

Application For Zoning Exception

Planning and Development Department Info

Application # E-23-50 **Staff Sign-Off/Date** KPC / 06/30/2023
Filing Date N/A **Number of Signs to Post** 3
Current Land Use Category CGC
Exception Sought PERMANENT OR RESTRICTED OUTSIDE SALE AND SERVICE, MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4.
Applicable Section of Ordinance Code 656.313.IV.(C).(2)
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association N/A
Overlay N/A

Application Info

Tracking # 4947 **Application Status** SUFFICIENT
Date Started 04/28/2023 **Date Submitted** 05/05/2023

General Information On Applicant

Last Name	First Name	Middle Name
DIEBENOW	STEVE	
Company Name		
DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC		
Mailing Address		
ONE INDEPENDENT DRIVE, STE. 1200		
City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9043011269	9043011279	SDIEBENOW@DRIVERMCAFEE.COM

General Information On Owner(s)

Last Name	First Name	Middle Name
N/A	N/A	
Company/Trust Name		
FIRST COAST ENERGY, L.L.P.		
Mailing Address		
7014 A.C. SKINNER PARKWAY, SUITE 290		
City	State	Zip Code
JACKSONVILLE	FL	32256
Phone	Fax	Email

Property Information

Previous Zoning Application Filed?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 001848 0000	12	5	CCG-1,RMD-MH

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

Total Land Area (Nearest 1/100th of an Acre) 3.32**Current Property Use**

GAS STATION

Exception Sought

PERMANENT OR RESTRICTED OUTSIDE SALE AND SERVICE, MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4.

In Whose Name Will The Exception Be Granted

FIRST COAST ENERGY, L.L.P.

Location Of Property**General Location**

INTERSECTION OF CHAFFEE ROAD SOUTH AND CRYSTAL SPRINGS ROAD

House #	Street Name, Type and Direction	Zip Code
620	CHAFFEE RD S	32221

Between Streets

CHAFFEE ROAD SOUTH and CRYSTAL SPRINGS ROAD

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.

THIS EXCEPTION, IF GRANTED, WILL BE CONSISTENT WITH THE 2045 COMPREHENSIVE PLAN. APPLICANT PROPOSES TO REARRANGE THE EXISTING GAS STATION AND PROVIDE A PATIO (THE "PROJECT") FOR THE PROPERTY LOCATED AT 620 CHAFFEE ROAD SOUTH, RE#

001848 0000 (THE "PROPERTY"), THE SPECIFIC AREA SUBJECT TO THIS APPLICATION IS MORE PARTICULARLY DESCRIBED AND DEPICTED ON THE ATTACHED LEGAL DESCRIPTION AND SITE PLAN. THE PROPERTY IS LOCATED WITHIN THE CGC AND MDR LAND USE CATEGORIES, THE SUBURBAN DEVELOPMENT AREA, AND IS ZONED CCG-1 AND RMD-MH. THIS EXCEPTION IS A COMPANION APPLICATION TO LAND USE AMENDMENT AND REZONING APPLICATIONS REQUESTING CGC AND CCG-1 ON PORTIONS OF THE PROPERTY DESIGNATED MDR/RMD-MH. THERE IS ALSO A COMPANION ADMINISTRATIVE DEVIATION APPLICATION TO PERMIT ADDITIONAL PARKING SPACES AND REDUCE REQUIRED LOADING SPACES. THE PROJECT INVOLVES RELOCATING THE EXISTING RETAIL STORE, GAS FILLING STATIONS AND CAR WASH TO THE SOUTH AND TO PROVIDE A CONNECTED PATIO. THE PATIO WILL HAVE SEATS, ROLL-UP WINDOWS, AND AIR CONDITIONING, WHICH WILL PERMIT THE SPACE TO OPERATE AS EITHER AN INDOOR SPACE OR AN OUTDOOR SPACE. WITHIN THE CCG-1 ZONING DISTRICT, "PERMANENT OR RESTRICTED OUTSIDE SALE AND SERVICE, MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4" ARE PERMISSIBLE USES BY EXCEPTION. ACCORDINGLY, THIS EXCEPTION IS FILED TO PERMIT THE PATIO IN CONJUNCTION WITH THE COMPANION APPLICATIONS. THE GRANT OF EXCEPTION WOULD FURTHER THE POLICIES AND OBJECTIVES OF THE FUTURE LAND USE ELEMENT OF THE 2045 COMPREHENSIVE PLAN, INCLUDING GOAL 1, OBJECTIVE 1.1, POLICY 1.1.21, GOAL 3, OBJECTIVE 3.2, POLICY 3.2.2, OBJECTIVE 3.4, AND GOAL 4.

