RETAIL USES ON THE SITE IS AN ANCHOR GROCER WHICH WILL BE NEEDED AS THE AREA CONTINUES TO GROW. CURRENTLY, THE NEAREST GROCERY STORE IS ROUGHLY THREE MILES AWAY FROM THE PROJECT SITE.

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

NO, THE PROPOSED EXCEPTION WILL NOT HAVE A NEGATIVE ENVIRONMENTAL IMPACT ON THE SURROUNDING AREAS. GIVEN THE MIXED-USE CONTEXT OF THE PROPOSED DEVELOPMENT, AND THE CURRENT LIGHT INDUSTRIAL LAND USE, THE REQUESTED ZONING EXCEPTION WILL NOT HAVE AN ENVIRONMENTAL IMPACT INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. THE RETAIL PORTIONS WILL ADD AREAS FOR NEARBY RESIDENTS TO SHOP, REDUCING LONGER DISTANCE TRIPS. IN ADDITION, THIS AREA OF THE CITY IS EXPECTED TO GROW AS DEMONSTRATED BY THE WIDENING OF PECAN PARK ROAD IN THIS VICINITY. TO REDUCE URBAN SPRAWL, RETAIL USES SHOULD BE LOCATED IN AREAS WHERE A MIX OF USES ARE ANTICIPATED AS IS IN THIS AREA. WITH ONE OF THE ANTICIPATED RETAIL USES ON THE SITE BEING AN ANCHOR GROCER, THIS WOULD SERVE TO BRING FRESH, HEALTHY FOOD INTO THE COMMUNITY WHERE THE IMMEDIATE OPTIONS ARE LARGELY CONVENIENCE STORES AND FAST-FOOD ESTABLISHMENTS.

(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.

NO, THE PROPOSED EXCEPTION WILL NOT HAVE DETRIMENTAL IMPACTS ON VEHICULAR OR PEDESTRIAN TRAFFIC OR PARKING CONDITIONS AND WILL NOT RESULT IN THE GENERATION OR CREATION OF TRAFFIC INCONSISTENT WITH THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY. ALL SITE DESIGNS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AND PARKING AREAS WILL BE CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS. EXISTING INDUSTRIAL AND COMMERCIAL USES ON PECAN PARK ROAD CURRENTLY GENERATE SIGNIFICANT AUTOMOBILE AND TRUCK TRAFFIC. THE PROPOSED USES WOULD NOT GENERATE TRAFFIC INCONSISTENT WITH THESE NEARBY USES. THE ADDITION OF SIDEWALKS ALONG PECAN PARK ROAD AND ALONG THE MAIN THOROUGHFARES WITHIN THE PROPOSED DEVELOPMENT ALIGNS WITH OBJECTIVES 1.4 AND 4.1 OF THE TRANSPORTATION ELEMENT IN THE 2045 COMPREHENSIVE PLAN WHICH AIMS, IN-PART, TO PROVIDE SIDEWALKS FOR PEDESTRIANS TO REDUCE FATALITIES AND INJURIES ON ROADWAYS. THE PROPOSED DEVELOPMENT ALSO ALIGNS WITH OBJECTIVE 2.3 WHICH, IN PART, SEEKS TO INCREASE THE MULTI-MODAL TRANSPORTATION EFFICACY AND SAFETY. IT DOES THIS BY INCLUDING A MIX OF RESIDENTIAL AND RETAIL USES THEREBY HELPING TO MINIMIZE EXTERNAL TRIPS ONTO THE LOCAL ROADWAY NETWORK.

(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.

NO, THE PROPOSED USES WILL NOT HAVE A DETRIMENTAL EFFECT ON THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES OR THE GENERAL AREA IN THAT IT IS CONSISTENT WITH THE INTENT OF THE AREA IN THE 2045 COMPREHENSIVE PLAN. THE SURROUNDING USES ARE SIMILAR TO THE PROPOSED USES AND WILL BRING NEEDED RETAIL USES IN THIS GROWING AREA.

(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.

NO, THE PROPOSED USES WILL NOT RESULT IN THE CREATION OF OBJECTIONABLE OR EXCESSIVE NOISE, LIGHTS, VIBRATIONS, FUMES, ODORS, DUST OR PHYSICAL ACTIVITIES CONSIDERING THE SURROUNDING AREA IS ALSO ZONED COMMERCIAL AND INDUSTRIAL AND FEATURES SIMILAR USES. IN ADDITION, THE INDUSTRIAL PORTIONS OF THE PROJECT ARE SETBACK ON THE PROJECT SITE ALONG I-95 WHILE THE PROPOSED RETAIL AREAS ARE LOCATED NEAR PECAN PARK ROAD FOR EASY PASS-BY TRAFFIC FOR THE SURROUNDING USERS.

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

NO, THE PROPOSED USE OF THIS PROPERTY RESULTING FROM THE ZONING EXCEPTION WILL NOT OVERBURDEN EXISTING PUBLIC SERVICES AND FACILITIES IN THAT THIS ROADWAY IS ALREADY PLANNED FOR EXPANSION AND THIS PROJECT IS PART OF A LARGER MIXED-USE PUD. THEREFORE, THERE IS NO EXTRA BURDEN ON THE EXISTING INFRASTRUCTURE. FURTHER, THE EXISTING INFRASTRUCTURE AND PROPOSED UTILITY IMPROVEMENTS CONTAIN MORE THAN ENOUGH CAPACITY FOR THE PROPOSED DEVELOPMENT. IN ADDITION, WHILE THE SUCCESS OF RIVER CITY MARKETPLACE TO THE SOUTH IS BENEFICIAL TO THE LOCAL ECONOMY AND SERVICEABILITY OF THE GENERAL AREA, THE PROPOSED REQUEST MAY RELIEVE SOME OF THE POTENTIAL CONGESTION DUE TO FUTURE DEVELOPMENT IN THE RIVER CITY MARKETPLACE AREA, BENEFITING BOTH THE RESIDENTS AND TRAFFIC FLOW FOR THE SURROUNDING AREA.

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

YES, THE SUBJECT SITE IS SUFFICIENTLY ACCESSIBLE TO PERMIT ENTRY ONTO THE PROPERTY BY FIRE, POLICE, RESCUE AND OTHER SERVICES. THE PROPOSED DEVELOPMENT WILL MEET ALL NFPA (NATIONAL FIRE PROTECTION ASSOCIATION) STANDARDS FOR ACCESS AND WILL PROVIDE MORE POINTS OF ACCESS THAN THERE ARE CURRENTLY EXISTING.

(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.

YES, THE USE OF THIS PROPERTY FOR RETAIL USES WITH OUTDOOR DISPLAY AND SALES AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR EITHER OFF-PREMISES CONSUMPTION OR ON-PREMISES CONSUMPTION OR BOTH IS CONSISTENT WITH THE ZONING CODE'S DEFINITION OF A ZONING EXCEPTION AS SET FORTH IN CHAPTER 656, PART 16 OF THE CITY OF JACKSONVILLE'S ORDINANCE CODE. IT IS A USE THAT IS APPROPRIATE FOR THE IMMEDIATE AREA IN THAT IT IS CONSISTENT WITH SIMILAR PARCELS ALONG THE SAME CORRIDOR.

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

1) Residential District Base Fee	\$1,161.00
2) Plus Notification Costs Per Addressee	
18 Notifications @ \$7.00/each:	\$126.00
3) Total Application Cost:	\$1,287.00

* 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.**

ATTACHMENT 5

WARRANTY DEED

Prepared by, and return to:
HOLLAND & KNIGHT LLP
James S. Groh, Esq.
50 North Laura Street, Suite 3900
Jacksonville, Florida 32202

NOTE TO CLERK: The property conveyed by this instrument is a portion of a \$20,000,000.00 purchase of real property which includes certain other real property being conveyed simultaneously herewith by Special Warranty Deed to be recorded concurrently with this Deed. Documentary stamps in the amount of \$140,000.00 shall be paid on the Special Warranty Deed. Therefore, minimal tax in the amount of \$0.70 is being paid on this deed.

Quit Claim Deed

Made as of this November 27, 2007 by BACARDI BOTTLING CORPORATION, a Florida corporation, 12200 N. Main Street, Jacksonville, Florida 32218, hereinafter called the Grantor, to:
RUM EAST, LLC, a Florida limited liability company, as tenant in common with an undivided 18.114% interest;
RUM EAST A, LLC, a Florida limited liability company, as tenant in common with an undivided 3.312% interest;
RUM EAST B, LLC, a Florida limited liability company, as tenant in common with an undivided 39.336% interest;
RUM EAST C, LLC, a Florida limited liability company, as tenant in common with an undivided 1.161% interest;
RUM EAST D, LLC, a Florida limited liability company, as tenant in common with an undivided 6.371% interest;
RUM EAST E, LLC, a Florida limited liability company, as tenant in common with an undivided 1.665% interest;
RUM EAST F, LLC, a Florida limited liability company, as tenant in common with an undivided 8.746% interest;
RUM EAST G, LLC, a Florida limited liability company, as tenant in common with an undivided 9.101% interest;
RUM EAST H, LLC, a Florida limited liability company, as tenant in common with an undivided 11.996% interest;
and RUM EAST I, LLC, a Florida limited liability company, as tenant in common with an undivided 0.198% interest,
whose post office address is 8441 Copper Creek Boulevard, University Park, Florida 34201, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land situate in Duval County, Florida, viz:

See Attached Exhibit "A"

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and on behalf of the said Grantee forever.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year as set forth below.

