

Date Submitted:
Date Filed:

Application Number:	E-15-20
Public Hearing:	

## Application for Zoning Exception

City of Jacksonville, Florida  
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

<b>For Official Use Only</b>		
Current Zoning District: <b>CCG-1</b>	Current Land Use Category: <b>CGC</b>	
Exception Sought: An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for off-premises consumption.	Applicable Section of Ordinance Code: <b>Sec.656.313 (IV) (c) (1)</b>	
Council District: <b>5</b>	Planning District: <b>2</b>	
Previous Zoning Applications Filed (provide application numbers): <b>N/A</b>		
Notice of Violation(s): <b>N/A</b>		
Number of Signs to Post: <b>1</b>	Amount of Fee: <b>\$1765.00</b>	Zoning Asst. Initials: <b>ELA</b>
Neighborhood Associations: <b>St. Nicholas Business Association</b>		
Overlay: <b>N/A</b>		

<b>PROPERTY INFORMATION</b>	
1. Complete Property Address: <b>4022 Atlantic Blvd</b>	2. Real Estate Number: <b>129466-0010</b>
3. Land Area (Acres): <b>0.29 acres</b>	4. Date Lot was Recorded: <b>09/17/2003</b>
5. Property Located Between Streets: <b>Art Museum Drive and Linden Avenue</b>	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: <b>Store/Convenience</b>	
8. Exception Sought:  An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for off-premises consumption.	
9. In whose name will the Exception be granted: <b>Anjali Food Mart, Inc.</b>	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
10. Name: <b>Anjali Food Mart, Inc.</b>	11. E-mail:
12. Address (including city, state, zip): <b>1171 S. Lane #1403 Jacksonville, FL 32207</b>	13. Preferred Telephone:

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
14. Name: <b>Paul Harden</b>	15. E-mail: <b>paul@hardenlawoffice.com</b>
16. Address (including city, state, zip): <b>1431 Riverplace Blvd Suite 901 Jacksonville, FL 32207</b>	17. Preferred Telephone: <b>(904) 396-5731</b>

<b>CRITERIA</b>	
<p>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.”</p> <p>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:</p> <ul style="list-style-type: none"> <li>(i) <i>Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</i></li> <li>(ii) <i>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;</i></li> <li>(iii) <i>Will not have an environmental impact inconsistent with the health, safety and welfare of the community;</i></li> <li>(iv) <i>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;</i></li> <li>(v) <i>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;</i></li> <li>(vi) <i>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;</i></li> <li>(vii) <i>Will not overburden existing public services and facilities;</i></li> <li>(viii) <i>Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and</i></li> </ul>	

*other services; and*

*(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.*

18. Given the above definition of an “exception” and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the request is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the exception and to meet the criteria set forth may result in a denial.

**\* \* \* NOTICE TO OWNER/AGENT \* \* \***

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 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:

11. Provide answers to the following questions pertaining to the standards and criteria. You may attach a separate sheet if necessary. *(Please note that failure by the applicant to adequately substantiate the need for the exception and to meet the criteria set forth below may result in a denial).*

**(i)** Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto; Yes, the property is located in the CGC land use category. The exception is consistent with FLUE objective 3.2 as the site is appropriate for a wide range of intensive commercial activity. The exception is consistent with FLUE 3.2.2 as it promotes the use of an existing commercial area instead of converting new areas to commercial. The use also continues enforcement of existing regulations per FLUE Policy 4.1.5.

**(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 property is currently developed as a commercial building and accessed directly via Atlantic Blvd. The property is zoned CCG-1; as are the properties immediately to the east and west. The properties to the north are zoned CO and CRO. These surrounding properties are used for medical offices and law offices. The property to the east is either vacant or used as a restaurant. The property immediately to the south is zoned RMD-B and is either vacant or contains residences which are separated from the property by a solid fence. The building, its parking and access points are oriented away from the south and towards Atlantic Blvd. No residential character exists as to this area of Atlantic Blvd, and to the extent it exists on neighboring property, it will be maintained as the exception will follow all applicable land development regulations and will not use Arletha Road for through-traffic, per FLUE Policy 3.2.4. The proposed use is consistent with CCG-1 zoning.

