

Date Submitted: 8.12

Application Number: E-25-40

Date Filed: AUG 26TH 2025

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.

For Official Use Only		
Current Zoning District: CCG-1	Current Land Use Category: C6C	
Exception Sought: 3PS LICENSE (LIQUOR) OFF PREMISE CONSUMPTION OF ALL ALCOHOL		Applicable Section of Ordinance Code: 656.313A(IV)(C)(1)
Council District: 5	Planning District: 2	
Previous Zoning Applications Filed (provide application numbers): NONE		
Notice of Violation(s): N/A		
Number of Signs to Post: 2	Amount of Fee: 1,334.00	Zoning Asst. Initials: <i>[Signature]</i>
Neighborhood Associations: OPEN VOLUNTEER, ST. NICHOLAS BUSINESS ASSOC.		
Overlay: N/A		

PROPERTY INFORMATION	
1. Complete Property Address: 1830 UNIVERSITY BLD S., JAX., FL 32216	2. Real Estate Number: 1340340000
3. Land Area (Acres): .16 ACRES / 6,970 SQFT.	4. Date Lot was Recorded:
5. Property Located Between Streets: ATLANTIC UNIVERSITY CIRCLE BARTRAM DRIVE	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: LAUNDROMAT	
8. Exception Sought: PACKAGE STORE - An establishment or facility which includes the retail sales and service of all alcoholic beverages including liquor, beer or wine for off-premises consumption.	
9. In whose name will the Exception be granted: SHREEJI 1630, INC	

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PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.OnFile.com

last update: 1/12/2017

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OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: SHREEJI 1630, INC.	11. E-mail: LIQLICEST@GMAIL.COM
12. Address (including city, state, zip): 1630 UNIVERSITY BLVD. S. JACKSONVILLE, FL 32216	13. Preferred Telephone: 904-662-2465

APPLICANT'S INFORMATION (if different from owner)	
14. Name: STEPHEN MATTHEW RICHARDSON	15. E-mail: LIQLICEST@GMAIL.COM
16. Address (including city, state, zip): 870 GOODWIN STREET JACKSONVILLE, FL 32204	17. Preferred Telephone: 904-859-4121

CRITERIA
<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"> (i) <i>Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</i> (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> (iii) <i>Will not have an environmental impact inconsistent with the health, safety and welfare of the community;</i> (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> (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> (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> (vii) <i>Will not overburden existing public services and facilities;</i> (viii) <i>Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and</i>

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- 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.

The exception is requested for a package store to operate at 1630 University S. Blvd. and is zoned CCG-1 which requires an exception. The proposed use is consistent with the definition of an exception and the standards and criteria of the zoning classification.

- (i) The business aligns with the goals of promoting local, small business commerce.
 - (ii) The business is compatible with existing continuous uses and the general character of other businesses in the area.
 - (iii) The proposed business will not have an environmental impact on the community.
 - (iv) The proposed use will not have a detrimental effect on vehicular or pedestrian traffic. The current use as a laundromat has a higher amount of traffic.
 - (v) The proposed business will not effect the future development of the immediate area.
 - (vi) The proposed business will not result in the creation of unwanted or excessive noise, lights, odors.
 - (vii) The proposed use will not put a strain on public services, JFRD, JSO, etc..
 - (viii) The property has entry points on three sides for fire, police and rescue, making it sufficiently accessible.
 - (ix) The proposed use is consistent with the definition of an exception and the standards and criteria of the zoning classification.
- *** Distance requirements from schools and churches are met and showed on distance survey.

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, 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		

AUTHORIZATION

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.

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.