Signed, sealed and delivered in our presence:

BACARDI BOTTLING CORPORATION,
a Florida corporation

Jessie Lynn Bauman
Witness

G. Charles Cauthen (Seal)
By: G. Charles Cauthen, Vice President

Printed Name Jessie Lynn Bauman

Jose Terna
Witness

Printed Name JOSE TERNA

State of Florida

County of Duval

The foregoing instrument was acknowledged before me this November 26, 2007, by G. Charles Cauthen, Vice President of BACARDI BOTTLING CORPORATION, a Florida corporation, who is personally known to me or who has produced a _____ drivers license as identification.

Sherri Lynn DeShazo
Notary Public
Print Name: Sherri Lynn DeShazo
My Commission Expires: June 26, 2009



Sherri Lynn DeShazo
Commission # DD444749
Expires June 26, 2009
Bonded Troy Fain - Insurance, Inc. 800-368-7019

EXHIBIT "A"**QUIT CLAIM PARCEL:**

A parcel of land comprised of portions of Wm. Hendricks Grant, Section 49, Township 1 North, Range 27 East, portions of the Wm. Hendricks Grant, Section 53, and Charles Seton Mill Grant Section 48, Township 2 North Range 27 East, said parcel being more particularly described as follows:

For point of beginning, commence at the point of intersection of the line dividing Township 2 North from Township 1 North, with the Westerly right of way line of the CSX Transportation Railroad (formerly Seaboard System Railroad), and run Northerly along said right of way line and along the arc of a curve, concave Easterly, and having a radius of 11,518.99 feet, a chord distance of 71.66 feet to a point, the bearing of the aforementioned chord being N 4°49'2" E; run thence N 84°26'40" W, a distance of 1,143.89 feet to a concrete monument; run thence S 84°33'48" W, a distance of 1,721.52 feet to a concrete monument located in said line dividing Townships 1 and 2 North; run thence S 89°36'59" E, along said dividing line, a distance of 1,750 feet, more or less, to a point in the Southerly boundary of said Wm. Hendricks Grant, Sections 49 and 53; run thence Southeasterly, along said Southerly boundary of the Wm. Hendricks Grant, a distance of 1,300 feet, more or less, to its point of intersection with the Westerly right of way line of said CSX Transportation Railroad; run thence Northerly, along said Westerly right of way line, a distance of 500 feet, more or less, to the point of beginning; and

PARCEL C:

A PORTION OF LOT 1, TISON'S SUBDIVISION OF THE CHARLES SETON GRANT, SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, RECIENTA FARMS, UNIT 1 AS RECORDED IN PLAT BOOK 13, PAGE 47 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 85°02'20" WEST, 100.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17, A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 00°29'35" EAST ALONG LAST SAID LINE, 619.11 FEET TO THE SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5652, PAGE 1061 OF SAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°29'35" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17, A DISTANCE OF 43.39 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9929, PAGE 1695 SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 86°51'44" WEST ALONG LAST SAID LINE, 196.62 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD, A 120-FOOT RAILROAD RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 01°28'34" EAST ALONG LAST SAID LINE, 55.24 FEET TO THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 5652, PAGE 1061; THENCE SOUTH 89°41'10" EAST ALONG LAST SAID LINE, 194.53 FEET TO THE POINT OF BEGINNING.

4951208_v1.# 4951208_v1

Prepared by, and return to:
Bert C. Simon
Gartner, Brock & Simon
1660 Prudential Drive, Suite 203
Jacksonville, FL 32207

NOTE TO CLERK: The property conveyed by this instrument is a portion of a \$20,000,000.00 purchase of real property which includes certain other real property being conveyed simultaneously herewith by Special Warranty Deed to be recorded concurrently with this Deed. Documentary stamps in the amount of \$140,000.00 shall be paid on the Special Warranty Deed. Therefore, minimal tax in the amount of \$0.70 is being paid on this deed.

Quit Claim Deed

Made as of this November 27, 2007 by BACARDI BOTTLING CORPORATION, a Florida corporation, 12200 N. Main Street, Jacksonville, Florida 32218, hereinafter called the Grantor, to:
RUM EAST, LLC, a Florida limited liability company, as tenant in common with an undivided 18.114% interest;
RUM EAST A, LLC, a Florida limited liability company, as tenant in common with an undivided 3.312% interest;
RUM EAST B, LLC, a Florida limited liability company, as tenant in common with an undivided 39.336% interest;
RUM EAST C, LLC, a Florida limited liability company, as tenant in common with an undivided 1.161% interest;
RUM EAST D, LLC, a Florida limited liability company, as tenant in common with an undivided 6.371% interest;
RUM EAST E, LLC, a Florida limited liability company, as tenant in common with an undivided 1.665% interest;
RUM EAST F, LLC, a Florida limited liability company, as tenant in common with an undivided 8.746% interest;
RUM EAST G, LLC, a Florida limited liability company, as tenant in common with an undivided 9.101% interest;
RUM EAST H, LLC, a Florida limited liability company, as tenant in common with an undivided 11.996% interest;
and RUM EAST I, LLC, a Florida limited liability company, as tenant in common with an undivided 0.198% interest,
whose post office address is 8441 Copper Creek Boulevard, University Park, Florida 34201, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land situate in Duval County, Florida, viz:

See Attached Exhibit "A"

The purpose of this Quit Claim Deed is to convey to Grantee all right, title and interest that Grantor may have in any lands lying between the lands conveyed by Special Warranty Deed of even date herewith from Grantor to Grantee and recorded at Official Records Book 14286, Page 1353, and those lands described in that certain Special Warranty Deed recorded in Official Records Book 14187, Page 1846, all of the public records of Duval County, Florida.

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and on behalf of the said Grantee forever.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year as set forth below.

Signed, sealed and delivered in our presence:

BACARDI BOTTLING CORPORATION,
a Florida corporation

Jessie Lynn Bauman
Witness

Printed Name Jessie Lynn Bauman

G. Charles Cauthen
By: G. Charles Cauthen, Vice President

(Seal)

Jose Maria
Witness

Printed Name JOSE MARIA

State of Florida

County of Duval

The foregoing instrument was acknowledged before me this November 27, 2007, by G. Charles Cauthen, Vice President of BACARDI BOTTLING CORPORATION, a Florida corporation, who is personally known to me or who has produced a _____ drivers license as identification.

Sherri Lynn DeShazo
Notary Public
Print Name: Sherri Lynn DeShazo
My Commission Expires: June 26, 2009



Sherri Lynn DeShazo
Commission # DD444749
Expires June 26, 2009
Bonded Troy Fair - Insurance, Inc. 800-385-7019

EXHIBIT "A"

Lot 7, Tison's Subdivision as recorded in Plat Book 1, Page 150 of the former public records of Duval County, Florida.

This instrument prepared by:
BRUCE E. STUTSMAN, ESQ.
Stutsman Thames & Markey, P.A.
50 North Laura Street, Suite 1600
Jacksonville, Florida 32202
Record and return to same.

RE Parcel #: 108125-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective this 14TH day of September, 2007, by **PARK FOREST, LLP**, a Florida limited liability partnership, whose address is 13916 Woodland Drive, Jacksonville, Florida 32218 ("Grantor"), to **PECPAR, LLC**, a Florida limited liability company, to an undivided 0.618% interest; **PECPAR-A, LLC**, a Florida limited liability company, as to an undivided 37.862% interest; **PECPAR-B, LLC**, a Florida limited liability company, as to an undivided 51.535% interest; **PECPAR-C, LLC**, a Florida limited liability company, as to an undivided 3.046% interest; **PECPAR-D, LLC**, a Florida limited liability company, as to an undivided 4.027% interest; and **PECPAR-E, LLC**, a Florida limited liability company, as to an undivided 2.912% interest, all as Tenants in Common, whose addresses are 8441 Cooper Creek Boulevard, University Park, Florida, 34201 (collectively as "Grantees").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO taxes for the 2007 tax year and subsequent years; applicable zoning and land use codes, ordinances and laws, and that certain Grant of Easement as set forth in instrument recorded September 17, 1985 in Official Records Book 6014, Page 1545, of the current public records of Duval County, Florida.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

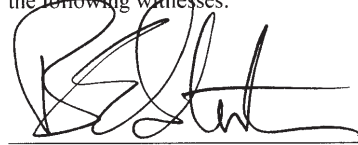
AND Grantor hereby covenants with said Grantee that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but not otherwise.