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

The proposed exception will have no environmental impact.

**(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 proposed exception will have no effect on vehicular or pedestrian traffic. Access will be from Atlantic Blvd.

**(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 area is near full development and the vacant lands with the same orientation area designated CCG-1 zoning

**(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 site is developed and this use will not create objectionable or excessive noise, vibrations, fumes, odors, dust, or physical activities inconsistent with the existing surrounding development.

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

No. The proposed exception (as conditioned) will not require additional services nor adversely affect those public services and facilities that are currently provided to the subject property. Surrounding residences are separated from any potential impacts by trees, a fence, a dirt road and the orientation of the applicant's property.

## ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, [http://apps.coj.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coj.net/pao_propertySearch/Basic/Search.aspx), or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Letter from the Department of Children and Family Services (DCFS) – **day care uses only**
- Advisory opinion letter from the Environmental Quality Division (EQD) – **if required**

## FILING FEES

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

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

**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.

**PLEASE PRINT:**

**Name and address of Owner(s)**

Name: Anjali Food Mart, Inc.

Address: 1171 S. Lane, #1403

City: Jacksonville

State: Florida Zip: 32207

Email: \_\_\_\_\_

Daytime Telephone: \_\_\_\_\_

SIGNATURE OF OWNER(S)

SIGNATURE OF OWNER(S)

SIGNATURE OF OWNER(S)

Letter of Authorization for Agent is required if application is made by **any person other than the property owner**. Also, a larger scale drawing may be required for commercially zoned property with an existing structure or otherwise as required by the Planning and Development Department's Zoning Section.

**Name and address of Authorized Agent(s)**

Name: Paul M. Harden, Esq.

Address: 501 Riverside Avenue, Suite 901

City: Jacksonville

State: Florida Zip: 32202

Email: paul\_harden@bellsouth.net

Daytime Telephone: 904 396 5731

SIGNATURE OF AUTHORIZED AGENT(S)



SIGNATURE OF AUTHORIZED AGENT(S)

Prepared by and  
Record and Return to:  
John S. Duss, IV, Esq.  
Ford, Jeter, Bowlus, Duss, Morgan,  
Kenney & Safer, P.A.  
10110 San Jose Blvd.  
Jacksonville, Florida 32257  
Our File Number: 03-654JD  
RE No. 129466-0010

Doc# 2003308268  
Book: 11364  
Pages: 1963 - 1964  
Filed & Recorded  
09/18/2003 11:26:09 AM  
JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
RECORDING \$ 9.00  
TRUST FUND \$ 1.50  
DEED DOC STAMP \$ 1,282.40

5 MIN. RETURN

PHONE #2687227

For official use by Clerk's office only

STATE OF Florida  
COUNTY OF Duval

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this September 17, 2003, between Sofar Properties, Inc., a Florida corporation, whose mailing address is: 1650 Art Museum Drive, Jacksonville, Florida 32207, party of the first part, and Anjali Food Mart, Inc., whose mailing address is: 1171 S. Lane Ave., #1403, Jacksonville Florida 32205, party/parties of the second part,

W I T N E S S E T H:

First party, 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 grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Parcel A

A Part of the Rubin Hogan Grant, Section 42, Township 2 South, Range 27 East, being those lands described in Official Records Volume 2913, page 943, of the public records of Duval County, Florida, except the Westerly 79 feet thereof, being more particularly described as follows:

Commence at the intersection of the Easterly line of Mayfair Place, recorded in Plat Book 17, pages 29 and 29A and the Southerly line of Atlantic Boulevard; thence along the Southerly line of said Atlantic Boulevard, North 83 degrees 22 minutes East, 832.8 feet to an iron at the Point of Curve, of a curve, concave to the North having a radius of 1474.04 feet; thence Easterly along said curve a chord bearing and distance of North 79 degrees 20 minutes 05 seconds East 210.57 feet; thence continue along said curve and being along the Southerly right of way line of said Atlantic Boulevard a chord bearing and distance of North 73 degrees 30 minutes 30 seconds East 79.05 feet to the Point of Beginning; thence continue along said curve and being along the Southerly right of way line of said Atlantic Boulevard a chord bearing and distance of North 70 degrees 18 minutes 50 seconds East 87.45 feet; thence South 15 degrees 42 minutes 30 seconds East 150.0 feet; thence South 71 degrees 45 minutes 30 seconds West 80.1 feet; thence North 18 degrees 30 minutes 30 seconds West 147.58 feet to the Point of Beginning.

Parcel B

Together with an easement to use for all purposes for which driveways and streets are commonly used, except parking, in common with others entitled to the use thereof, the existing 15 foot wide private driveway adjacent to the Easterly property line of the above described property.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; 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 or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on September 17, 2003.

Signed, sealed and delivered  
in the presence of:

Witness signature

Print witness name

Witness signature JOHN S. DUSS, IV

Print witness name

Sofar Properties, Inc.

By Raymond G. Solomon  
Print Name: RAYMOND G. SOLONON  
Title: PRESIDENT

(Corporate Seal)

State of Florida

County of Duval

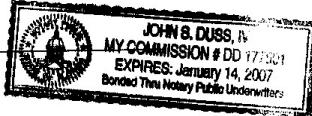
THE FOREGOING INSTRUMENT was acknowledged before me this 17th day of September, 2003 by RAYMOND G. SOLOMON as  
PCES IDE NT, of Sofar Properties, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me  
or who has produced \_\_\_\_\_ as identification.

Notary Public

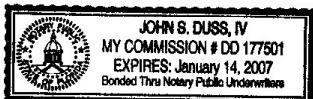
JOHN S. DUSS, IV

Print Notary Name

My Commission Expires: \_\_\_\_\_



Notary Seal



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

**ANJALI FOOD MART INC**   
4022 ATLANTIC BLVD  
JACKSONVILLE, FL 32207-2037

**Primary Site Address**  
4022 ATLANTIC BLVD  
Jacksonville FL 32207-

**Official Record Book/Page**  
07316-01477

**Tile #**  
7429

## 4022 ATLANTIC BLVD

### Property Detail

RE #	129466-0010
Tax District	GS
Property Use	1492 Store/Convenience
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	12491

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

### Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$72,149.00	\$72,149.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$247,500.00	\$247,500.00
Assessed Value	\$247,500.00	\$247,500.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$247,500.00	See below

### Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
No applicable exemptions

SJRWMD/FIND Taxable Value  
No applicable exemptions

School Taxable Value  
No applicable exemptions

### Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
07316-01477	4/17/1992	\$95,000.00	WD - Warranty Deed	Qualified	Improved
08532-02151	1/21/1997	\$40,000.00	WD - Warranty Deed	Unqualified	Improved
09659-01896	6/21/2000	\$90,000.00	SW - Special Warranty	Unqualified	Improved
10380-00901	2/28/2002	\$125,000.00	WD - Warranty Deed	Unqualified	Improved
11364-01963	9/17/2003	\$183,200.00	SW - Special Warranty	Qualified	Improved

### Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	77	72	5,544.00	\$5,356.00
2	FCBC1	Fence Chain Barbed	1	0	0	160.00	\$910.00

### Land & Legal

#### Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	13,118.00	Square Footage	\$72,149.00