Owner(s)

Print name: Harikrushna Patel

Signature: [Signature]

Applicant or Agent (if different than owner)

Print name: Stephen Matthew Richardson

Signature: [Signature]

**An agent authorization letter is required if the application is made by any person other than the property owner.*

Owner(s)

Print name: _____

Signature: _____

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

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Print name: _____

Signature: _____

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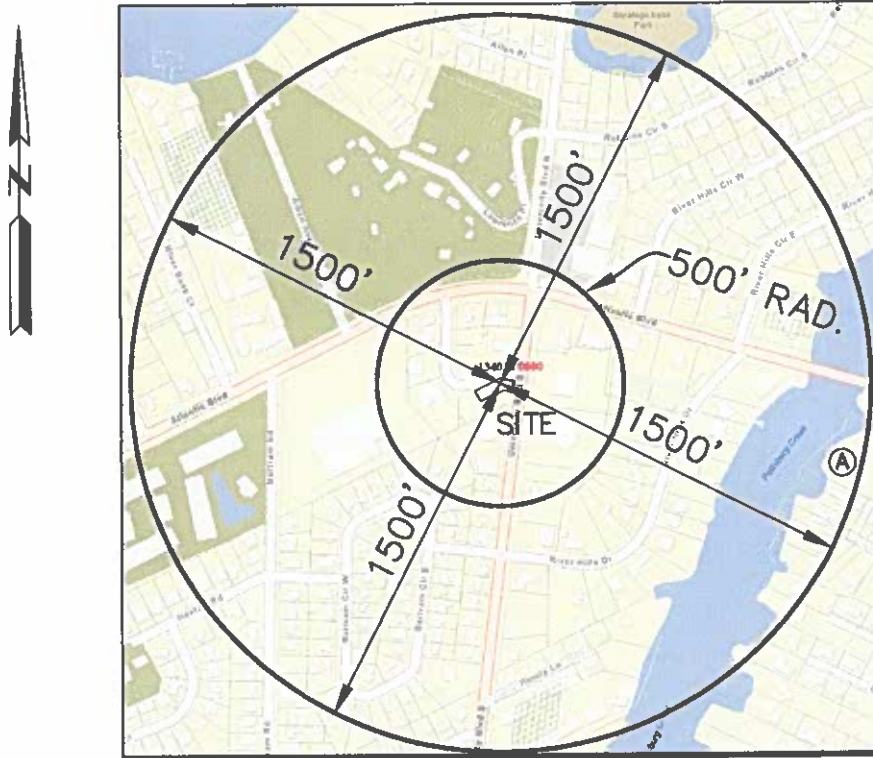
(904) 255-8300

MAP SHOWING SPECIFIC PURPOSE SURVEY OF

THE LOCATION OF ALL SCHOOLS, CHURCHES AND ADULT ENTERTAINMENT ESTABLISHMENTS WITHIN A 1,500 FOOT RADIUS OF 1630 UNIVERSITY BOULEVARD SOUTH, JACKSONVILLE, FLORIDA.

THERE ARE NO EXISTING SCHOOLS, CHURCHES, OR ADULT ENTERTAINMENT ESTABLISHMENTS WITHIN A 1,500 FOOT RADIUS OF 1630 UNIVERSITY BOULEVARD SOUTH, JACKSONVILLE, FLORIDA UNLESS SHOWN HEREON.

CERTIFIED TO:
LIQUOR LICENSES & ESTABLISHMENTS



Distances are measured by following a straight line from the nearest point of the building or portion of the building used as part of the proposed location to the nearest point of the grounds used as part of the church, school facilities, or adult entertainment facility (per City of Jacksonville - Code of Ordinances Zoning Section 656.806).

A. BRIDGEPREP ACADEMY OF DUVAL -- 6400 ATLANTIC BLVD.

1346 FEET

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

1. Bearings are assumed.
2. This is a MAP SHOWING SPECIFIC PURPOSE SURVEY
3. The specific purpose of this survey is to depict the location of any schools, churches or adult entertainment establishments within a 1,500 foot radius of the subject building.
4. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
5. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.
6. Property lines referenced from City of Jacksonville property appraiser's maps are for graphical purposes only.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.	Point of Curvature	EQUIP.	Equipment
P.T.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.T.V.	Cable Television
P.I.	Point of Intersection	Q.H.	Overhead Lines
R/W	Right of Way	F.M.	Field Measured
C.R.V.	Official Records Volume	R.A.	Radius equals
O.B.	Used Book	L=	Arc Length equals
Pg.	page	Ch.=	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	Δ=	Delta or Central Angle equals
Easmt	Easement	I.P.	Iron Pipe
		Conc.	Concrete

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- ⊗ DENOTES FENCE
- ⊗ DENOTES FOUND "X-CUT" (NO L.D.)
- DENOTES IRON PIPE FOUND (AS NOTED)

DATE 6-28-25
SCALE 1"=600'
JOB No. 25-14885
F.B. --
page --
Comp. File 25-14885.dwg
Drawn by WJM

MELROSE SURVEYING AND MAPPING, INC.

PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224

L.B. No. 8285
Tele. (904) 721-1228

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 16-17, (Formerly CHAPTER 61B1-4), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.067, FLORIDA STATUTES.

BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED
LAND SURVEYOR, CERTIFICATE No. 5843

On File

1630 S UNIVERSITY BLVD

Property Detail

RE #	134034-0000
Tax District	GS
Property Use	2592 Laundromat
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02436 RICHARD HEIRS F S/D 48,52
Total Area	7183

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)	\$26,138.00	\$26,138.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$256,100.00	\$265,100.00
Assessed Value	\$256,100.00	\$265,100.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$256,100.00	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
20536-00338	12/19/2022	\$350,000.00	WD - Warranty Deed	Unqualified	Improved
10526-01594	6/7/2002	\$110,000.00	WD - Warranty Deed	Unqualified	Improved
05386-00563	8/3/1981	\$67,600.00	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	4,400.00	\$4,435.00
2	PVCC1	Paving Concrete	1	0	0	100.00	\$184.00

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	6,970.00	Square Footage	\$26,138.00

Legal

LN	Legal Description
1	52-2S-27E .16
2	S/D F RICHARD HEIRS
3	PT LOT 8 RECD O/R 20536-338
4	BEING PARCEL 1

Buildings

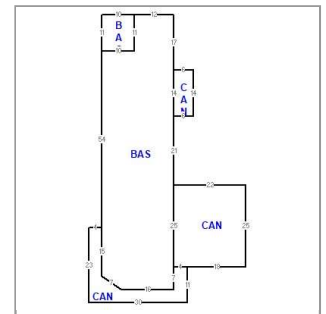
Building 1

Building 1 Site Address
1630 S UNIVERSITY BLVD Unit
Jacksonville FL 32216-

Building Type	2502 - LAUNDROMAT
Year Built	1967
Building Value	\$41,199.00

Type	Gross Area	Heated Area	Effective Area
Canopy	550	0	220
Canopy	236	0	94
Base Area	1726	1726	1726
Base Area	110	110	110
Canopy	84	0	34
Total	2706	1836	2184

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	20	20 Face Brick
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	1	1 Masonry Min
Int Flooring	3	3 Concrete Fin
Int Flooring	5	5 Asphalt tile
Heating Fuel	3	3 Gas
Heating Type	1	1 None
Air Cond	1	1 None
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry
Ceiling Wall Finish	4	4 NS Ceil Min Wall



Element	Code	Detail
Restrooms	1.000	
Baths	2.000	

Stories	1.000	
Rooms / Units	1.000	
Avg Story Height	12.000	

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$265,100.00	\$0.00	\$265,100.00	\$2,898.26	\$3,000.11	\$2,879.36
Public Schools: By State Law	\$265,100.00	\$0.00	\$265,100.00	\$791.86	\$820.48	\$793.89
By Local Board	\$265,100.00	\$0.00	\$265,100.00	\$575.71	\$595.94	\$568.85
School Board Voted	\$265,100.00	\$0.00	\$265,100.00	\$256.10	\$265.10	\$265.10
FL Inland Navigation Dist.	\$265,100.00	\$0.00	\$265,100.00	\$7.38	\$7.63	\$7.16
Water Mgmt Dist. SJRWMD	\$265,100.00	\$0.00	\$265,100.00	\$45.92	\$47.53	\$45.15
			Totals	\$4,575.23	\$4,736.79	\$4,559.51
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$256,100.00	\$256,100.00	\$0.00	\$256,100.00		
Current Year	\$265,100.00	\$265,100.00	\$0.00	\$265,100.00		

2025 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

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](#)

Prepared By, Record and Return to:
Jimerson Birr, P.A.
Adrian H. Faulkner, Esq.
One Independent Dr., Suite 1400
Jacksonville, FL 32202

3946.010

Parcel ID No. 134034-0000

WARRANTY DEED

THIS WARRANTY DEED, made this 19th day of December, 2022, by **Minal B. Patel, a married woman**, whose address is 4154 Bald Eagle Lane, Jacksonville, FL 32257, hereinafter referred to as "Grantor(s)", to **SHREEJI 1630 LLC, a Florida limited liability company**, whose address is 1630 University Boulevard South, Jacksonville, FL 32216, hereinafter called "Grantee(s)."