[signatures appearing on the next page]

3

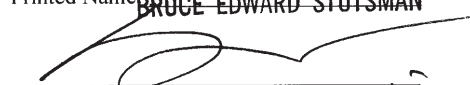
IN WITNESS WHEREOF, Grantor has hereunto set its hands and seal the day and year first above written.

Signed, sealed and delivered in the presence of **PARK FOREST, LLP**
the following witnesses:



Printed Name: **BRUCE EDWARD STUTSMAN**

By: 
Stephen M. Leggett, Managing Partner


Printed Name: **Shelley Jenkins**

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing Special Warranty Deed was acknowledged before me this 13th day of September, 2007, by Stephen M. Leggett, as Managing Partner of Park Forest, LLP, a Florida limited liability partnership, on behalf of the partnership, who (check one) ☒ is personally known to me or ☐ has produced _____ (as identification) and did not take an oath.



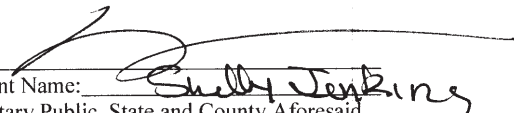

Print Name: **Shelley Jenkins**
Notary Public, State and County Aforesaid
My commission expires: **2-27-11**
Commission No.: **DD609656**

EXHIBIT "A"**LEGAL DESCRIPTION OF PROPERTY**

A part of Lot 7, Tison's Subdivision as recorded in Plat Book I, Page 150 of the former public records of Duval County, Florida, the same being in Section 40, Township 1 North, Range 27 East of said county, being more particularly described as follows:

For a point of reference, commence at the intersection of the Westerly right of way line of the Seaboard Coast line Railroad right-of-way, as now established as a 120 foot right of way with the Northerly right of way line of Pecan Park Road as now established as a 60 foot right of way; thence South 87°19'27" West, along said Northerly right of way line, a distance of 1800.00 feet to the Point of Beginning; thence continue South 87°19'27" West, along said Northerly right of way line, a distance of 700.70 feet; thence North 02°40'33" West, along the Easterly right of way line of said Pecan Park Road, a distance of 20.00 feet; thence South 89°43'21" West along said Northerly right of way line, a distance of 512.43 feet; thence North 02°40'33 "West, along the Easterly line of those lands as described in Official Records Book 4098, page 654 of the current public records of said County, a distance of 200 feet; thence South 87°19'27" West, along the Northerly line of said lands, a distance of 464.01 feet to the Easterly right of way line of Interstate No. 95 as now established; thence North 17°6'20" West, along said Easterly right of way line, a distance of 225.55 feet; thence North 87°19'27" East, a distance of 1750.03 feet; thence South 00°32'33" of said current public records, a distance of 460.21 feet to the Point of Beginning.

Section 11.

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

Yes, the proposed zoning exception is consistent with the 2045 Comprehensive Plan. The subject site is located in the Light Industrial (LI) land use category and all non-residential uses that are permitted in the commercial land use categories are permitted as secondary uses in the LI land use category. Therefore, the proposed zoning exception to permit “retail uses with outdoor display” and “sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both” is consistent with the LI land use designation.

The proposed zoning exception is also consistent with goals and objectives of the 2045 Comprehensive Plan, including the following:

FLUE GOAL 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Yes, the proposed zoning exception optimizes the combined potentials stated in FLUE Goal 1 since it requests adding retail to site that will benefit both the proposed industrial and residential uses. Additionally, the adherence of land development regulations, inclusion of pedestrian facilities, and requests of both site compatible and adjacent area compatible uses serve to minimize the threats listed in FLUE Goal 1.

FLUE Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Yes, the proposed zoning exception seeks to support the project site’s ability to be successfully developed with a more compact and denser residential form not typical of sprawl. The inclusion of an anticipated anchor grocer, along with additional retail should serve the already existing nearby communities and help to fulfill their need to travel for goods, in a more efficient manner. The mix of compatible and complementary uses on one site reduces the need for additional land acquisition, infrastructure installation, and daily trips on local roads.

FLUE Objective 3.2 Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City’s residential.

The proposed zoning exception is consistent with FLUE Objective 3.2 considering the retail will support the remaining industrial uses within the parcel. Only a portion of the parcel will contain the retail uses which are closer to Pecan Park Road thus supporting the surrounding area and the mix of uses within this approved PUD. In addition, being in close proximity to the I-95/Pecan Park Rd interchange is a logical

location for a mix of uses including the requested retail. The proposed residential use to be included on the site should also serve to increase the viability of area and allow for future residents to take advantage of on-site commercial and industrial for shopping and employment opportunities.

(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;

Yes, the proposed exception will be compatible with the area. The general character of this immediate area along Pecan Park Road is predominantly industrial and commercial. Within the surrounding areas, there are multiple gas stations, retail stores, and industrial uses with approved residential uses to the east, closer to Main Street and the west of I-95. The request for “retail uses with outdoor display” and “sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both” is located in an appropriate area considering Pecan Park Road will be widened and this area is experiencing a large amount of residential growth which will need retail services to support them. One of the anticipated retail uses on the site is an anchor grocer which will be needed as the area continues to grow. Currently, the nearest grocery store is roughly three miles away from the project site.

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

No, the proposed exception will not have a negative environmental impact on the surrounding areas. Given the mixed-use context of the proposed development, and the current Light Industrial Land Use, the requested zoning exception will not have an environmental impact inconsistent with the health, safety and welfare of the community. The retail portions will add areas for nearby residents to shop, reducing longer distance trips. In addition, this area of the City is expected to grow as demonstrated by the widening of Pecan Park Road in this vicinity. To reduce urban sprawl, retail uses should be located in areas where a mix of uses are anticipated as is in this area. With one of the anticipated retail uses on the site being an anchor grocer, this would serve to bring fresh, healthy food into the community where the immediate options are largely convenience stores and fast-food establishments.

(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;

No, the proposed exception will not have detrimental impacts on vehicular or pedestrian traffic or parking conditions and will not result in the generation or creation of traffic inconsistent with the health, safety, and welfare of the community. All site designs for vehicular and pedestrian traffic and parking areas will be consistent with the land development regulations. Existing industrial and commercial uses on Pecan Park Road currently generate significant automobile and truck traffic. The proposed uses would not generate traffic inconsistent with these nearby

uses. The addition of sidewalks along Pecan Park Road and along the main thoroughfares within the proposed development aligns with Objectives 1.4 and 4.1 of the Transportation Element in the 2045 Comprehensive Plan which aims, in-part, to provide sidewalks for pedestrians to reduce fatalities and injuries on roadways. The proposed development also aligns with Objective 2.3 which, in part, seeks to increase the multi-modal transportation efficacy and safety. It does this by including a mix of residential and retail uses thereby helping to minimize external trips onto the local roadway network.

(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;

No, the proposed uses will not have a detrimental effect on the future development of contiguous properties or the general area in that it is consistent with the intent of the area in the 2045 Comprehensive Plan. The surrounding uses are similar to the proposed uses and will bring needed retail uses in this growing area.

(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;

No, the proposed uses will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities considering the surrounding area is also zoned Commercial and Industrial and features similar uses. In addition, the industrial portions of the project are setback on the project site along I-95 while the proposed retail areas are located near Pecan Park Road for easy pass-by traffic for the surrounding users.

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

No, the proposed use of this property resulting from the zoning exception will not overburden existing public services and facilities in that this roadway is already planned for expansion and this project is part of a larger mixed-use PUD. Therefore, there is no extra burden on the existing infrastructure. Further, the existing infrastructure and proposed utility improvements contain more than enough capacity for the proposed development. In addition, while the success of River City Marketplace to the south is beneficial to the local economy and serviceability of the general area, the proposed request may relieve some of the potential congestion due to future development in the River City Marketplace area, benefiting both the residents and traffic flow for the surrounding area.

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

Yes, the subject site is sufficiently accessible to permit entry onto the property by fire, police, rescue and other services. The proposed development will meet all NFPA (National Fire

Protection Association) standards for access and will provide more points of access than there are currently existing.

(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification (or 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.

Yes, the use of this property for retail uses with outdoor display and sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both is consistent with the zoning code's definition of a zoning exception as set forth in Chapter 656, Part 16 of the City of Jacksonville's Ordinance Code. It is a use that is appropriate for the immediate area in that it is consistent with similar parcels along the same corridor.

ATTACHMENT 3

OWNER AUTHORIZATION



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity

PECPAR LLC, PECPAR-A LLC, PECPAR-B LLC, PECPAR-C LLC, PECPAR-D LLC, PECPAR-E LLC, RUM EAST LLC, RUM EAST A LLC, RUM EAST B LLC, RUM EAST C LLC, RUM EAST D LLC, RUM EAST E LLC, RUM EAST F LLC, RUM EAST G LLC, RUM EAST H LLC, RUM EAST I LLC

Owner Name

0 Pecan Park Road, Jacksonville, FL 32218

Address(es) for Subject Property

Parcel: 108125 0000, 108117 0005, 108113 0005

Real Estate Parcel Number(s) for Subject Property

Kimley-Horn and Associates, Inc.