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

THE PATIO 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 STRUCTURES TO THE AREA, PROPERTY VALUES AND EXISTING SIMILAR USES. THE SURROUNDING LAND USE AND ZONING DISTRICTS ARE CGC AND CCG-1 TO THE NORTH, EAST, AND SOUTH, AND MDR/RMD-MH TO THE WEST. NOTABLY, SHOULD THE LAND USE AMENDMENT AND REZONING APPLICATIONS BE APPROVED, THERE WILL STILL BE REMAINING MDR/RMD-MH DESIGNED LAND ON THE PROPERTY ACTING AS A BUFFER TO THE PARCEL TO THE WEST. THE EXISTING USES WILL BE MOVED SOUTH CREATING ADDITIONAL OPEN SPACE ON THE NORTHERN PORTION OF THE PROPERTY. THERE IS ALSO A LARGE RETENTION POND THAT SEPARATES A MAJORITY OF THE PROPERTY FROM THE MOBILE HOMES. THE PATIO WILL BE AVAILABLE TO CUSTOMERS WHO PURCHASE FOOD, SNACKS AND NONALCOHOLIC DRINKS TO ENJOY ONSITE. FAST SERVICE CASUAL DINING IS CONSISTENT WITH THE DEVELOPED AREA AS BOTH MCDONALDS AND WENDY'S ARE LOCATED ON THE EAST SIDE OF CHAFFEE ROAD SOUTH.

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

THE PATIO WILL NOT HAVE AN ENVIRONMENTAL IMPACT INCONSISTENT WITH THE HEALTH, SAFETY OR WELFARE OF THE COMMUNITY. IN THE WAKE OF COVID-19, PROVIDING OUTDOOR EATING AREAS ARE ESSENTIAL IN MEETING CONSUMER DEMAND.

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

THE PATIO WILL NOT HAVE A DETRIMENTAL EFFECT ON VEHICULAR OR PEDESTRIAN TRAFFIC, OR PARKING CONDITIONS, OR RESULT IN THE CREATION OR GENERATION OF TRAFFIC INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. THE PATIO IS LOCATED INTERNAL TO THE PROPERTY AND ON THE SIDE OF THE PLANNED RETAIL STORE. THE COMPANION ADMINISTRATIVE DEVIATION APPLICATION REQUESTS ADDITIONAL PARKING DUE TO THE HIGHER-THAN-AVERAGE AUTOMOBILE DEMAND OF GAS STATIONS. THE RETAIL STORE, GAS FILLING STATIONS AND CAR WASH ARE ALREADY EXISTING ON THE SITE. THE PATIO WILL PROVIDE PATRONS A CONVENIENT PLACE TO EAT RATHER THAN HAVING TO CONSUME PURCHASED GOODS IN VEHICLES. SUCH USE WILL NOT HAVE A DETRIMENTAL EFFECT ON THE PROPERTY OR THE COMMUNITY.

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

THE PATIO WILL NOT HAVE A DETRIMENTAL EFFECT ON THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES OR THE GENERAL AREA. THE MOBILE HOME PARK TO THE WEST IS AND WILL CONTINUE TO BE BUFFERED BY LAND LOCATED ON THE PROPERTY DESIGNATED MDR/RMD-MH. RELOCATING THE EXISTING USES SOUTH ON THE PROPERTY WILL PROVIDE ADDITIONAL OPEN SPACE BETWEEN THE PROPERTY AND THE ACCESS DRIVEWAY FOR THE MOBILE HOME PARK. TO THE SOUTH OF THE PROPERTY IS ELECTRICAL UTILITY RIGHT-OF-WAY AND THEN ANOTHER PARCEL OWNED BY APPLICANT. THE PROPERTIES ACROSS CHAFFEE ROAD SOUTH ARE ALREADY DEVELOPED AS A COMMERCIAL SHOPPING CENTER.

