

Application For Rezoning To

Planned Unit Development

Planning and Development Department Info

Ordinance # 2019-0801 **Staff Sign-Off/Date** CMC / 10/31/2019
Filing Date 11/08/2019 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 12/10/2019 **Planning Comission** 12/05/2019
Land Use & Zoning 01/07/2020 **2nd City Council** N/A
Neighborhood Association SAN MARCO PRESERVATION SOCIETY
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2532 **Application Status** FILED COMPLETE
Date Started 09/16/2019 **Date Submitted** 09/16/2019

General Information On Applicant

Last Name YAZJI **First Name** KAMAL **Middle Name**
Company Name SNACK AND GAS INC
Mailing Address 5488 RIVER TRAIL ROAD S
City JACKSONVILLE **State** FL **Zip Code** 32277
Phone 9044653215 **Fax** 904 **Email** KAMALY1123@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info
Last Name YAZJI **First Name** KAMAL **Middle Name**
Company/Trust Name SNACK AND GAS INC
Mailing Address 5488 RIVER TRAIL ROAD S
City JACKSONVILLE **State** FL **Zip Code** 32277
Phone 9044653215 **Fax** 904 **Email** KAMALY1123@GMAIL.COM

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s) _____

Map	RE#	Council District	Planning From Zoning District	To Zoning District(s)
Map	070319 0000	5	3	CCG-1 PUD
Map	070292 0000	5	3	CCG-1 PUD

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

Existing Land Use Category CGC
Land Use Category Proposed?
If Yes, State Land Use Application # _____
Total Land Area (Nearest 1/100th of an Acre) 0.48

Justification For Rezoning Application

TO EXPAND ALLOWANCE OF COMMERCIAL USES.

Location Of Property

General Location CORNER OF ST AUGUSTINE ROAD & BREWSTER ROAD
House # 3838 **Street Name, Type and Direction** ST AUGUSTINE RD **Zip Code** 32207
Between Streets

BREWSTER ROAD and BOOKER ROAD

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

- Agreed to and submitted

Filing Fee Information

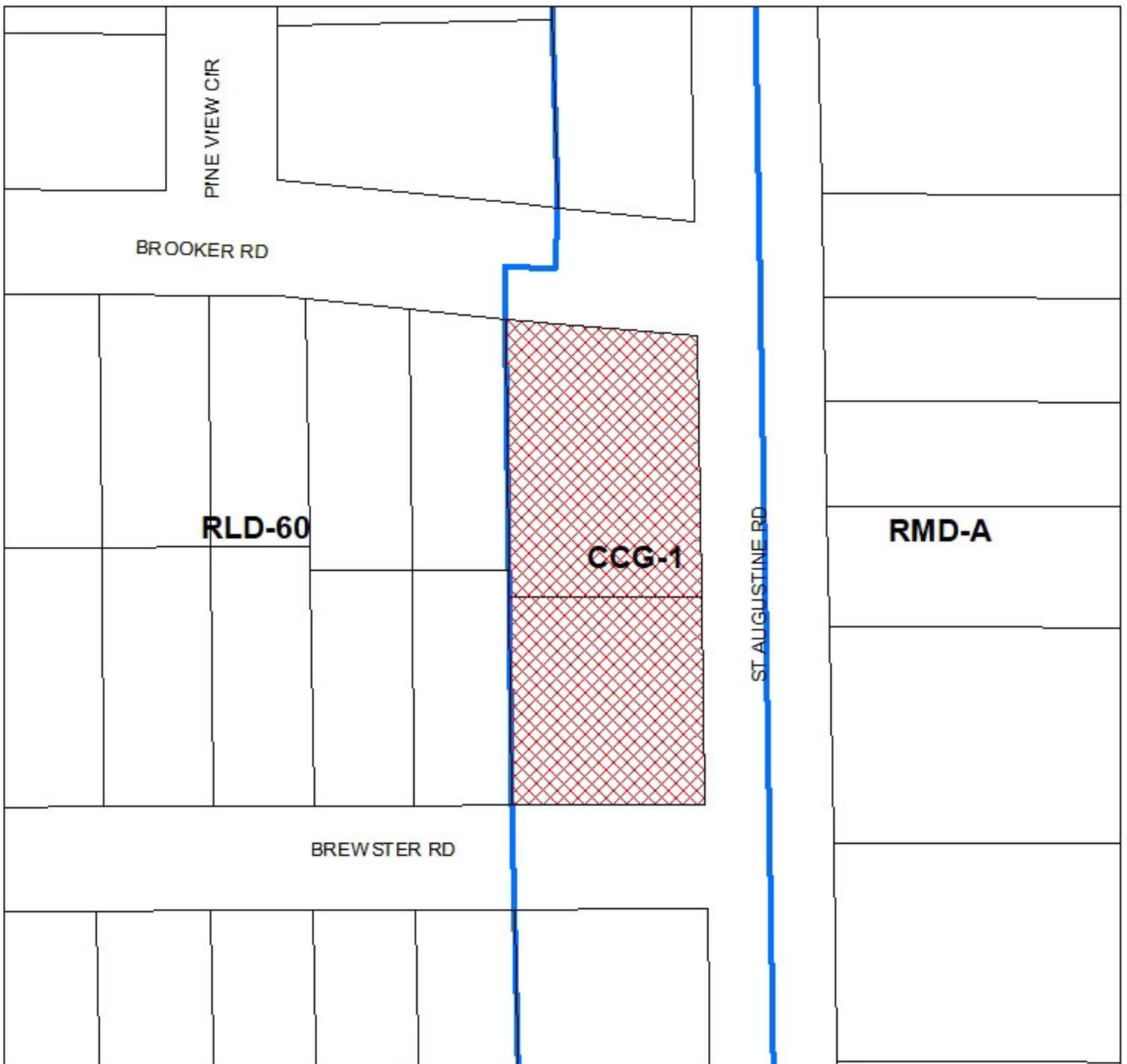
- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
 - 0.48 Acres @ \$10.00 /acre:** \$10.00
- 3) Plus Notification Costs Per Addressee**
 - 70 Notifications @ \$7.00 /each:** \$490.00
- 4) Total Rezoning Application Cost:** \$2,500.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