Appointed or Authorized Agent(s)

Zoning Exception, Permitting

Type of Request(s)/Application(s)

STATE OF FLORIDA

COUNTY OF MANATEE

BEFORE ME, the undersigned authority, this day personally appeared Stephen C. Scallone, as Manager hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

PECPAR LLC, PECPAR-A LLC, PECPAR-B LLC, PECPAR-C LLC, PECPAR-D LLC,
PECPAR-E LLC, RUM EAST LLC, RUM EAST A LLC, RUM EAST B LLC, RUM EAST C
LLC, RUM EAST D LLC, RUM EAST E LLC, RUM EAST F LLC, RUM EAST G LLC, RUM
EAST H LLC, RUM EAST I LLC

1. Affiant is the Manager of Florida Limited Liability Company (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant

Stephen C. Scalione

Printed/Typed Name of Affiant

* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

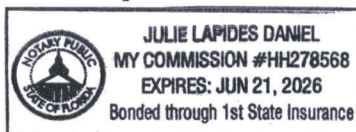
NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of July, 2025, by Stephen C. Scalione, as Manager for PECPAR LLC, PECPAR-A LLC, PECPAR-B LLC, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____

PECPAR-C LLC,
PECPAR-D LLC, PECPAR-E LLC, RUM EAST LLC,
RUM EAST A LLC, RUM EAST B LLC, RUM EAST C LLC,
RUM EAST D LLC, RUM EAST E LLC, RUM EAST F LLC,
RUM EAST G LLC, RUM EAST H LLC, RUM EAST I LLC

[NOTARY SEAL]



Julie Lapidés Daniel
Notary Public Signature

Julie Lapidés Daniel
Printed/Typed Name – Notary Public

My commission expires: 6/21/26

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

ATTACHMENT 8

EXCEPTION JUSTIFICATION

Section 11.

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

Yes, the proposed zoning exception is consistent with the 2045 Comprehensive Plan. The subject site is located in the Light Industrial (LI) land use category and all non-residential uses that are permitted in the commercial land use categories are permitted as secondary uses in the LI land use category. Therefore, the proposed zoning exception to permit “retail uses with outdoor display” and “sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both” is consistent with the LI land use designation.

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Yes, the proposed zoning exception optimizes the combined potentials stated in FLUE Goal 1 since it requests adding retail to site that will benefit both the proposed industrial and residential uses. Additionally, the adherence of land development regulations, inclusion of pedestrian facilities, and requests of both site compatible and adjacent area compatible uses serve to minimize the threats listed in FLUE Goal 1.

FLUE Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Yes, the proposed zoning exception seeks to support the project site’s ability to be successfully developed with a more compact and denser residential form not typical of sprawl. The inclusion of an anticipated anchor grocer, along with additional retail should serve the already existing nearby communities and help to fulfill their need to travel for goods, in a more efficient manner. The mix of compatible and complementary uses on one site reduces the need for additional land acquisition, infrastructure installation, and daily trips on local roads.

FLUE Objective 3.2 Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City’s residential.

The proposed zoning exception is consistent with FLUE Objective 3.2 considering the retail will support the remaining industrial uses within the parcel. Only a portion of the parcel will contain the retail uses which are closer to Pecan Park Road thus supporting the surrounding area and the mix of uses within this approved PUD. In addition, being in close proximity to the I-95/Pecan Park Rd interchange is a logical

location for a mix of uses including the requested retail. The proposed residential use to be included on the site should also serve to increase the viability of area and allow for future residents to take advantage of on-site commercial and industrial for shopping and employment opportunities.

(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;

Yes, the proposed exception will be compatible with the area. The general character of this immediate area along Pecan Park Road is predominantly industrial and commercial. Within the surrounding areas, there are multiple gas stations, retail stores, and industrial uses with approved residential uses to the east, closer to Main Street and the west of I-95. The request for “retail uses with outdoor display” and “sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both” is located in an appropriate area considering Pecan Park Road will be widened and this area is experiencing a large amount of residential growth which will need retail services to support them. One of the anticipated retail uses on the site is an anchor grocer which will be needed as the area continues to grow. Currently, the nearest grocery store is roughly three miles away from the project site.

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

No, the proposed exception will not have a negative environmental impact on the surrounding areas. Given the mixed-use context of the proposed development, and the current Light Industrial Land Use, the requested zoning exception will not have an environmental impact inconsistent with the health, safety and welfare of the community. The retail portions will add areas for nearby residents to shop, reducing longer distance trips. In addition, this area of the City is expected to grow as demonstrated by the widening of Pecan Park Road in this vicinity. To reduce urban sprawl, retail uses should be located in areas where a mix of uses are anticipated as is in this area. With one of the anticipated retail uses on the site being an anchor grocer, this would serve to bring fresh, healthy food into the community where the immediate options are largely convenience stores and fast-food establishments.

(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;

No, the proposed exception will not have detrimental impacts on vehicular or pedestrian traffic or parking conditions and will not result in the generation or creation of traffic inconsistent with the health, safety, and welfare of the community. All site designs for vehicular and pedestrian traffic and parking areas will be consistent with the land development regulations. Existing industrial and commercial uses on Pecan Park Road currently generate significant automobile and truck traffic. The proposed uses would not generate traffic inconsistent with these nearby

uses. The addition of sidewalks along Pecan Park Road and along the main thoroughfares within the proposed development aligns with Objectives 1.4 and 4.1 of the Transportation Element in the 2045 Comprehensive Plan which aims, in-part, to provide sidewalks for pedestrians to reduce fatalities and injuries on roadways. The proposed development also aligns with Objective 2.3 which, in part, seeks to increase the multi-modal transportation efficacy and safety. It does this by including a mix of residential and retail uses thereby helping to minimize external trips onto the local roadway network

(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;

No, the proposed uses will not have a detrimental effect on the future development of contiguous properties or the general area in that it is consistent with the intent of the area in the 2045 Comprehensive Plan. The surrounding uses are similar to the proposed uses and will bring needed retail uses in this growing area.

(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;

No, the proposed uses will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities considering the surrounding area is also zoned Commercial and Industrial and features similar uses. In addition, the industrial portions of the project are setback on the project site along I-95 while the proposed retail areas are located near Pecan Park Road for easy pass-by traffic for the surrounding users.

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

No, the proposed use of this property resulting from the zoning exception will not overburden existing public services and facilities in that this roadway is already planned for expansion and this project is part of a larger mixed-use PUD. Therefore, there is no extra burden on the existing infrastructure. Further, the existing infrastructure and proposed utility improvements contain more than enough capacity for the proposed development. In addition, while the success of River City Marketplace to the south is beneficial to the local economy and serviceability of the general area, the proposed request may relieve some of the potential congestion due to future development in the River City Marketplace area, benefiting both the residents and traffic flow for the surrounding area.

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

Yes, the subject site is sufficiently accessible to permit entry onto the property by fire, police, rescue and other services. The proposed development will meet all NFPA (National Fire