#### Legal

LN	Legal Description
1	42-2S-27E .30
2	R HOGAN GRANT
3	PT RECD O/R 11364-1963

### Buildings

#### Building 1

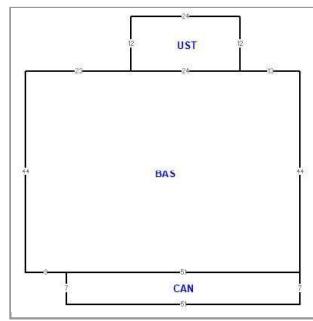
Building 1 Site Address  
4022 ATLANTIC BLVD Unit  
Jacksonville FL 32207-

Building Type	1402 - STORE CONVEN
Year Built	1969
Building Value	\$88,093.00

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	8	8 Decorative Cvr
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	288	0	115
Base Area	2640	2640	2640
Canopy	357	0	89
Total	3285	2640	2844

Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	
Restrooms	2.000	
Baths	7.000	
Rooms / Units	4.000	
Avg Story Height	12.000	

### 2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$247,500.00	\$0.00	\$247,500.00	\$2,546.30	\$2,800.93	\$2,712.60
Public Schools: By State Law	\$247,500.00	\$0.00	\$247,500.00	\$716.18	\$765.27	\$779.38
By Local Board	\$247,500.00	\$0.00	\$247,500.00	\$505.80	\$556.38	\$547.82
FL Inland Navigation Dist.	\$247,500.00	\$0.00	\$247,500.00	\$6.48	\$7.13	\$6.58
Water Mgmt Dist. SJRWMD	\$247,500.00	\$0.00	\$247,500.00	\$40.34	\$44.38	\$41.73
School Board Voted	\$247,500.00	\$0.00	\$247,500.00	\$225.00	\$247.50	\$247.50
			Totals	\$4,040.10	\$4,421.59	\$4,335.61

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$225,000.00	\$225,000.00	\$0.00	\$225,000.00
Current Year	\$247,500.00	\$247,500.00	\$0.00	\$247,500.00

### 2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

#### Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

[2024](#)

[2023](#)

[2022](#)

[2021](#)

[2020](#)

[2019](#)

[2018](#)

[2017](#)

[2016](#)

[2015](#)

1 2

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

#### More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



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

## Detail by Entity Name

Florida Profit Corporation

ANJALI FOOD MART, INC.

### Filing Information

**Document Number** P03000018187  
**FEI/EIN Number** 59-3767103  
**Date Filed** 02/10/2003  
**Effective Date** 02/06/2003  
**State** FL  
**Status** ACTIVE

### Principal Address

4022 ATLANTIC BLVD  
 JACKSONVILLE, FL 32207

Changed: 01/11/2008

### Mailing Address

10059 AMHERST HILLS COURT  
 JACKSONVILLE, FL 32256

Changed: 04/25/2018

### Registered Agent Name & Address

LEPRELL, SAMUEL L  
 STE 201 ST MARKS PL 1930 SAN MARCO BLVD  
 JACKSONVILLE, FL 32207

### Officer/Director Detail

#### **Name & Address**

Title D

PANCHAL, RAJESH R  
 10059 AMHERST HILLS COURT  
 JACKSONVILLE, FL 32256

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	02/24/2023
2024	01/31/2024

**Document Images**

<a href="#">01/07/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/07/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/03/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/31/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2003 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>



**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**

Anjali Food Mart, Inc.

Owner Name

4022 Atlantic Blvd

Address(es) for Subject Property

129466-0010

Real Estate Parcel Number(s) for Subject Property

Paul M. Harden

Appointed or Authorized Agent(s)

Exception and/or Waiver

Type of Request(s)/Application(s)

**STATE OF** FLORIDA

**COUNTY OF** DUVAL

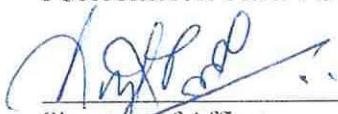
BEFORE ME, the undersigned authority, this day personally appeared Rajesh R. Panchal,  
hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Director of Anjali Food Mart, Inc., a Florida corporation (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

Rajesh R. Panchal

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 15<sup>th</sup>, day of July 2024, by Rajesh R. Panchal,  
as Director for Anjali Food Mart, Inc., who is  personally known to me or  has produced identification and who took an oath.