Lots 1, 2, 29 and 30, PINEVIEW HEIGHTS, according to plat thereof recorded in Plat Book 18, page 31 of the current public records of Duval County, Florida, less and except any part of Lots 1 and 30 conveyed to the State of Florida in Official Records Book 2963, page 621 and Official Records Book 2977, page 336 of the current public records of Duval County, Florida.

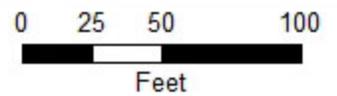
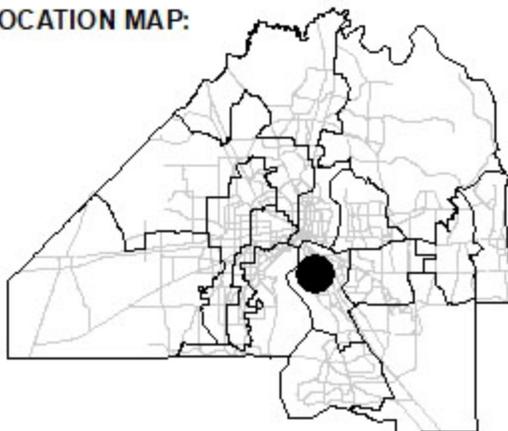


REQUEST SOUGHT:

FROM: **CCG-1**

TO: **PUD**

LOCATION MAP:



COUNCIL DISTRICT:

5

ORDINANCE NUMBER

ORD-2019-0801

TRACKING NUMBER

T-2019-2532

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: 9/16/19

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 3938 St Augustine Road RE#(s): 070319 0000 / 070292 0000

To Whom it May Concern:

I, KAMAL YAZJI, as PRESIDENT of SNACK & GAZ, INC, a corporation organized under the laws of the state of FLORIDA, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for Z-2532 submitted to the Jacksonville Planning and Development Department.