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, to wit:

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

GRANTOR WARRANTS that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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

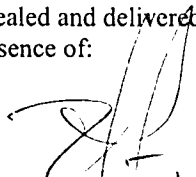
TO HAVE AND TO HOLD the same in fee simple forever.

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, 2021, reservations, covenants, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written.

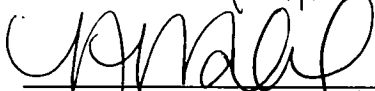
Signed, sealed and delivered
in the presence of:



Witness 1 Print Name: Hunter Faulkner

M B Patel

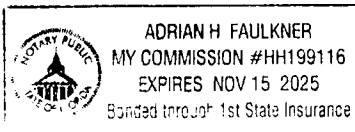
Minal B. Patel



Witness 2 Print Name: Nicola Marchand

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of December, 2022, by **Minal B. Patel, a married woman** ☐ who is personally known to me or ☒ who has produced Florida Driver's License as identification.





NOTARY PUBLIC



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

SHREEJI 1630 LLC

Owner Name

1630 UNIVERSITY BLVD. SOUTH, JACKSONVILLE, FLORIDA 32216

Address(es) for Subject Property

134034-0000

Real Estate Parcel Number(s) for Subject Property

LAW OFFICES OF MICHAEL R YOKAN, and S. M. RICHARDSON (Liquor Licenses & Establishments)

Appointed or Authorized Agent(s)

EXCEPTION FOR LIQUOR (PACKAGE STORE) DISTANCE WAIVER FROM A PACKAGE STORE

Type of Request(s) Application(s)

STATE OF FLORIDA

COUNTY OF NASSAU


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

1. Affiant is the AUTHORIZED MEMBER of SHREEJI 1630 LLC, a FLORIDA LIMITED LIABILITY COMPANY (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

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

FURTHER AFFIANT SAYETH NAUGHT.


Signature of Affiant


HARIKRUSHNA PATEL
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.

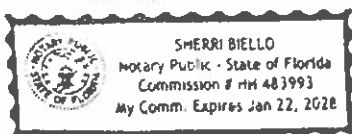
NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 17, day of JULY, 2025, by HARIKRUSHNA PATEL
as ALTH MEMBER for SHREEJI 1630 LLC, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced Drivers License


Notary Public Signature

[NOTARY SEAL]



SHERRI BIELLO
Printed/Typed Name - Notary Public

My commission expires: 1-22-28

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



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

Detail by Entity Name

Florida Limited Liability Company
SHREEJI 1630, LLC

Filing Information

Document Number L22000460746
FEI/EIN Number 92-0886919
Date Filed 10/26/2022
State FL
Status ACTIVE