Type of identification produced \_\_\_\_\_.

  
Notary Public Signature

[NOTARY SEAL]

JENNIFER CHERRY  
Notary Public, State of Florida  
My Comm. Expires May 24, 2025  
Commission No. HH 133676

Printed/Typed Name – Notary Public

My commission expires: \_\_\_\_\_

**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

## BOULEVARD

## BEGINNING

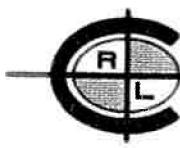
FOUND 1/2" IRON  
PIPE (CLARY)

PART OF THE R. HOGAN GRANT, SECTION 42 (O.R.V. 8, PG. 565)

ABBREVIATIONS

D - DELTA  
 L - LENGTH  
 MH - MANHOLE  
 O.R.V. - OFFICIAL RECORDS VOLUME  
 P.C. - POINT OF CURVE  
 PG. - PAGE  
 P.T. - POINT OF CURVE  
 R - RADIUS  
 R/W - RIGHT OF WAY  
 T.R. - TELEPHONE RISER  
 WPP - WOOD POWER POLE

UNLESS THIS MAP/REPORT BEARS THE SIGNATURE  
AND THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER, IT IS FOR  
INFORMATION PURPOSES ONLY AND IS NOT VALID.

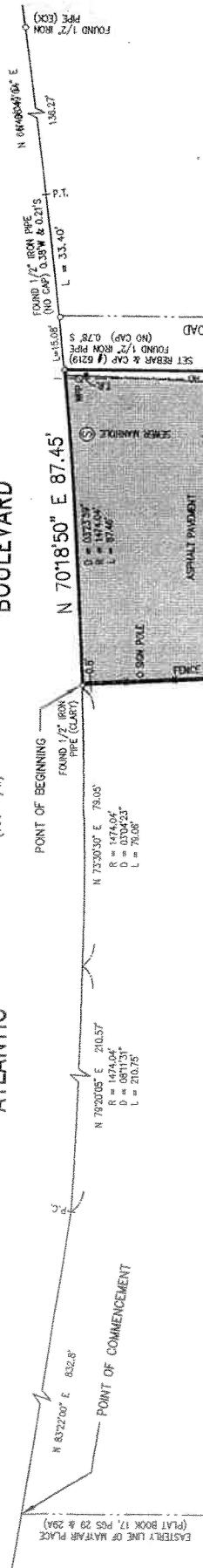


**CROASDELL**  
**COMPANY** (LB 6219)  
CIVIL ENGINEERING - LAND SURVEYING  
429 EAST ADAMS STREET, JACKSONVILLE, FLORIDA 32202  
TELEPHONE: (904) 356-5649 - FACSIMILE: (904) 356-7824

ATLANTIC

BOULEVARD

(100' R/W)



### MAP SHOWING BOUNDARY SURVEY OF

A part of the Rubin Hogan Grant, Section 42, Township 2, South, Range 27, East, being those lands described in Official Records Book 2913, Page 943, of the Public Records of Duval County, Florida, except the West 70 feet thereof, more particularly described as follows: Commence at the intersection of the Easterly line of Mayfair Place, recorded in Plat Book 17, Page 29 and 29A and the Southerly line of Atlantic Boulevard; thence along the Southerly line of Atlantic Boulevard North 83°22' East, 832.8 feet to an iron at the point of curve of a curve concave to the North having a radius of 1474.04 feet; thence Easterly along said curve a chord bearing and distance of North 73°20'05" East, 210.57 feet; thence continue along said curve and being along the Southerly right of way line of solid Atlantic Boulevard a chord bearing and distance of North 73°30'30" East, 79.05 feet to the Point of Beginning; thence continue along said curve being along the Southerly right of way line of solid Atlantic Boulevard a chord bearing and distance of North 73°30'30" East, 79.05 feet; thence South 71°45'30" West, 80.1 feet; thence North 18°30'30" West, 147.58 feet to the point of beginning. TOGETHER WITH an easement for use for oil purposes for which driveways and streets are commonly used, except parking in common with others entitled to the use thereof, the existing 15 foot wide private driveway adjacent to the Easterly property line of the above described property

Date: September 5, 2003

prepared for:

ANJALI FOOD MART, INC.