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

THE PATIO WILL NOT GENERATE ANY OBJECTIONABLE NOISE, LIGHT, VIBRATION, FUMES, ODORS, DUST OR PHYSICAL ACTIVITIES INCONSISTENT WITH THE SURROUNDING

DEVELOPMENT. AS STATED, WEST OF THE PATIO WILL BE LAND DESIGNATED AS MDR/RMD-MH AND WILL REMAIN UNDEVELOPED AS CONCEPTUALLY DEPICTED IN THE SITE PLAN.

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

PROVIDING A PATIO WILL NOT OVERBURDEN EXISTING PUBLIC SERVICES AND FACILITIES.

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

THE PROPERTY WILL BE SUFFICIENTLY ACCESSIBLE TO PERMIT ENTRY ONTO THE PROPERTY BY FIRE, POLICE, RESCUE AND OTHER SERVICES.

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

THE PROPOSED USE WILL BE CONSISTENT WITH THE DEFINITION OF "ZONING EXCEPTION" PROVIDED IN SECTION 656.1601 OF THE CODE: A USE THAT WOULD NOT BE APPROPRIATE GENERALLY OR WITHOUT RESTRICTION THROUGHOUT THE ZONING DISTRICT BUT WHICH, IF CONTROLLED AS TO NUMBER, AREA, LOCATION OR RELATION TO THE NEIGHBORHOOD, COULD PROMOTE THE PUBLIC HEALTH, SAFETY, WELFARE, MORALS, ORDER, COMFORT, CONVENIENCE, APPEARANCE, PROSPERITY OR GENERAL WELFARE. WITHIN THE CCG-1 DISTRICT REGULATIONS, "PERMANENT OR RESTRICTED OUTSIDE SALE AND SERVICE, MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4." AS PROPOSED IS A PERMISSIBLE USE BY EXCEPTION. THE PROPOSED USE WILL BE LOCATED ALONG A MINOR ARTERIAL ROADWAY AND CONTROLLED ACCORDING TO THE SITE PLAN.

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) Non-residential District Base Fee \$1,173.00

2) Plus Notification Costs Per Addressee

Notifications @ \$7.00/each:

3) Total Application Cost:

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

**** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**

EXHIBIT A
Property Ownership Affidavit

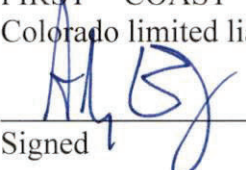
City of Jacksonville
 Planning and Development Department
 214 North Hogan Street, Suite 300
 Jacksonville, Florida 32202

Re: Property Ownership Affidavit for 620 Chaffee Road South, Jacksonville, FL 32221 (RE# 001848 0000)

Ladies and Gentlemen: Manager
Petro Distributing Partners of Florida, LLC
 as Its Partner

I, Aubrey L. Edge, of First Coast Energy, L.L.P., a Colorado limited liability partnership, hereby certify that said entity is the Owner of the property described in **Exhibit 1**, in connection with filing a land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

FIRST COAST ENERGY, L.L.P., a Colorado limited liability partnership



 Signed _____

Aubrey L. Edge
 Printed _____
 Manager
 Petro Distributing Partners of Florida, LLC
 Its Partner
 Title _____

STATE OF Florida
 COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of March, 2023 by Aubrey L. Edge as Manager
 of First Coast Energy, L.L.P., a Colorado limited liability partnership, on Petro Distributing Partners of Florida,
 behalf of the partnership, who is personally known to me or has produced Its Partner
 _____ as identification.

[Notary Seal]



 (Notary Signature)

 DONNA A MILLER
 Commission # GG 318151
 Expires July 29, 2023
 Bonded Thru Budget Notary Services

EXHIBIT B
Agent Authorization

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

**Re: Agent Authorization for 620 Chaffee Road South, Jacksonville, FL 32221
(RE# 001848 0000)**

Ladies and Gentlemen:

Manager
Petro Distributing Partners of Florida, LLC

You are hereby advised that Aubrey L Edge, its Partner of First Coast Energy, L.L.P., a Colorado limited liability partnership, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file application(s) for land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required 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.

FIRST COAST ENERGY, L.L.P., a
Colorado limited liability partnership

A L Edge
Signed

Aubrey L Edge
Printed

Manager
Petro Distributing Partners of Florida, LLC
its Partner

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3~~rd~~ day of March, 2023 by, Aubrey L Edge as **Manager** of **Petro Distributing Partners of Florida, LLC** of First Coast Energy, L.L.P., a Colorado limited liability partnership, on behalf of the partnership, who is personally known to me or has produced _____ as identification.