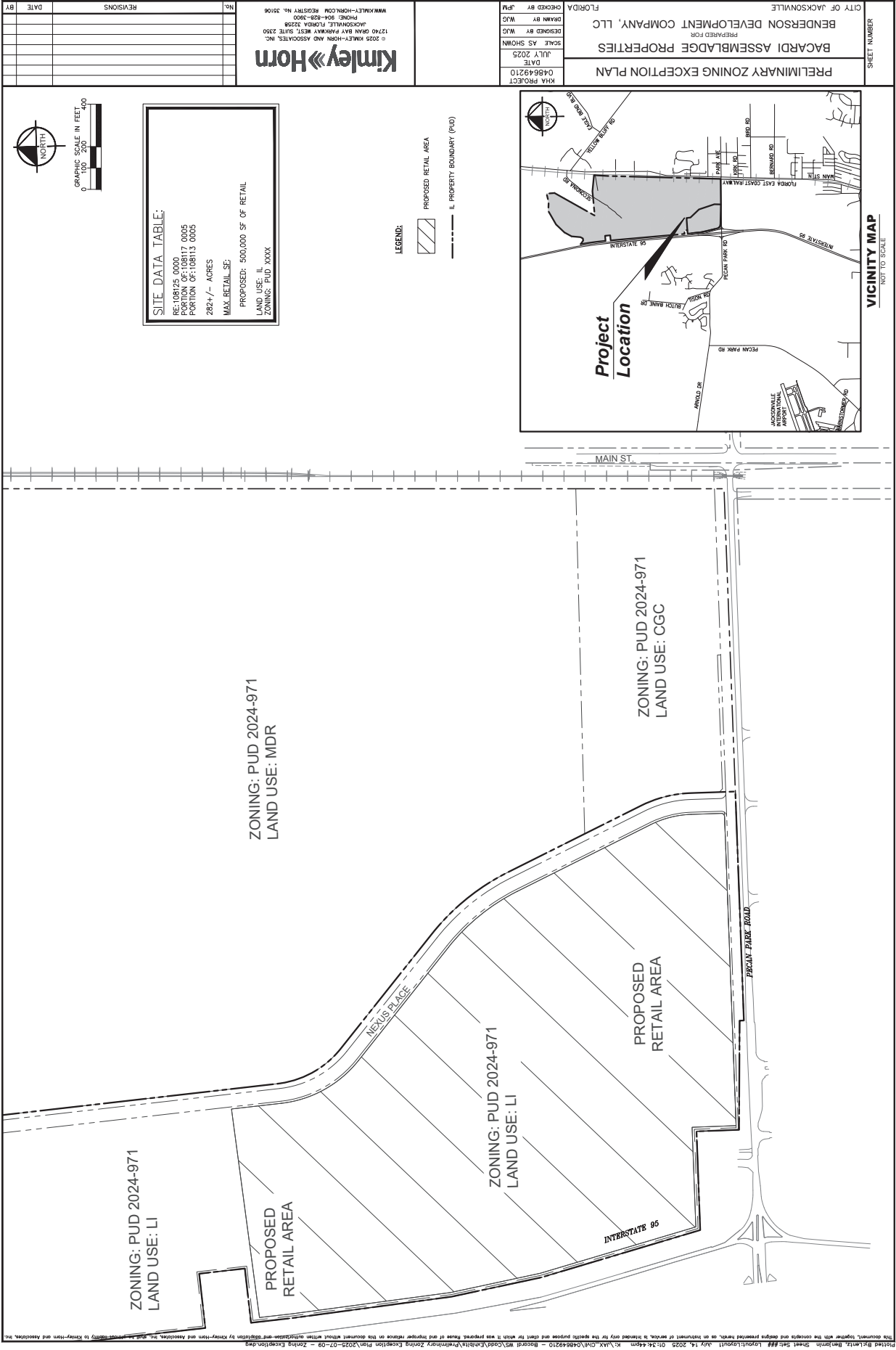
Protection Association) standards for access and will provide more points of access than there are currently existing.

(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification (or 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.

Yes, the use of this property for retail uses with outdoor display and sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both is consistent with the zoning code's definition of a zoning exception as set forth in Chapter 656, Part 16 of the City of Jacksonville's Ordinance Code. It is a use that is appropriate for the immediate area in that it is consistent with similar parcels along the same corridor.

ATTACHMENT 2

SITE PLAN



Plotting: Bklynitz, Benham Sheet: 29 of 42
K:\JAX_Civil\048649210 - Borden\WS\Cadd\Utility\Primary\Zoning_Exception\Fig\2025-07-09 - Zoning_Exception.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. No other use or reproduction is permitted without the written consent of Kimley-Horn and Associates, Inc.

PRELIMINARY ZONING EXCEPTION PLAN

SHEET NUMBER		PRELIMINARY ZONING EXCEPTION PLAN		BACARDI ASSEMBLAGE PROPERTIES		PREPARED FOR BENDERSON DEVELOPMENT COMPANY, LLC		CITY OF JACKSONVILLE	
DATE		KHA PROJECT 048649210		SCALE: AS SHOWN		DESIGNED BY WJC		CHECKED BY JPM	
JULY 2025						12740 GAIN BAY PARKWAY WEST, SUITE 2300 JACKSONVILLE, FLORIDA 32228 PHONE: 904-828-3900 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108			
Kimley»Horn									
NO									
REVISIONS									
DATE									
BY									

ATTACHMENT 1

SURVEY

SKETCH OF DESCRIPTION

SHEET 1 OF 5

A PORTION OF SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND
A PORTION OF SECTION 48 AND 49, TOWNSHIP 2 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

PARCEL DESCRIPTION

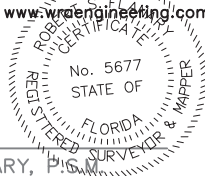
A PORTION OF SECTION 40 OF THE CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTION 48, AND 49, TOWNSHIP 2 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT INTERSECTION OF THE NORTHERLY RIGHT -OF -WAY LINE OF PECAN PARK ROAD, COUNTY ROAD NO. 56, A 60' RIGHT-OF-WAY AS NOW ESTABLISHED AND THE WESTERLY RIGHT -OF -WAY LINE OF THE SEABOARD COAST LINE RAILROAD, A 120' RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE S 89°20'17" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1423.35'; THENCE N 00°26'09" W A DISTANCE OF 45.00' TO THE POINT OF BEGINNING; THENCE N 00°26'09" W A DISTANCE OF 161.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 245.32', WITH A RADIUS OF 563.94', WITH A CHORD BEARING OF N 12°35'08" W, WITH A CHORD LENGTH OF 243.39', WITH A DELTA ANGLE OF 24°55'27",; THENCE N 25°05'28" W A DISTANCE OF 700.69'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 461.72', WITH A RADIUS OF 1060.00', WITH A CHORD BEARING OF N 37°34'10" W, WITH A CHORD LENGTH OF 458.08', WITH A DELTA ANGLE OF 24°57'26",; THENCE N 50°02'20" W A DISTANCE OF 690.35'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 345.66', WITH A RADIUS OF 444.54', WITH A CHORD BEARING OF N 27°33'42" W, WITH A CHORD LENGTH OF 337.02', WITH A DELTA ANGLE OF 44°33'07",; THENCE N 05°01'22" W A DISTANCE OF 4272.76'; THENCE N 84°58'38" E A DISTANCE OF 60.00'; THENCE N 05°01'22" W A DISTANCE OF 42.50'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 201.49', WITH A RADIUS OF 175.34', WITH A CHORD BEARING OF N 27°55'47" E, WITH A CHORD LENGTH OF 190.59', WITH A DELTA ANGLE OF 65°50'28",; THENCE N 06°37'44" W A DISTANCE OF 3186.90'; THENCE S 83°28'31" W A DISTANCE OF 864.95'; THENCE S 80°27'00" W A DISTANCE OF 147.67'; THENCE N 54°58'29" W A DISTANCE OF 314.32'; THENCE N 72°03'46" W A DISTANCE OF 0.69'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1768.97', WITH A RADIUS OF 23068.32', WITH A CHORD BEARING OF S 07°30'59" E, WITH A CHORD LENGTH OF 1768.53', WITH A DELTA ANGLE OF 04°23'37",; THENCE N 84°40'28" E A DISTANCE OF 360.09'; THENCE S 05°00'42" E A DISTANCE OF 364.19'; THENCE S 84°58'36" W A DISTANCE OF 359.70'; THENCE S 05°01'22" E A DISTANCE OF 5231.45'; THENCE N 84°58'38" E A DISTANCE OF 256.50'; THENCE S 05°01'22" E A DISTANCE OF 216.00'; THENCE S 84°58'37" W A DISTANCE OF 256.50'; THENCE S 05°01'22" E A DISTANCE OF 196.41'; THENCE S 06°10'06" E A DISTANCE OF 753.32'; THENCE S 10°38'13" E A DISTANCE OF 431.67'; THENCE S 15°06'14" E A DISTANCE OF 553.63'; THENCE S 15°06'14" E A DISTANCE OF 225.69'; THENCE N 89°19'19" E A DISTANCE OF 463.92'; THENCE S 00°40'41" E A DISTANCE OF 196.87'; THENCE N 89°20'17" E A DISTANCE OF 1588.16'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 12318348.80 SQUARE FEET, 282.790 ACRES



WATER RESOURCE ASSOCIATES. LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274