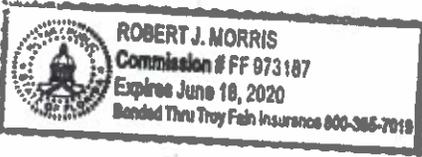
(signature) [Handwritten Signature]
(print name) KAMAL YAZJI

Please provide documentation illustrating that signatory is an authorized representative of the corporation. This may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of SEPTEMBER 2019 by KAMAL YAZJI, as PRESIDENT of SNACK + GAZ, INC, a FLORIDA corporation, who is personally known to me or who has produced DRIVER'S LICENSE as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)
ROBERT J. MORRIS
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: JUNE 18, 2020

SNACK & GAS INC
 5488 RIVER TRAIL RD S
 JACKSONVILLE, FL 32277

Primary Site Address
 3838 BROOKER RD
 Jacksonville FL 32207

Official Record Book/Page
 08120-01319

Tile #
 7431

3838 BROOKER RD

Property Detail

RE #	070292-0000
Tax District	GS
Property Use	4899 Warehouse/Flex Space
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01173 PINEVIEW HEIGHTS
Total Area	11917

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	2018 Certified	2019 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$78,321.00	\$78,321.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$177,400.00	\$181,700.00
Assessed Value	\$108,923.00	\$119,815.00
Cap Diff/Portability Amt	\$68,477.00 / \$0.00	\$61,885.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$108,923.00	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
08120-01319	6/27/1995	\$14,000.00	CT - Certificate of Title	Unqualified	Vacant
08136-01788	6/28/1995	\$14,000.00	WD - Warranty Deed	Unqualified	Vacant
08869-00537	2/24/1998	\$200,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	4,000.00	\$2,976.00
2	FCLC1	Fence Chain Link	1	0	0	160.00	\$1,119.00
3	FWDC1	Fence Wood	1	0	0	36.00	\$192.00
4	FWDC1	Fence Wood	1	0	0	110.00	\$587.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	13,621.00	Square Footage	\$78,321.00

Legal

LN	Legal Description
1	18-31 36-2S-26E
2	PINEVIEW HEIGHTS S/D
3	LOTS 1,2,LOTS 29,30(EX S 99FT,R/W)

Buildings

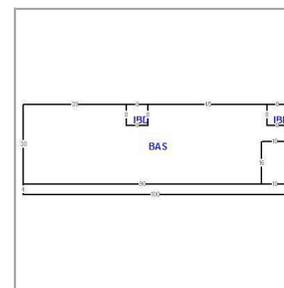
Building 1

Building 1 Site Address
 3838 BROOKER RD Unit
 Jacksonville FL 32207

Building Type	4809 - WHSE FLEX
Year Built	2007
Building Value	\$130,919.00

Type	Gross Area	Heated Area	Effective Area
Minimum Office	160	160	176
Base Area	2712	2712	2712

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	25	25 Modular Metal
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	12	12 Modular Metal
Interior Wall	5	5 Drywall
Interior Wall	7	7 None
Int Flooring	3	3 Concrete Fin
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None
Comm Htg & AC	0	0 None



Canopy	400	0	160
Interior Build Out D	64	64	128
Interior Build Out D	64	64	128
Total	3400	3000	3304

Comm Frame	3	3 C-Masonry
Ceiling Wall Finish	7	7 NS Ceil Wall Unfn

Element	Code	Detail
Restrooms	2.000	
Baths	4.000	
Stories	1.000	
Rooms / Units	4.000	
Avg Story Height	14.000	

2019 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	\$119,815.00	\$0.00	\$119,815.00	\$1,246.29	\$1,370.91	\$1,295.30
Public Schools: By State Law	\$119,815.00	\$0.00	\$181,700.00	\$717.58	\$708.99	\$689.73
By Local Board	\$119,815.00	\$0.00	\$181,700.00	\$398.80	\$408.46	\$383.31
FL Inland Navigation Dist.	\$119,815.00	\$0.00	\$119,815.00	\$3.49	\$3.83	\$3.64
Water Mgmt Dist. SJRWMD	\$119,815.00	\$0.00	\$119,815.00	\$27.91	\$28.92	\$28.92
Gen Gov Voted	\$119,815.00	\$0.00	\$119,815.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$119,815.00	\$0.00	\$181,700.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,394.07	\$2,521.11	\$2,400.90

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$177,400.00	\$108,923.00	\$0.00	\$108,923.00
Current Year	\$181,700.00	\$119,815.00	\$0.00	\$119,815.00

2019 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.

- [2018](#)

- [2017](#)

- [2016](#)

- [2015](#)

- [2014](#)

• 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](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
SNACK & GAS, INC.