RESURVEYED: September 20, 2010 (found all corners)

CERTIFICATION: This survey meets the minimum technical standards for a boundary survey as set forth by the Board of Professional Surveyors & Mappers, pursuant to Section 472.027, Florida Statutes, and I further certify that the property shown herein lies within zone X as delineated on the U. S. Department of Housing and Urban Development Boundary Map No. (2001), Panel 0163 E, dated August 15, 1989.

SIGNED: Lisa A. Davis 9-22-10

Lisa A. Davis, Professional Surveyor & Mapper No. 6182

CERTIFIED TO: Ford, Jeter, Bowles, Doss, Morgan, Kenney & Sofer, P.A., Commonwealth Land Title Insurance Company, Sofar Properties, Inc., Anjali Food Mart, Inc., and the Jacksonville Bank

#### NOTES:

1. BASIS OF BEARINGS: South 15°42'30" East for the Easterly property line (assumed).
2. Corners are rebars and caps (# 6219) set in place, unless noted otherwise.

JOB NO. 63418 - 66609



On File

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# MAP SHOWING RADIAL SEARCH SURVEY SPECIFIC PURPOSE SURVEY

WITHIN SECTION 42, TOWNSHIP 02 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

SUBJECT PROPERTY: 4022 ATLANTIC BOULEVARD	FROM	TO	DISTANCE
	0	0	0'±
1.) NEW COVENANT MINISTRIES (FOR SALE)	0	1	530'±
2.) SPEEDWAY CONVENIENCE STORE	0	2	1005'±
3.) EPISCOPAL SCHOOL OF JACKSONVILLE	0	3	1356'±
4.) ACAPE CHURCH	0	4	920'±
5.) POWER OF FAITH CHURCH	0	5	605'±
6.) SOLOMAN VENTURES GROCERY STORE	0	6	766'±
7.) CANAAN CHIN BAPTIST CHURCH	0	7	1066'±
8.) HOPE AT HAND, INC	0	8	735'±
9.) JESUS HOUSE (LEARNING CENTER)	0	9	411'±

SCALE  
1" = 450'



SURVEYING AND MAPPING, LLC.  
9440 PHILIPS HIGHWAY SUITE 7  
JACKSONVILLE FLORIDA 32256  
LICENSED BUSINESS NO. 7908  
PHONE (904) 619-6630