ROBERT S. FLANARY, P.E.
Florida Surveyor's Registration No. 5677

DATE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

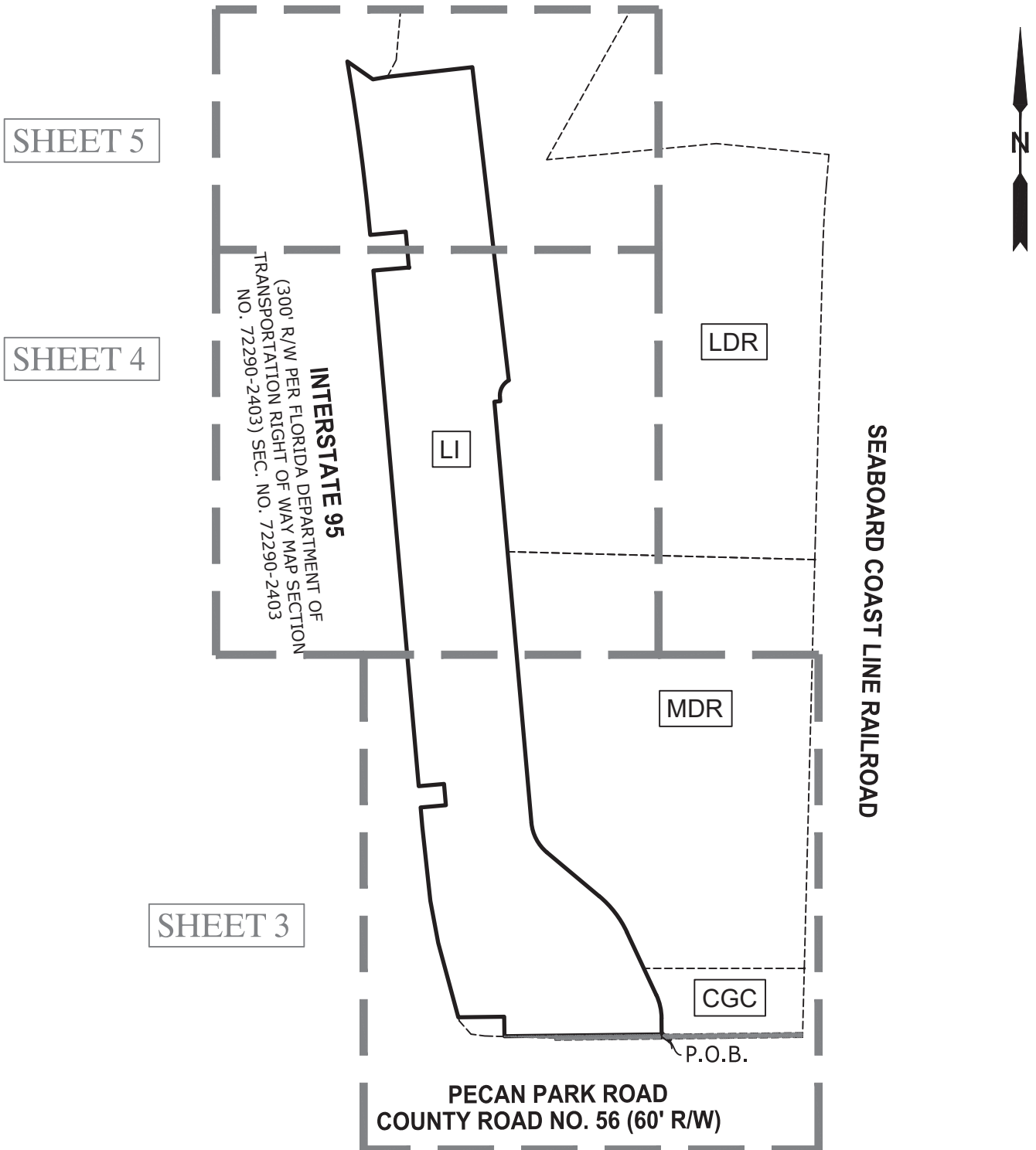
REVISION DATE

LI BACARDI SKETCH IS NOT A SURVEY					
	DRAWN	RSF	DATE:	8/23/23	SCALE:
	CHECKED	RSF	DATE:	8/23/23	FILE NUMBER
					S0042

SKETCH OF DESCRIPTION

SHEET 2 OF 5

A PORTION OF SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND
A PORTION OF SECTION 48 AND 49, TOWNSHIP 2 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE
NORTH RIGHT OF WAY LINE OF PECAN PARK ROAD,
BEING $589^{\circ}20'17''$ W

WATER RESOURCE ASSOCIATES. LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274



LI BACARDI SKETCH IS NOT A SURVEY				
DRAWN	RSF	DATE:	8/23/23	SCALE: 1"=1500'
CHECKED	RSF	DATE:	8/23/23	ON FILE
Page 32 of 42				BOOK NUMBER S0042

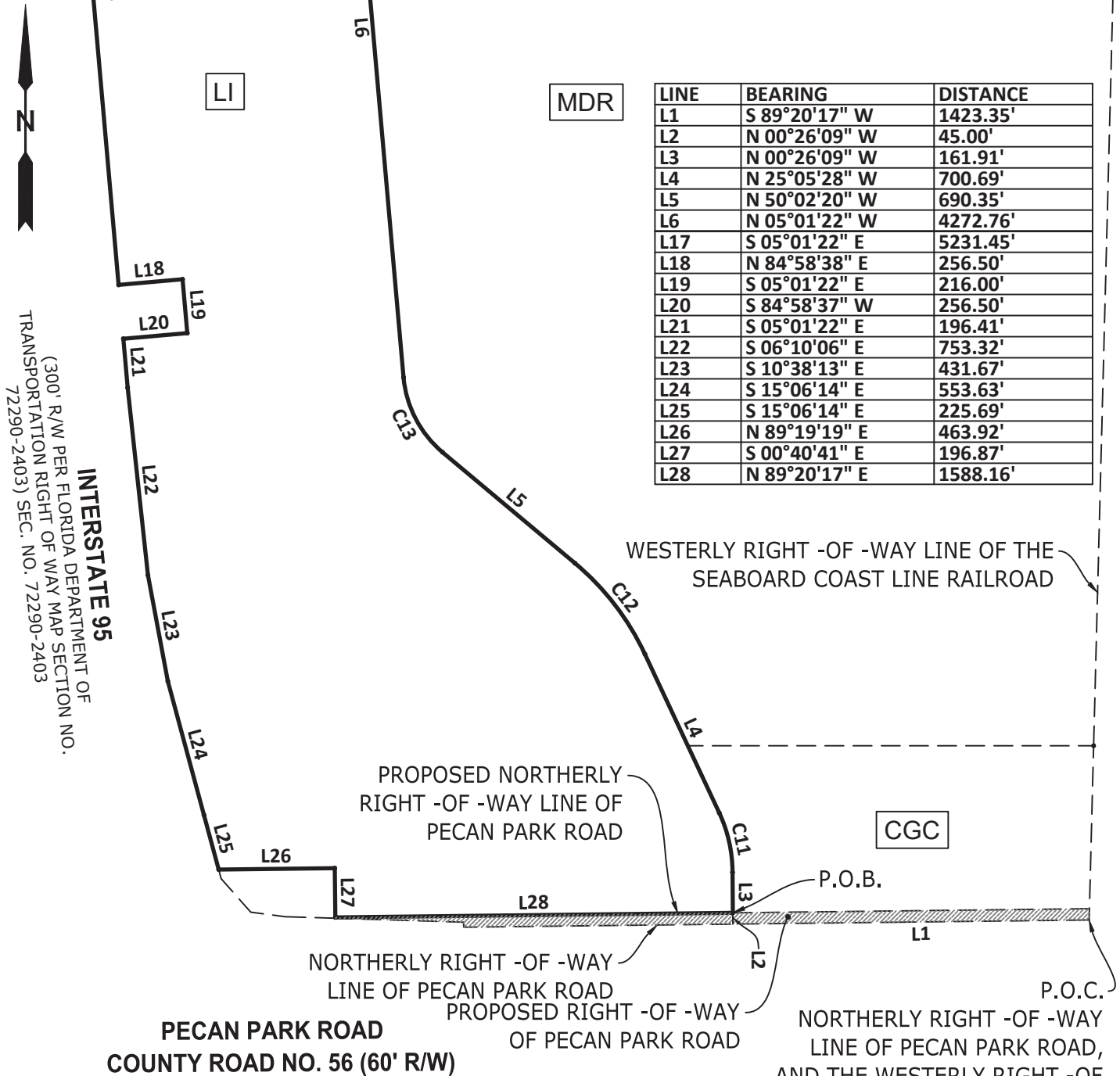
SKETCH OF DESCRIPTION

SHEET 3 OF 5

A PORTION OF SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND
A PORTION OF SECTION 48 AND 49, TOWNSHIP 2 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA

SHEET 4

(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	S 89°20'17" W	1423.35'
L2	N 00°26'09" W	45.00'
L3	N 00°26'09" W	161.91'
L4	N 25°05'28" W	700.69'
L5	N 50°02'20" W	690.35'
L6	N 05°01'22" W	4272.76'
L17	S 05°01'22" E	5231.45'
L18	N 84°58'38" E	256.50'
L19	S 05°01'22" E	216.00'
L20	S 84°58'37" W	256.50'
L21	S 05°01'22" E	196.41'
L22	S 06°10'06" E	753.32'
L23	S 10°38'13" E	431.67'
L24	S 15°06'14" E	553.63'
L25	S 15°06'14" E	225.69'
L26	N 89°19'19" E	463.92'
L27	S 00°40'41" E	196.87'
L28	N 89°20'17" E	1588.16'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C11	563.94'	245.32'	243.39'	N 12°35'08" W	24°55'27"
C12	1060.00'	461.72'	458.08'	N 37°34'10" W	24°57'26"
C13	444.54'	345.66'	337.02'	N 27°33'42" W	44°33'07"