Filing Information

Document Number	P98000004931
FEI/EIN Number	59-3492687
Date Filed	01/15/1998
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	10/09/1998
Event Effective Date	NONE

Principal Address

5488 river trail rd s.
JACKSONVILLE, FL 32277

Changed: 02/17/2015

Mailing Address

5488 river trail rd s.
JACKSONVILLE, FL 32277

Changed: 02/17/2015

Registered Agent Name & Address

YAZJI, KAMAL
5488 river trail rd s
JACKSONVILLE, FL 32277

Name Changed: 08/21/2019

Address Changed: 02/17/2015

Officer/Director Detail

Name & Address

Title pd

YAZJI, KAMAL
5488 river trail rd s.
JACKSONVILLE, FL 32277

Title vp

YAZJI, HAYSSAM B
7247 PLACID OAKS DR
JACKSONVILLE, FL 32277

Title S

YAZJI, KAMAL B
5488 RIVER TRAIL S.
JACKSONVILLE, FL 32277

Title T

AL YAZGI, GHASSAN
7230 PLACID OAKS DR
JACKSONVILLE, FL 32277

Title VP

YAZEJI, MARWAN
4354 JIGGERMAST AVE
JACKSONVILLE, FL 32277

Annual Reports

Report Year	Filed Date
2018	02/09/2018
2019	02/19/2019
2019	08/21/2019

Document Images

08/21/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/19/2019 -- ANNUAL REPORT	View image in PDF format
02/09/2018 -- ANNUAL REPORT	View image in PDF format
03/19/2017 -- ANNUAL REPORT	View image in PDF format
03/16/2016 -- ANNUAL REPORT	View image in PDF format
02/17/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/28/2012 -- ANNUAL REPORT	View image in PDF format
04/28/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
04/25/2008 -- ANNUAL REPORT	View image in PDF format
04/24/2007 -- ANNUAL REPORT	View image in PDF format
02/13/2006 -- ANNUAL REPORT	View image in PDF format
01/28/2005 -- ANNUAL REPORT	View image in PDF format
02/23/2004 -- ANNUAL REPORT	View image in PDF format

04/09/2003 -- ANNUAL REPORT	View image in PDF format
04/25/2002 -- ANNUAL REPORT	View image in PDF format
04/16/2001 -- ANNUAL REPORT	View image in PDF format
04/10/2000 -- ANNUAL REPORT	View image in PDF format
04/20/1999 -- ANNUAL REPORT	View image in PDF format
10/09/1998 -- Merger	View image in PDF format
01/15/1998 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

SNACK & GAS INC
 5488 RIVER TRAIL RD S
 JACKSONVILLE, FL 32277

Primary Site Address
 3838 ST AUGUSTINE RD
 Jacksonville FL 32207

Official Record Book/Page
 03336-00387

Tile #
 7431

3838 ST AUGUSTINE RD

Property Detail

RE #	070319-0000
Tax District	GS
Property Use	4899 Warehouse/Flex Space
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01173 PINEVIEW HEIGHTS
Total Area	9297

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	2018 Certified	2019 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$56,925.00	\$56,925.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$159,700.00	\$163,600.00
Assessed Value	\$156,948.00	\$163,600.00
Cap Diff/Portability Amt	\$2,752.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$156,948.00	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
03336-00387	3/21/1972	\$20,000.00	WD - Warranty Deed	Unqualified	Improved
05773-01816	3/15/1984	\$25,000.00	WD - Warranty Deed	Unqualified	Improved
08869-00537	2/24/1998	\$200,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	3,600.00	\$2,678.00
2	PVCC1	Paving Concrete	1	0	0	112.00	\$235.00
3	FWDC1	Fence Wood	1	0	0	63.00	\$336.00
4	FWDC1	Fence Wood	1	0	0	28.00	\$433.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	9,900.00	Square Footage	\$56,925.00

Legal

LN	Legal Description
1	18-31 36-2S-26E
2	PINEVIEW HEIGHTS S/D
3	S 99FT LOTS 29,30(EX PT IN ST RD)

Buildings

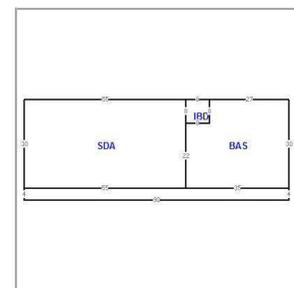
Building 1

Building 1 Site Address
 3838 ST AUGUSTINE RD Unit
 Jacksonville FL 32207

Building Type	4809 - WHSE FLEX
Year Built	2007
Building Value	\$172,368.00

Type	Gross Area	Heated Area	Effective Area
Interior Build Out D	64	64	128
Store Disp Area	1650	1650	3052