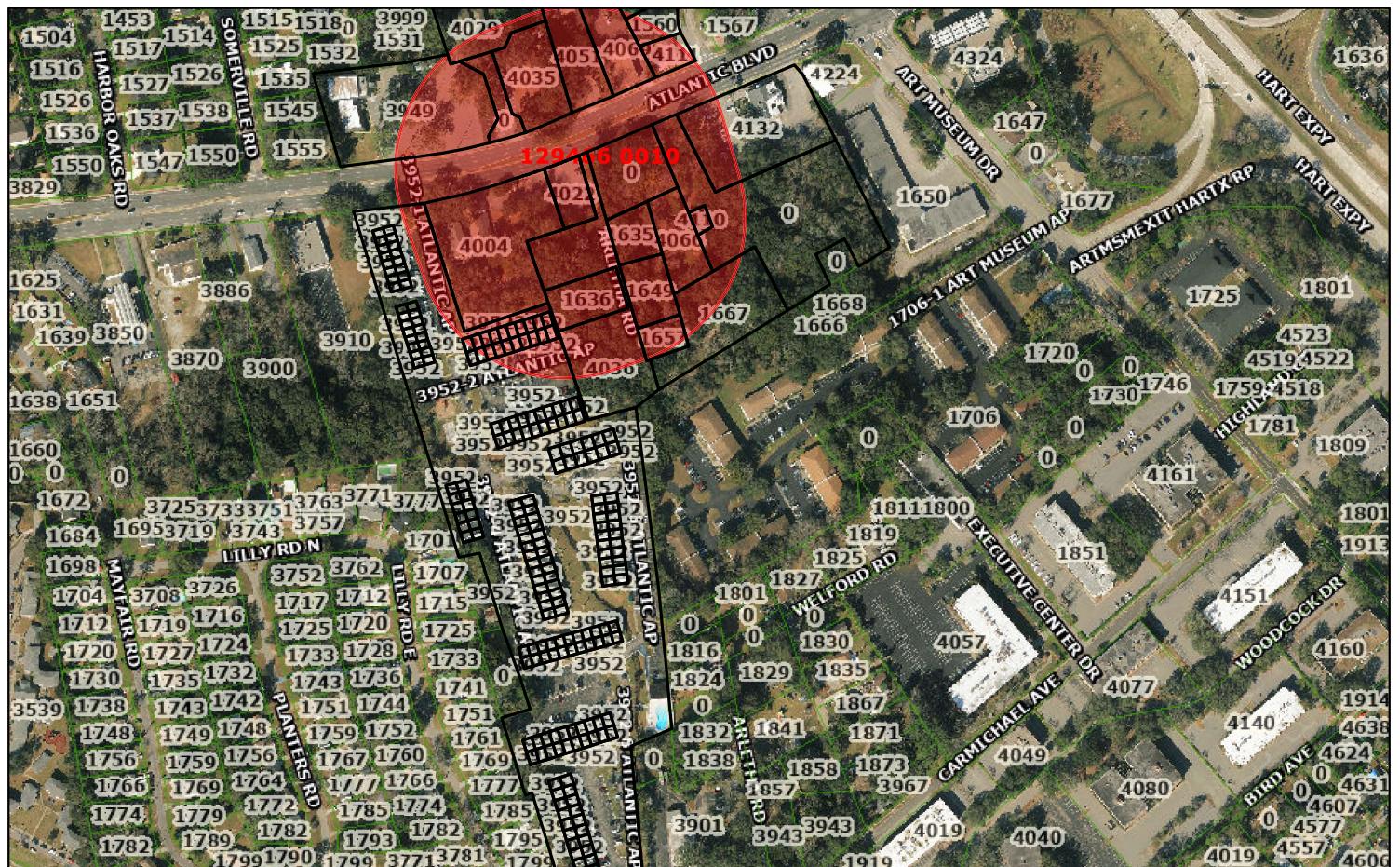
CERTIFICATION:  
THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS A LAND SURVEYOR REGISTERED BY THE STATE OF FLORIDA, AND THAT THIS DRAWING WAS PREPARED BY ME PURSUANT TO SECTION 656.804, JACKSONVILLE ORDINANCE CODE, THAT ALL LOCATIONS OF LIQUOR LICENSES, ADULT ENTERTAINMENT CENTERS, SCHOOLS AND CHURCHES WITHIN A RADIUS OF 1500 FEET ARE SHOWN, AND THAT THE DISTANCES SHOWN ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.806, JACKSONVILLE ORDINANCE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KEITH J. BOUFFARD  
SAM LLC LICENSE BUSINESS NO. 7908  
FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5172

CHECKED BY: KJB	SURVEY DATE: 12/18/2024	DRAFTED BY: C. BAKER <i>On File</i>
W.O. NO.: 1024095020	CAD FILE:1024095020.DWG	FB: N/A P <i>Page 17 of 20</i>