[Notary Seal]



DONNA A MILLER
Commission # GG 318151
Expires July 29, 2023
Bonded Thru Budget Notary Services

[Signature]
(Notary Signature)



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[Fili g His ory e](#) [o Au hori y l fo e](#) [Par ær l fo e](#) [o eame His ory e](#)

Partn rship NameS ærch e

Partnership Detail e

imi ed eiabili y Par ærship eame e

FIRST COAST ENERGY, L.L.P. e

Pri cipal Address e

6867 SOUTHPOINT DRIVE NORTH e
 JACKSONVILLE, FL 32216 e
Cha æe Da e: 03/21/2023 e

Fili g l forma io e

Docume e umber e	LLP980000064 e
FEI/EI e umber e	593417722 e
File Da e e	02/25/1998 e
S a e e	CO e
To al Pages e	82 e
Pages i Ørigi al Fili g e	18 e
Florida Par ærs e	2 e
To al Par ærs e	2 e
S a us e	ACTIVE e
Effec ive Da e e	NONE e
Expira io eDa e e	NONE e
ame His ory e	NONE e

Maili g Address e

FIRST COAST ENERGY, L.L.P. e
 6867 SOUTHPOINT DRIVE NORTH e
 JACKSONVILLE, FL 32216 e
Cha æe Da e: NONE e

Regis ered Age e

MILLER DONNA A e
 6867 SOUTHPOINT DRIVE NORTH e
 JACKSONVILLE, FL 32216 e

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[02/25/1998 e LLP e](#)



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

Detail by Entity Name

Foreign Limited Liability Company

PETRO DISTRIBUTING PARTNERS OF FLORIDA, L.L.C.

Filing Information

Document Number	M00000001582
FEI/EIN Number	59-3638306
Date Filed	08/09/2000
State	CO
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/16/2013
Event Effective Date	NONE

Principal Address

6867 SOUTHPOINT DRIVE NORTH
JACKSONVILLE, FL 32216

Changed: 02/28/2023

Mailing Address

6867 SOUTHPOINT DRIVE NORTH
JACKSONVILLE, FL 32216

Changed: 02/28/2023

Registered Agent Name & Address

MILLER, DONNA A
6867 SOUTHPOINT DRIVE NORTH
JACKSONVILLE, FL 32216

Name Changed: 04/13/2012

Address Changed: 02/28/2023

Authorized Person(s) Detail

Name & Address

Title MGR

EDGE, AUBREY L
6867 SOUTHPOINT DRIVE NORTH
JACKSONVILLE, FL 32216

Annual Reports

Report Year	Filed Date
2021	04/14/2021
2022	03/17/2022
2023	02/28/2023

Document Images

02/28/2023 -- ANNUAL REPORT	View image in PDF format
03/17/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- ANNUAL REPORT	View image in PDF format
05/12/2020 -- ANNUAL REPORT	View image in PDF format
01/17/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
03/16/2016 -- ANNUAL REPORT	View image in PDF format
03/26/2015 -- ANNUAL REPORT	View image in PDF format
03/25/2014 -- ANNUAL REPORT	View image in PDF format
10/16/2013 -- LC Amendment	View image in PDF format
03/06/2013 -- ANNUAL REPORT	View image in PDF format
04/13/2012 -- ANNUAL REPORT	View image in PDF format
03/15/2011 -- ANNUAL REPORT	View image in PDF format
03/01/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
03/12/2008 -- ANNUAL REPORT	View image in PDF format
04/12/2007 -- ANNUAL REPORT	View image in PDF format
04/03/2006 -- ANNUAL REPORT	View image in PDF format
04/02/2005 -- ANNUAL REPORT	View image in PDF format
04/12/2004 -- ANNUAL REPORT	View image in PDF format
03/14/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
04/23/2001 -- ANNUAL REPORT	View image in PDF format
08/09/2000 -- Foreign Limited	View image in PDF format

Prepared By and Return To:
Sharon R. Henderson, Esq.
McGuireWoods LLP
50 N. Laura St., Suite 3300
Jacksonville, Florida 32202

Property Appraiser's
Parcel Identification
Number: 001848-0000

CORRECTIVE DEED

THIS CORRECTIVE DEED is made as of the 11th day of June, 2009, between **PETRO DISTRIBUTING, INC.**, a Florida corporation, the address of which is 7014 A.C. Skinner Parkway, Suite 290, Jacksonville, Florida 32256, ("Grantor"), and **FIRST COAST ENERGY, L.L.P.**, a Colorado limited liability partnership, the address of which is 7014 A.C. Skinner Parkway, Suite 290, Jacksonville, Florida 32256 ("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 Grantor in consideration of One Dollar and other valuable considerations paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all of the right, title, interest, claim, and demand which Grantor has in and to that certain property in Duval County, Florida, more particularly described as follows:

SEE EXHIBIT "A"

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee forever.