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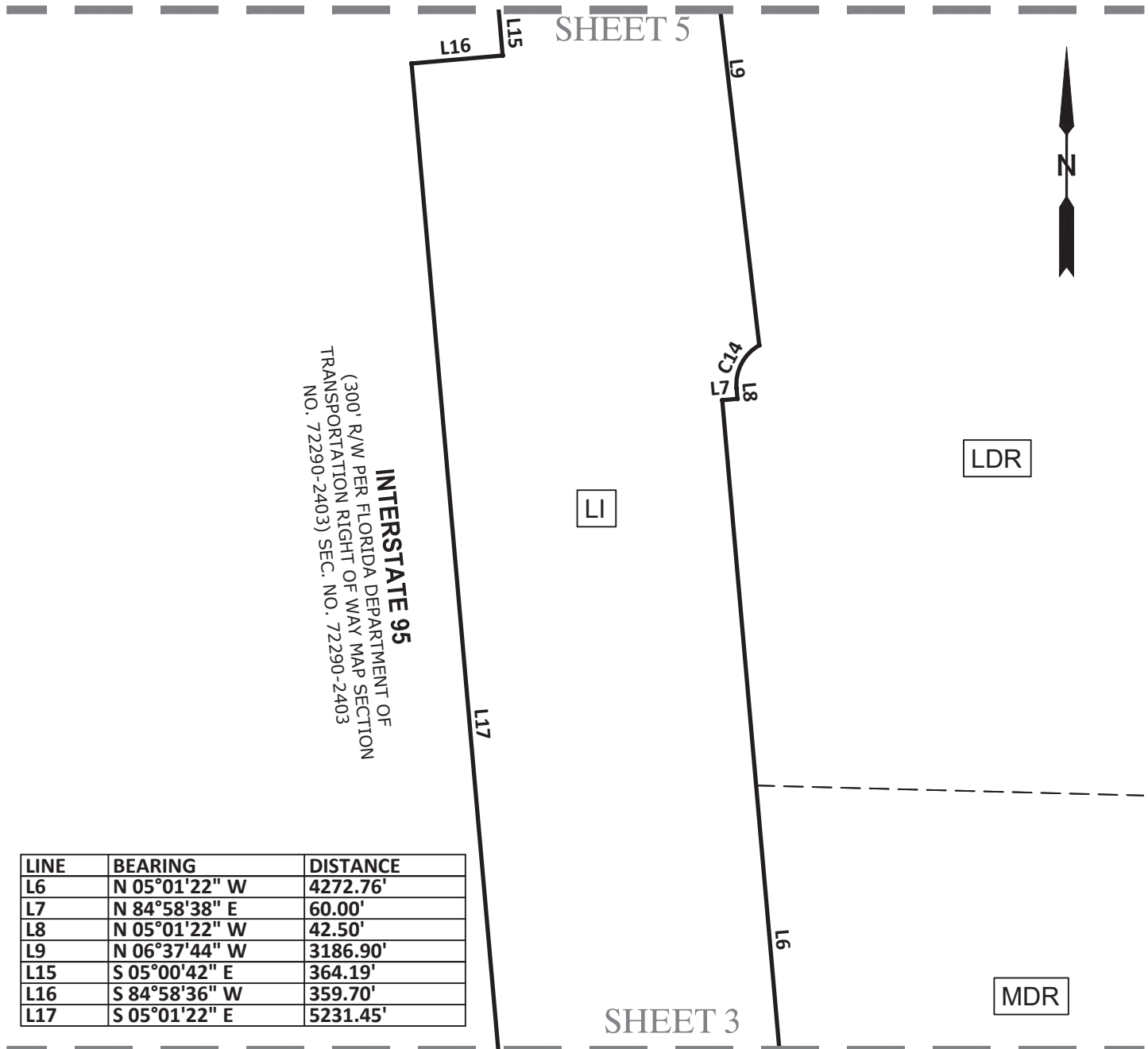


LI BACARDI
SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	8/23/23	SCALE:	1"=1500'
CHECKED	RSF	DATE:	8/23/23	FILE	108 NUMBER S0042

SHEET 4 OF 5

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C14	175.34'	201.49'	190.59'	N 27°55'47" E	65°50'28"



LINE	BEARING	DISTANCE
L6	N 05°01'22" W	4272.76'
L7	N 84°58'38" E	60.00'
L8	N 05°01'22" W	42.50'
L9	N 06°37'44" W	3186.90'
L15	S 05°00'42" E	364.19'
L16	S 84°58'36" W	359.70'
L17	S 05°01'22" E	5231.45'

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SKETCH OF DESCRIPTION

SHEET 5 OF 5

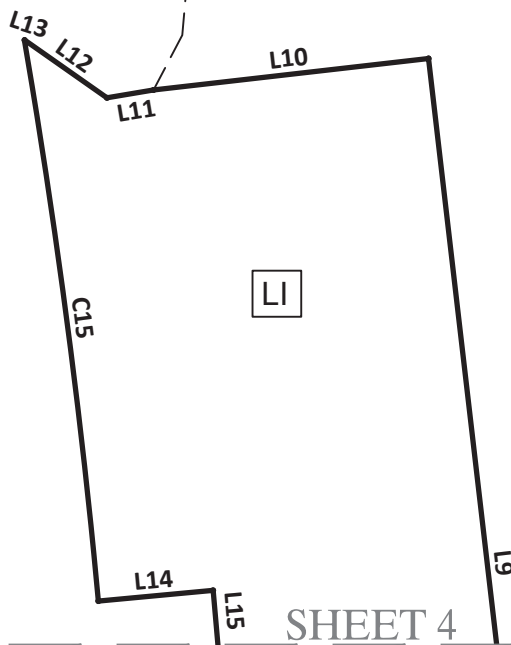
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A PORTION OF SECTION 48 AND 49, TOWNSHIP 2 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C15	23068.32'	1768.97'	1768.53'	S 07°30'59" E	4°23'37"

LINE	BEARING	DISTANCE
L9	N 06°37'44" W	3186.90'
L10	S 83°28'31" W	864.95'
L11	S 80°27'00" W	147.67'
L12	N 54°58'29" W	314.32'
L13	N 72°03'46" W	0.69'
L14	N 84°40'28" E	360.09'

INTERSTATE 95
(300' R/W PER FLORIDA DEPARTMENT OF
TRANSPORTATION RIGHT OF WAY MAP SECTION
NO. 72290-2403) SEC. NO. 72290-2403



SHEET 4

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ATTACHMENT 6

AERIAL PHOTOGRAPH

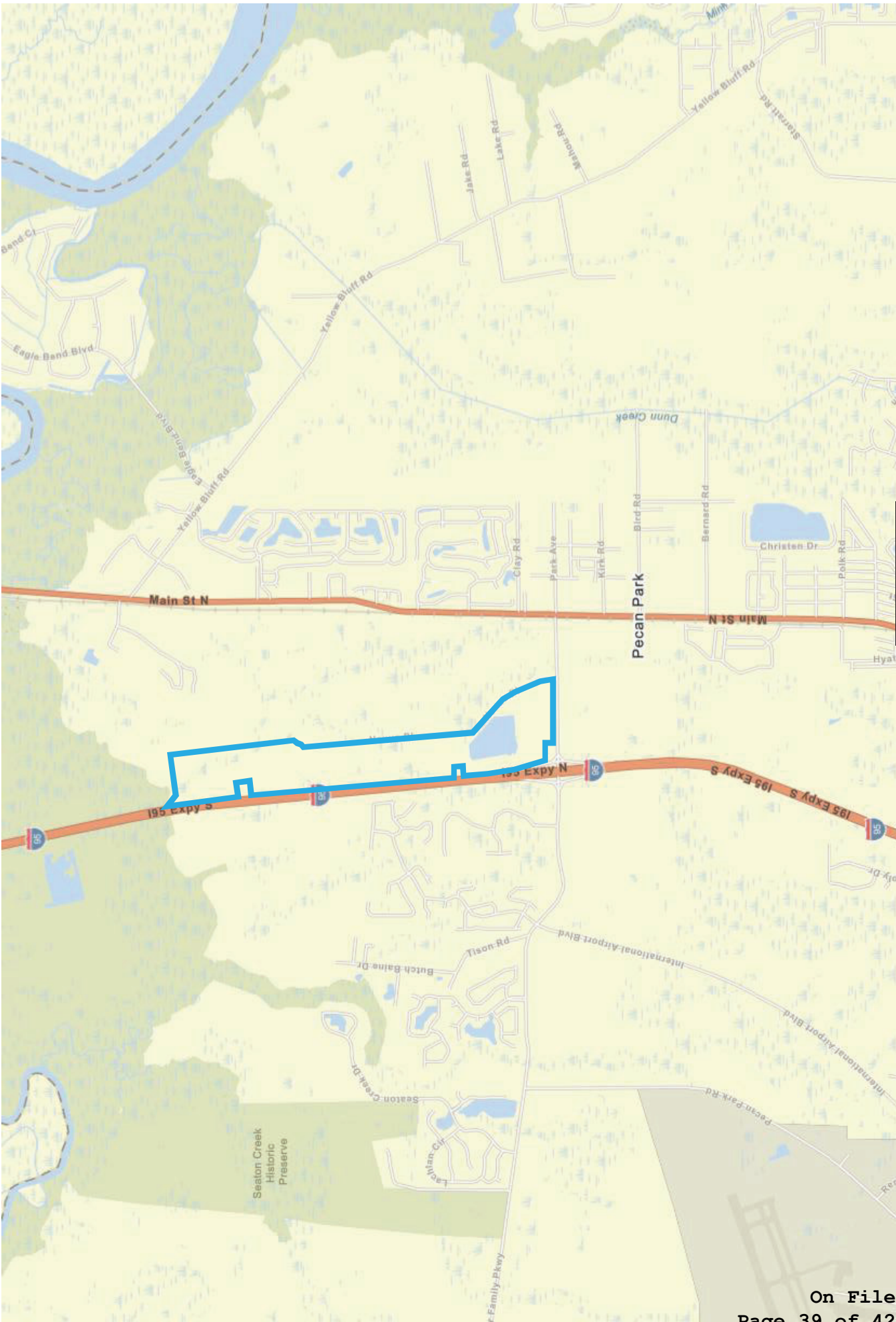


Kimley»Horn
Expect More. Experience Better.