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	25	25 Modular Metal
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	12	12 Modular Metal
Interior Wall	5	5 Drywall
Interior Wall	7	7 None
Int Flooring	3	3 Concrete Fin
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None
Comm Htg & AC	0	0 None



Base Area	986	986	986
Canopy	360	0	144
Total	3060	2700	4310

Comm Frame	3	3 C-Masonry
Ceiling Wall Finish	7	7 NS Ceil Wall Unfn

Element	Code	Detail
Restrooms	2.000	
Baths	7.000	
Stories	1.000	
Rooms / Units	2.000	
Avg Story Height	14.000	

2019 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	\$163,600.00	\$0.00	\$163,600.00	\$1,795.78	\$1,871.89	\$1,768.65
Public Schools: By State Law	\$163,600.00	\$0.00	\$163,600.00	\$645.99	\$638.37	\$621.03
By Local Board	\$163,600.00	\$0.00	\$163,600.00	\$359.01	\$367.77	\$345.13
FL Inland Navigation Dist.	\$163,600.00	\$0.00	\$163,600.00	\$5.02	\$5.24	\$4.97
Water Mgmt Dist. SJRWMD	\$163,600.00	\$0.00	\$163,600.00	\$40.21	\$39.49	\$39.49
Gen Gov Voted	\$163,600.00	\$0.00	\$163,600.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$163,600.00	\$0.00	\$163,600.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,846.01	\$2,922.76	\$2,779.27

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$159,700.00	\$156,948.00	\$0.00	\$156,948.00
Current Year	\$163,600.00	\$163,600.00	\$0.00	\$163,600.00

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
SNACK & GAS, INC.

Filing Information

Document Number	P98000004931
FEI/EIN Number	59-3492687
Date Filed	01/15/1998
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	10/09/1998
Event Effective Date	NONE

Principal Address

5488 river trail rd s.
JACKSONVILLE, FL 32277

Changed: 02/17/2015

Mailing Address

5488 river trail rd s.
JACKSONVILLE, FL 32277

Changed: 02/17/2015

Registered Agent Name & Address

YAZJI, KAMAL
5488 river trail rd s
JACKSONVILLE, FL 32277

Name Changed: 08/21/2019

Address Changed: 02/17/2015

Officer/Director Detail

Name & Address

Title pd

YAZJI, KAMAL
5488 river trail rd s.
JACKSONVILLE, FL 32277

Title vp

YAZJI, HAYSSAM B
 7247 PLACID OAKS DR
 JACKSONVILLE, FL 32277

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YAZJI, KAMAL B
 5488 RIVER TRAIL S.
 JACKSONVILLE, FL 32277

Title T

AL YAZGI, GHASSAN
 7230 PLACID OAKS DR
 JACKSONVILLE, FL 32277

Title VP

YAZEJI, MARWAN
 4354 JIGGERMAST AVE
 JACKSONVILLE, FL 32277

Annual Reports

Report Year	Filed Date
2018	02/09/2018
2019	02/19/2019
2019	08/21/2019

Document Images

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03/16/2016 -- ANNUAL REPORT	View image in PDF format
02/17/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/29/2013 -- ANNUAL REPORT	View image in PDF format
04/28/2012 -- ANNUAL REPORT	View image in PDF format
04/28/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
04/25/2008 -- ANNUAL REPORT	View image in PDF format
04/24/2007 -- ANNUAL REPORT	View image in PDF format
02/13/2006 -- ANNUAL REPORT	View image in PDF format
01/28/2005 -- ANNUAL REPORT	View image in PDF format
02/23/2004 -- ANNUAL REPORT	View image in PDF format
04/09/2003 -- ANNUAL REPORT	View image in PDF format

04/25/2002 -- ANNUAL REPORT	View image in PDF format
04/16/2001 -- ANNUAL REPORT	View image in PDF format
04/10/2000 -- ANNUAL REPORT	View image in PDF format
04/20/1999 -- ANNUAL REPORT	View image in PDF format
10/09/1998 -- Merger	View image in PDF format
01/15/1998 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Binding Letter

Date: 12/16/19

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

RE: 3838 St. Augustine Road PUD application

To Whom It May Concern;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: 

Its: KAMAL YAZJI, President.