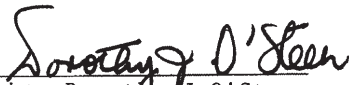
THIS IS A CORRECTIVE DEED given for the purpose of correcting a scrivener's error in the legal description of the property as set forth on Exhibit "K" of the Warranty Deed recorded in Official Records Book 8583, page 202, et seq. (Exhibit "K" is page 217 of Official Records Book 8583), of the public records of Duval County, Florida.

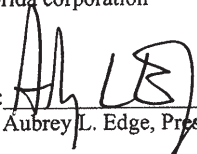
IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

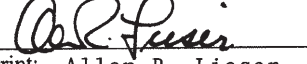
FCE # 1015

Signed, sealed and delivered
in the presence of:

PETRO DISTRIBUTING, INC., a
Florida corporation


Print: Dorothy J.O. Steen

By: 
Aubrey L. Edge, President

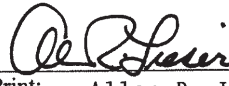

Print: Allen R. Lieser

[SEAL]

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11th day of June, 2009, by Aubrey L. Edge, as President of Petro Distributing, Inc., a Florida corporation, on behalf of the corporation. He (X) is personally known to me or () has produced a valid Florida Driver's License as identification.




Print: Allen R. Lieser
Notary Public, State of Florida
Commission No. DD 513641
My commission expires: 3/12/2010

(Notarial Seal)

FCE # 1015

Title No.: 150901615

LEGAL DESCRIPTION

EXHIBIT "A"

Parcel "A"

Part of Section 24, Township 2 South, Range 24 East, Duval County, Florida, more particularly described as follows: Commence at the Southeast corner of said Section 24, thence North 00° 23' 39" East along the Easterly line of said Section 24, a distance of 334.57 feet to a point, thence South 88° 44' 00" West, a distance of 60.0 feet to an iron and the point of beginning, lying on the Westerly right of way line of Chaffee Road as now established; thence continue South 88° 44' 00" West, a distance of 150.0 feet to an iron; thence North 00° 23' 39" East a distance of 150.0 feet to an iron; thence North 88° 44' 00" East, a distance of 150.00 feet to an iron lying on the said Westerly right of way line of Chaffee Road; thence South 00° 23' 39" West, along said Westerly right of way line of Chaffee Road a distance of 150.0 feet to an iron and the point of beginning.

Parcel "B"

Part of the Southeast 1/4 of Section 24, Township 2 South, Range 24 East, Duval County, Florida, more particularly described as follows:

Begin at the intersection of the South line of said Section 24, with the West line of Chaffee Road, (a 120.0 foot right of way, at this point); thence South 88° 54' 01" West, 601.66 feet along the South line of said Section 24, to a 3/4 inch iron; thence North 00° 16' 57" East, 226.12 feet, to a 1/2 inch iron; thence North 88° 40' 31" East, 410.10 feet, to a 1/2 inch iron; thence North 00° 26' 31" East, 429.26 feet, to a 1/2 inch iron; thence North 88° 48' 39" East, 191.90 feet, to a 1/2 inch iron in the West line of said Chaffee Road; thence South 00° 23' 39" West 170.21 feet, along the West line of said Chaffee Road, to a 3/4 inch iron; thence North 88° 45' 41" West, 150.0 feet to a 3/4 inch iron; thence South 00° 23' 39" West, 150.0 feet to a 3/4 inch iron; thence South 88° 45' 41" East, 150.00 feet, to a 3/4 inch iron in the West line of said Chaffee Road; thence South 00° 23' 39" West, 337.08 feet, along the West line of said Chaffee Road, to the point of beginning.