**BACARDI MIXED-USE ZONING EXCEPTION
AERIAL MAP**

ATTACHMENT 7

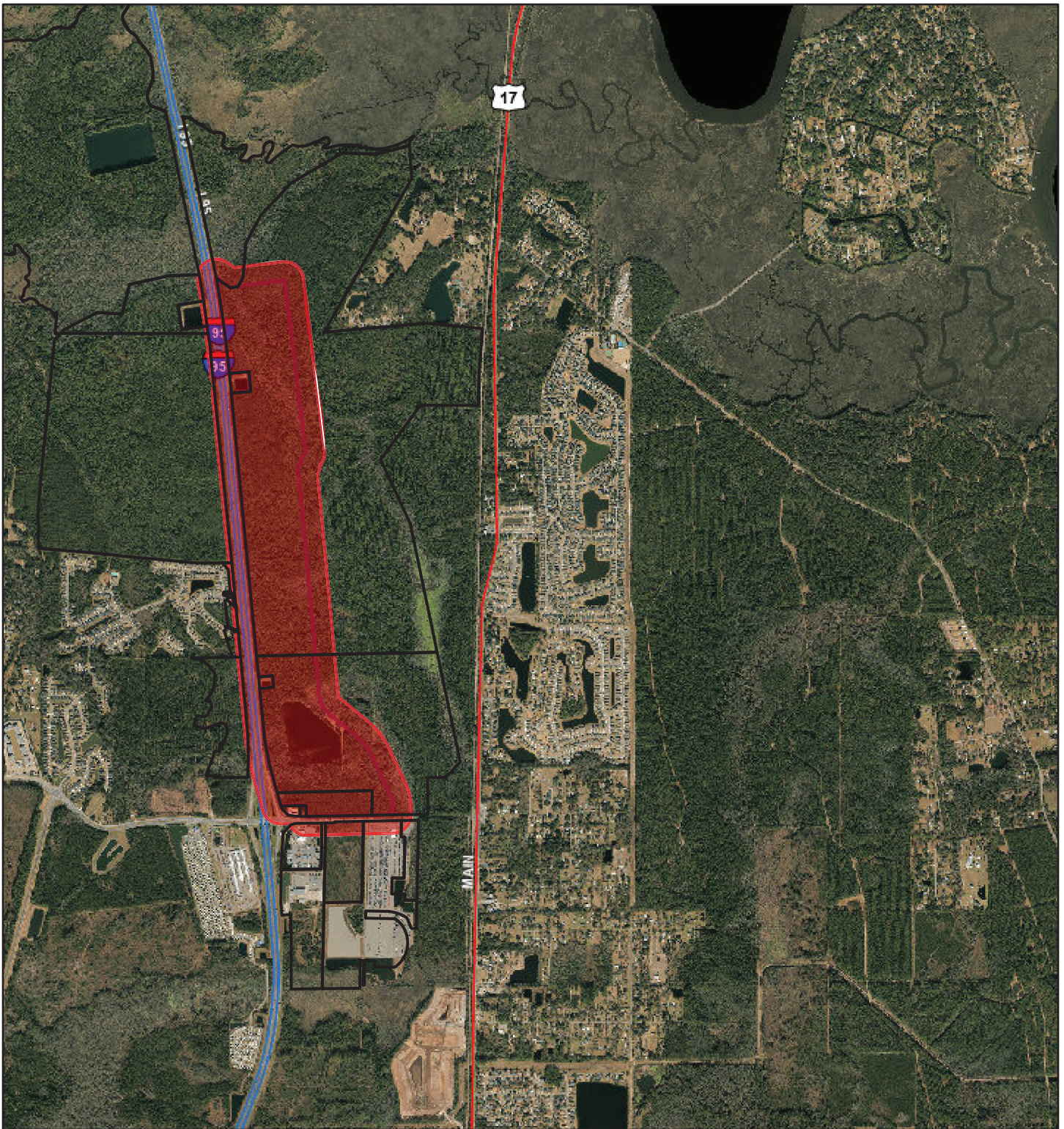
SITE LOCATION MAP




Legend
Project Site

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
108361 3305	LOGAN SIAHA SALEEM		15761 DOUGLAS LAKE DR			JACKSONVILLE	FL	32218
108361 3000	BAINBRIDGE ESTATES UNIT TWO HOMEOWNERS ASSOCIATIO		C/O BCM SERVICES	920 3RD ST SUITE B		NEPTUNE BEACH	FL	32266
108135 0030	EVERGLADES DEVELOPMENT LLC		3748 CR 435			SAINT JO	TX	76265
108125 0010	SPACE COAST PETRO DISTRIBUTOR INC		402 HIGH POINT DR			COCOA	FL	32926
108126 0010	MICHAEL SIMON PETER JR ET AL		2980 ST AUGUSTINE RD			JACKSONVILLE	FL	32207-4155
108114 0020	COLLINS JD		8209 SHADY GROVE RD			JACKSONVILLE	FL	32256
108128 0100	LOVES TRAVEL STOPS AND COUNTRY STORES INC		C/O RYAN LLC BANK OF AMERICA CENTER	15 W 6TH ST SUITE 2400		TULSA	OK	74119
108117 0005	RUM EAST LLC ET AL 18.114%		7978 COOPER CREEK BLVD SUITE 100			UNIVERSITY PARK	FL	34201
108125 0000	PECPAR LLC ET AL .618% U/D INT		7978 COPPER CREEK BLVD SUITE 100			UNIVERSITY PARK	FL	34201
108361 3270	DESHOMMES HARIELLE		16191 ALISON CREEK DR			JACKSONVILLE	FL	32218
108125 0020	SUMMIT OIL INC		402 HIGH POINT DR STE 101			COCOA	FL	32926-6602
106123 0200	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		C/O KENNETH S DAVIS ESQUIRE	P O BOX 1089		LAKE CITY	FL	32056-1089
108361 3260	VALENTINE CLARISSA LASONYA		16196 ALISON CREEK DR			JACKSONVILLE	FL	32218
108127 0550	RING POWER CORPORATION		ATTN DAWN GEISLER	500 WORLD COMMERCE PKWY		SAINT AUGUSTINE	FL	32092
108361 3265	BARKLEY JOHN EDWARD		16197 ALISON CREEK DR			JACKSONVILLE	FL	32218
019597 0000	UNITED STATES OF AMERICA		NATIONAL PARK SERVICE	1849 C ST NW RM 2444 LAND RESOURCES DIV		WASHINGTON	DC	20240-0001
108113 0100	BACARDI BOTTLING CORP		PO BOX 26368			JACKSONVILLE	FL	32226-6368
108361 3255	GODFREY PAMELA YVETTE		16258 BLOSSOM LAKE DR			JACKSONVILLE	FL	32218
	NORTH	JAMIE LACY	352 RIO RD			JACKSONVILLE	FL	32218
	DUVAL DIRTY DOGS	BRIAN WIERIMA	14312 LYLE RD			JACKSONVILLE	FL	32218
	THE EDEN GROUP INC.	DICK BERRY				JACKSONVILLE	FL	32218

Land Development Review



September 3, 2025

 3164257_T-2025-6434

1:36,112

0	0.28	0.55	1.1 mi
0	0.42	0.85	1.7 km

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR789140
User: Nagbe, Stephen - PDCU

Date: 9/3/2025
Email: SNagbe@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Blair Knighting

Address: 12740 GRAN BAY PARKWAY WEST, SUITE 2350 JACKSONVILLE, FL 32258

Description: Z-6434, 0 Pecan Park Rd, Zoning Exception

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1287.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1287.00

Total Due: \$1,287.00

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

Account No: CR789140
REZONING/VARIANCE/EXCEPTION

Date: 9/3/2025

Name: Blair Knighting

Address: 12740 GRAN BAY PARKWAY WEST, SUITE 2350 JACKSONVILLE, FL 32258

Description: Z-6434, 0 Pecan Park Rd, Zoning Exception

Total Due: \$1,287.00