Exhibit 3

WRITTEN DESCRIPTION

St Augustine Road Auto Sales

December 23, 2019

I. PROJECT DESCRIPTION

- A. The site contains one building of approximately 5,400 square feet.
- B. Project Architect/Planner: Not Applicable
- C. Project Engineer: Not Applicable
- D. Project Developer: Not Applicable
- E. Current Land Use Category: CGC
- F. Current Zoning District: CCG-1
- G. Requested Land Use Category: Not Applicable
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 070319-0000, 070292-0000

II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value="0.48"/>	acres	<input type="text" value="100"/>	%
Amount of each different land use by acreage				
Single family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	d.u.		
Multiple Family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	d.u.		
Commercial	<input type="text" value="0.48"/>	acres	<input type="text" value="100"/>	%
Industrial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%

Other land use	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total amount of non-residential floor area	<input type="text" value="5,400"/>	sq. ft.	<input type="text"/>	
Active recreation and/or open space	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Passive open space, wetlands, ponds	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Public and private right-of-way	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Maximum coverage of buildings and structures	<input type="text" value="5,400"/>	sq. ft.	<input type="text" value="25.8"/>	%

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The PUD keeps most permitted and permissible uses in the CCG-1 Zoning District and moves the retail sale of new and used automobiles and light trucks and service garages for minor and major repairs from permissible uses to permitted uses.

The following uses have been removed as either permitted or permissible uses. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display, Filling or gas stations meeting the performance standards and development criteria set forth in Part 4, Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins), Residential treatment facilities and emergency shelters, Multi-family residential integrated with a permitted use, Crematories, Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1, Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed), Recycling collection points meeting the performance standards and development criteria set forth in Part 4, Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1, Blood donor stations, plasma centers and similar uses, Private clubs, Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code, Nightclubs, Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4, Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4, Billiard parlors, Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The property owner will maintain and operate those areas on the subject property.

- C. Justification for the rezoning.

The PUD will allow for the operation of a needed service for the area while removing the restriction that only allows a franchised auto dealer.

- D. Phase schedule of construction (include initiation dates and completion dates):

The use is expected to commence within 3 months of approval.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- (1) Commercial retail sales and service establishments
- (2) The retail sale of new and used automobiles and light trucks
- (3) Service garage for minor and major repairs
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (4) Hotels and motels.
- (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4,
- (6) Art galleries, museums, community centers, dance, art or music studios.
- (7) Vocational, trade or business schools and similar uses.
- (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.

- (9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
- (12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (18) Churches, including a rectory or similar use.
- (19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- (20) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

- (1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
- (2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- (3) Auto laundry or manual car wash.

(4) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.

(5) Schools meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception: All of the permitted and permissible uses by exception in the CCG-1 District are subject to the following provisions unless otherwise provided for:

(1) Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

D. Permitted Accessory Uses and Structures: See Section 656.403.

V. DESIGN GUIDELINES

A. Lot Requirements:

(1) *Minimum lot area: None*

(2) *Minimum lot width: None*

(3) *Maximum lot coverage: None*

(4) *Minimum front yard: None*

(5) *Minimum side yard: None*

(6) *Minimum rear yard: 10 feet*

(7) *Maximum height of structures: 35 feet*

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The site currently contains 19 parking spaces. This will be the required minimum number of spaces for this development.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of St. Augustine Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

(3) *Pedestrian Access.*

- a. There is an existing sidewalk along St. Augustine Road and Brewster Road. Pedestrian access shall be provided in accordance with the 2030 Comprehensive Plan.

C. Signs:

- (1) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof. The maximum height shall be 30 feet. Such freestanding signs shall be of a monument style.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) Directional signs shall not exceed 4 square feet in area and 4 feet in height

D. Landscaping:

The Property was not constructed in accordance with Part 12 Landscape Regulations of the Zoning Code. The width for the perimeter landscape adjacent to St Augustine road is less than 10 feet in width, the required evergreen hedge was never installed and terminal islands are missing trees. Existing site constraints prevent all required landscaping to be installed.

The PUD is also requesting relief from the uncomplementary buffer requirements along the west property boundary. This area contains mature large trees and undergrowth. Installing the buffer per Part 12 would require removal of the existing vegetation to install the fence. The existing vegetation is a more substantial buffer than the requirement in the Zoning Code.