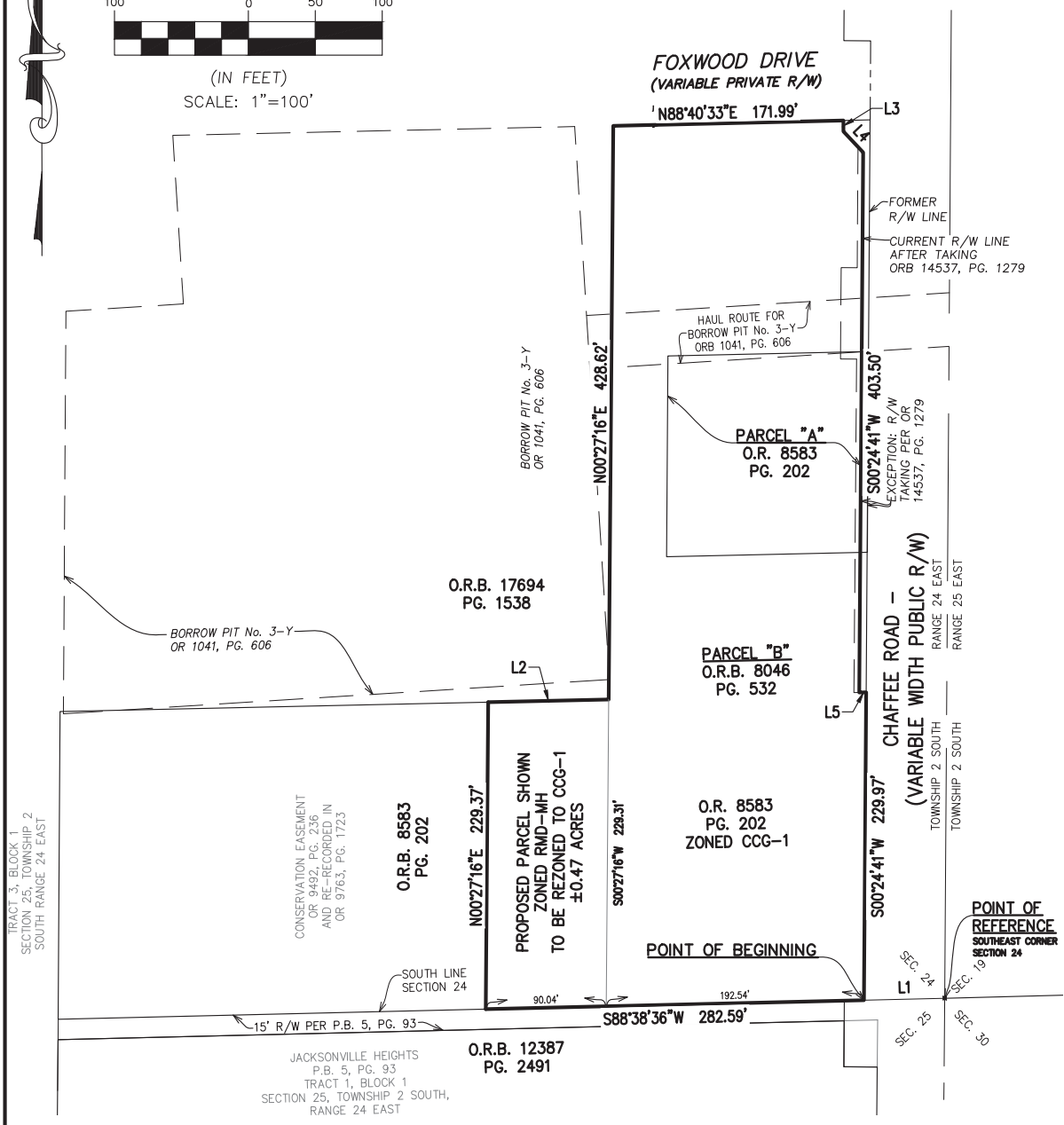
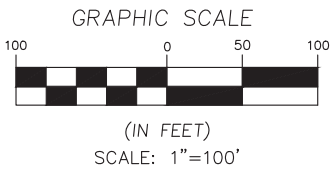
Less and Except those lands in Parcels A and B above conveyed in Official Records Book 14537, Page 1279.