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
136404 1470	ALUJAZ LLC		20507 NE 9 PL			MIAMI	FL	33179
129466 0010	ANJALI FOOD MART INC		4022 ATLANTIC BLVD			JACKSONVILLE	FL	32207-2037
129465 0000	BROWN MARY ESTATE		C/O VIVIAN ALVAREZ	27179 EVERGREEN CHASE DR		WESLEY CHAPEL	FL	33544
129558 0000	CONRAD VENTURES PROPERTY HOLDINGS LLC		54343 OGLIVIE RD			CALLAHAN	FL	32011
136404 1400	DUTCH SURFER LLC		5555 COLLINS AVENUE APT 12F			MIAMI BEACH	FL	33140
136404 1450	FORT ST NICHOLAS LLC		20507 NE 9 PLACE			MIAMI	FL	33179
129617 0000	GARFIAS JOSE		1947 SUNRISE DR			JACKSONVILLE	FL	32246
129473 0000	HARDESTY		4004 ATLANTIC BLVD			JACKSONVILLE	FL	32207-2037
129808 0000	HOSCH STEFANI L ET AL		1548 FERNDALE PL			JACKSONVILLE	FL	32207
129562 0050	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST			JACKSONVILLE	FL	32202
129589 0100	LOOKOUT PROPERTIES LLC		4035 ATLANTIC BLVD			JACKSONVILLE	FL	32207-
129589 0000	NEW COVENANT MINISTRIES INC		3949 ATLANTIC BLVD			JACKSONVILLE	FL	32207
136404 0500	PRESERVE AT ST NICHOLAS CONDOMINIUM ASSOCIATION IN		C/O DE SOL PROPERTY MANAGEMENT INC	8765 165TH AVE SW STE 109		MIAMI	FL	33193
129809 0000	RIVERA JOSE MIGUEL		9127 RIDGEBRIER LA			JACKSONVILLE	FL	32225
129610 0100	SPS OF GAINESVILLE LLC		1859 SW NEWLAND WAY			LAKE CITY	FL	32025
129479 0000	ST NICHOLAS MF PARTNERS LLC		1819 GOODWIN ST			JACKSONVILLE	FL	32204
129589 0150	TORTOISE SHELTER LLC		4029 ATLANTIC BLVD			JACKSONVILLE	FL	32207
GREATER ARLINGTON/B		TIM KELLEY	2184 HEALTH GREEN PL S			JACKSONVILLE	FL	32246
HARBOR OAKS AT ST. NICHOLAS		BRENDAN CUMISKEY	1424 HALLIDAY LN N			JACKSONVILLE	FL	32207
ST NICHOLAS BUSINESS ASSOCIATION		LOU GENA SMITH						

## Land Development Review



April 15, 2025

**Parcels**

1:4,514  
0 0.03 0.07 0.13 mi  
0 0.05 0.1 0.2 km

**Duval County, City Of Jacksonville****Jim Overton , Tax Collector**

231 E. Forsyth Street  
Jacksonville, FL 32202

**General Collection Receipt**

Account No: CR771355

User: Abney, Erin - PDCU

Date: 4/15/2025

Email: EAbney@coj.net

**REZONING/VARIANCE/EXCEPTION****Name:** Paul Harden (Law Office of Paul M. Harden)**Address:** 1431 Riverplace Blvd., Suite 901 Jacksonville, FL 32207**Description:** Re-notice Fee for E-15-20 (4022 Atlantic Blvd)

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	119.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	119.00

Control Number: 8288140 | Paid Date: 1/13/2026

Total Due: \$119.00

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

Account No: CR771355

REZONING/VARIANCE/EXCEPTION

Date: 4/15/2025

**Name:** Paul Harden (Law Office of Paul M. Harden)**Address:** 1431 Riverplace Blvd., Suite 901 Jacksonville, FL 32207**Description:** Re-notice Fee for E-15-20 (4022 Atlantic Blvd)

Total Due: \$119.00