E. Recreation and Open Space:

Not required.

F. Utilities

Water will be provided by JEA
Sanitary sewer will be provided by JEA
Electric will be provided by JEA

G. Wetlands

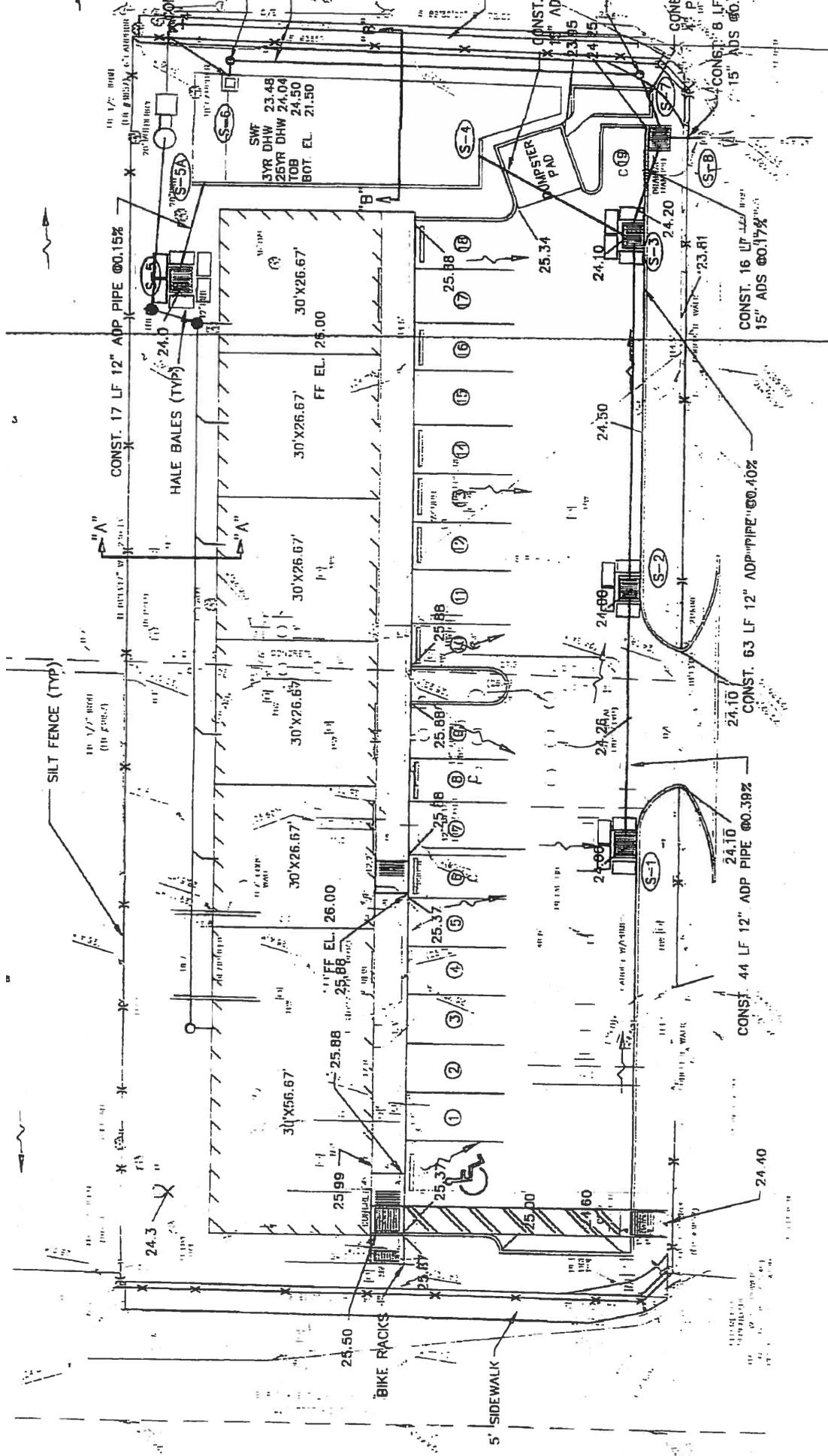
Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary

development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

Site Plan



PLAN SHEET NO. A-27
 DATE: 12/18/2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR PERMIT