ALTA Commitment-1966
9018150029.rdw

FCE # 1015

SKETCH AND DESCRIPTION OF PROPOSED PARCEL REZONING

SHEET 1 OF 2 SEE SHEET 2 FOR DESCRIPTION
(NOT VALID WITHOUT ALL SHEETS)



NOTES:

1. NOT INTENDED OR REPRESENTED TO BE A SURVEY.
2. BEARINGS AND STATE PLANE COORDINATES SHOWN ARE BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA NORTH ZONE (0903).
3. THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION LOCATED OR SHOWN.
4. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
5. ZONING DATA SCALED FROM DUVAL COUNTY, FLORIDA, GIS MAP.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHT-OF-WAYS, EASEMENTS OR OTHER INSTRUMENTS OF RECORD.
7. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

LEGEND	
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK OR VOLUME
P.B.	PLAT BOOK
PG.	PAGE



Surveyed and Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.
Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

I hereby certify that this survey, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.
Date of Survey: APRIL 14, 2023 Drafted By: RLH
Survey Scale: 1"=100' Reviewed By: TWS
Field Bk/Pg: NA Project No. 22-082
Crew Chief: NA

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

SKETCH AND DESCRIPTION OF PROPOSED PARCEL REZONING

SHEET 2 OF 2 SEE SHEET 1 FOR SKETCH
(NOT VALID WITHOUT ALL SHEETS)

A PORTION OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 88° 38' 36" WEST ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 60.37 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 88° 38' 36" WEST ALONG SAID SOUTH LINE OF SECTION 24, A DISTANCE OF 282.59 FEET; THENCE NORTH 00° 27' 16" EAST DEPARTING SAID SOUTH LINE OF SECTION 24, A DISTANCE OF 229.37 FEET TO A POINT LYING ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17694, PAGE 1538 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88° 44' 31" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 90.04 FEET TO A POINT LYING ON THE EASTERLY BOUNDARY OF THE THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17694, PAGE 1538; THENCE NORTH 00° 27' 16" EAST ALONG SAID EASTERLY LINE TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOXWOOD DRIVE A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED, A DISTANCE OF 428.62 FEET; THENCE NORTH 88° 40' 33" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 171.99 FEET; THENCE SOUTH 00° 22' 47" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 8.14 FEET; THENCE SOUTH 43° 16' 22" EAST, A DISTANCE OF 21.58 FEET TO A POINT LYING ON THE CURRENT WESTERLY RIGHT-OF WAY LINE OF CHAFFEE ROAD A VARIABLE WIDTH RIGHT--OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 00° 24' 41" WEST ALONG SAID CURRENT WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 403.50 FEET; THENCE NORTH 89° 12' 36" EAST, A DISTANCE OF 5.14 FEET TO A POINT ON THE FORMER WESTERLY RIGHT-OF-WAY LINE OF CHAFFEE ROAD A VARIABLE WIDTH RIGHT-OF-WAY AS FORMERLY ESTABLISHED; THENCE SOUTH 00° 24' 41" WEST ALONG SAID FORMER WESTERLY LINE A DISTANCE OF 229.97 FEET TO THE POINT OF BEGINNING.

LLAND THUS DESCRIBED CONTAINS 3.32 ACRES MORE OR LESS.