TABLE OF DRAINAGE STRUCTURES

STR. NO.	TYPE	TOP ELEV.	INVERTS
S-1	"C" INLET W/GRATE	24.00	N=22.27
S-2	"C" INLET W/GRATE	24.00	S,N=22.10
S-3	"C" INLET W/GRATE	24.10	S,N,W=21.00
S-4	END	24.80	SE=21.75
S-5	"C" INLET W/GRATE	24.00	N=21.75
S-6A	END	24.80	N=21.75
S-6	OUTLET SPECIAL "C" INLET	24.50	N=21.50
S-7	"C" INLET W/GRATE	24.25	NW=20.57, SE=21.82, E=20.67
S-8	EXIST. MH	24.16	NE=20.23, W=20.50

*SEE DETAILS

December 18, 2019

1408
10.93

This Warranty Deed

Book 8869 Pg 537

Made this 24th day of February A.D. 19 98
by **DIEDRICH L. LAMPE and LYN G. LAMPE, his wife**

Bk: 8869
Pg: 537 - 538
Doc# 98049023
Filed & Recorded
03/05/98
11:12:23 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 10.50
DEED \$1,400.00

hereinafter called the grantor, to
SNACK & GAS, INC., a Florida Corporation

whose post office address is: 10143 Beach Boulevard
Jacksonville, FL 32216

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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **DUVAL** County, Florida, viz:

AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 70292-0000 & 70319-0000

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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: William A. Hamilton
W. A. HAMILTON

Name & Address: Diedrich L. Lampe LS
DIEDRICH L. LAMPE

Name: Teresa Baker
Teresa Baker

**
Name & Address: Lyn G. Lampe LS
LYN G. LAMPE

Name: _____

**2246 Tivoli Lane
Name & Address: Jacksonville, FL 32259 LS

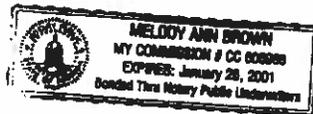
Name: _____

Name & Address: _____ LS

State of **Florida**
County of **Duval**

The foregoing instrument was acknowledged before me this 24th day of **February**, 19 98
by **DIEDRICH L. LAMPE and LYN G. LAMPE, his wife**

who is personally known to me or who has produced FL driver's license as identification.



Print Name: Melody Ann Brown
Notary Public
My Commission Expires: _____

PREPARED BY, RECORD & RETURN TO:
WILLIAM A. HAMILTON, III, ATTORNEY
1210 Kingsley Avenue, Suite 2
Orange Park, Florida 32073

EXHIBIT "A"

Parcel One:

Lots 1, 2, 29 and 30, PINEVIEW HEIGHTS, according to plat thereof recorded in Plat Book 18, page 31 of the current public records of Duval County, Florida, less and except any part of Lots 1 and 30 conveyed to the State of Florida in Official Records Book 2963, page 621 and Official Records Book 2977, page 336 of the current public records of Duval County, Florida.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

kamal yazji
Snack & Gas, Inc
5488 River trail Rd S.
JACKSONVILLE, FL, 32277

October 29, 2019

Project Name: 3838 St. Augustine Rd
Availability#: 2019-3619

Attn: kamal yazji,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement from the third party owner providing applicant with the right to construct the utilities.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2019-3619
Request Received On: 10/16/2019
Availability Response: 10/29/2019
Prepared by: Roderick Jackson

Project Information

Name: 3838 St. Augustine Rd
Type: Single Family
Requested Flow: 840 gpd
Location: 3838 st. augustine Rdjax fl 32207
Parcel ID No.: 070319 0000
Description: shopping strip , have several businesses retail , business

Potable Water Connection

Water Treatment Grid: SOUTH GRID
Connection Point #1: Existing 8-inch water main within the St. Augustine Rd ROW, adjacent to this property.
Connection Point #2: NA
Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please email estimate@jea.com with project address, availability number and approved plans showing where the proposed connections will be installed.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
Connection Point #1: Existing 4-inch force main within the St. Augustine Rd ROW, adjacent to this property.
Connection Point #2: NA
Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com.

Reclaimed Water Connection

Sewer Region/Plant: N/A
Connection Point #1: No reclaim in the foreseeable future
Connection Point #2: NA
Special Conditions: N/A

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. POC location to be field verified by developer during project design. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If needed a pre-design meeting may be scheduled prior to submitting a plan set. Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.