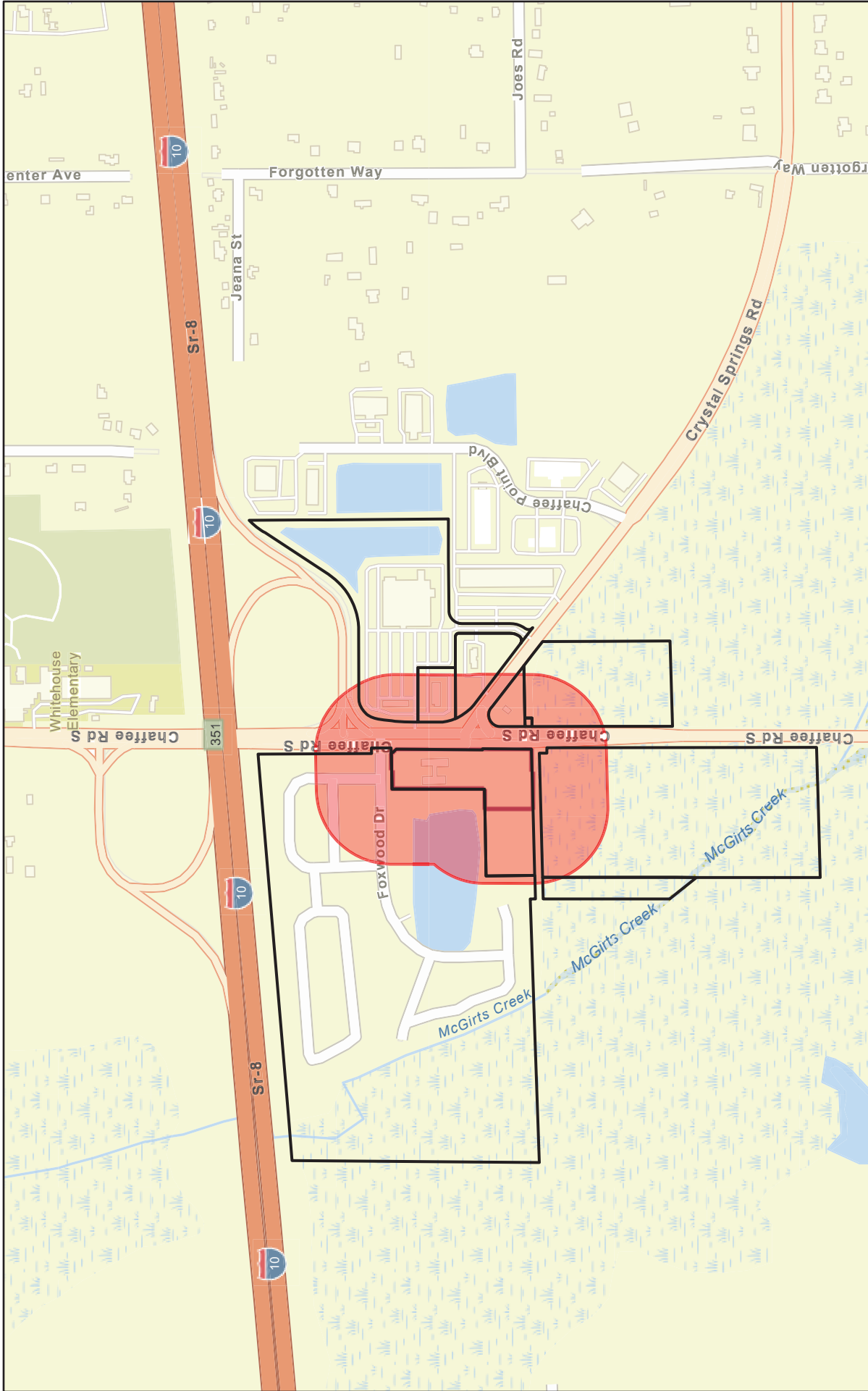
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.37'	S88°38'36"W
L2	90.04'	N88°44'31"E
L3	8.14'	S00°22'47"W
L4	21.58'	S43°16'22"E
L5	5.14'	N89°12'36"E

Land Development Review



June 30, 2023

30125511_T-2023-4947

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RE	LNAME	LNAMEZ	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP
008941 0000	CHAFFEE ROAD VILLAGE COMMERCIAL VENTURE LLC		7795 MCLAURIN RD N		JACKSONVILLE FL	FL	32256
006763 1000	ESROG REALTY LLC		C/O DAVID GOLD	840 GRAND CONCOURSE SUITE 1B	BRONX NY	NY	10451
001848 0000	FIRST COAST ENERGY L L P		7014 A C SKINNER PKWY	SUITE 290	JACKSONVILLE FL	FL	32256-6940
006763 0200	HWANG JUH BIN & SHI SHIN Y TRUST		2516 DRIFTWOOD DR		LAS VEGAS NV	NV	89107-2321
006763 0400	MCDONALDS CORPORATION		JTS ENTERPRISES OF TAMPA LTD/BLAKE CASPER	4908 W NASSAU ST	TAMPA FL	FL	33607
	NORTHWEST		RHONDA BOYD		JACKSONVILLE FL	FL	32208
006763 0100	SHOPPING CENTER DEV OF FLA INC		1 SLEIMAN PKWY STE 270		JACKSONVILLE FL	FL	32216-8046
008941 0010	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		1109 S MARION AVE		LAKE CITY FL	FL	32025-5874
001859 0000	UNITED STATES OF AMERICA		NATIONAL PARK SERVICE	1849 C ST NW RM 2444 LAND RESOURCE DIV	WASHINGTON DC	DC	20240-0001
	WEST JAX CIVIC ASSOCIATION		PAUL CARNEAL		JACKSONVILLE FL	FL	32221
001845 0010	YES COMPANIES KEY LLC		5050 S SYRACUSE ST SUITE 1200		DENVER CO	CO	80237

Total: 9