Principal Address

1630 UNIVERSITY BLVD S
JACKSONVILLE, FL 32216

Mailing Address

96515 CHESTER RD
YULEE, FL 32097

Registered Agent Name & Address

PATEL, HARIKRUSHNA
96515 CHESTER RD
YULEE, FL 32097

Authorized Person(s) Detail

Name & Address

Title AMBR

PATEL, HARIKRUSHNA
96515 CHESTER RD
YULEE, FL 32097

Title AMBR

PATEL, GHANSHYAM
8063 268TH ST
FLORAL PARK, NY 11004

Annual Reports

Report Year	Filed Date

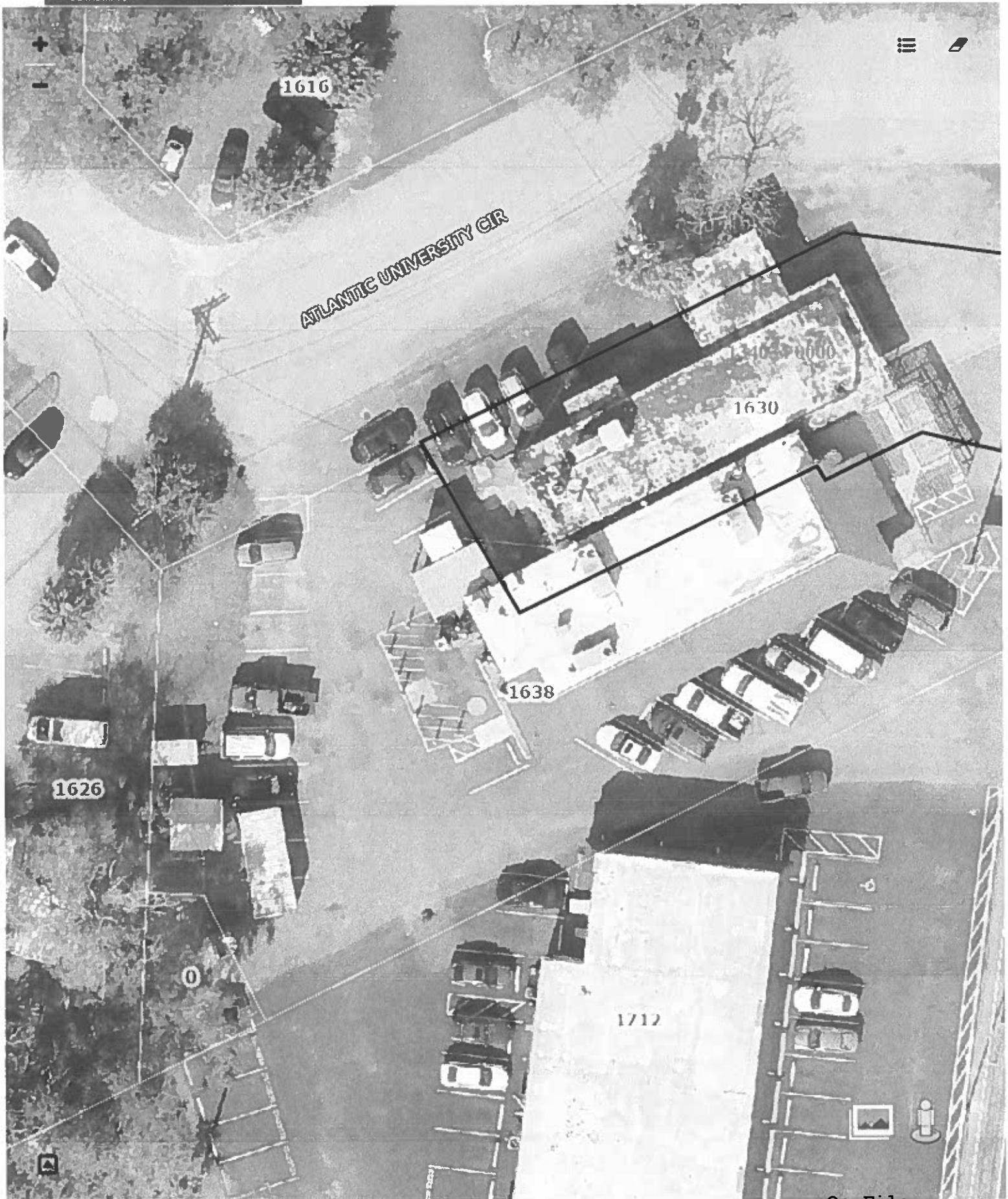
On File
Page 14 of 21

1000 5000 10000 15000 20000 25000 30000 35000 40000 45000 50000 55000 60000 65000 70000 75000 80000 85000 90000 95000 100000

TABLE 2

FOR
FONG, FRED, BOWLING, DUES, NATIONAL, HENRIETY & SARD, P.A.
CONDUCTED IN L.A. THE OBSERVANT COMPANY,
SANT CLAYTON, INC.
LAW & PAUL





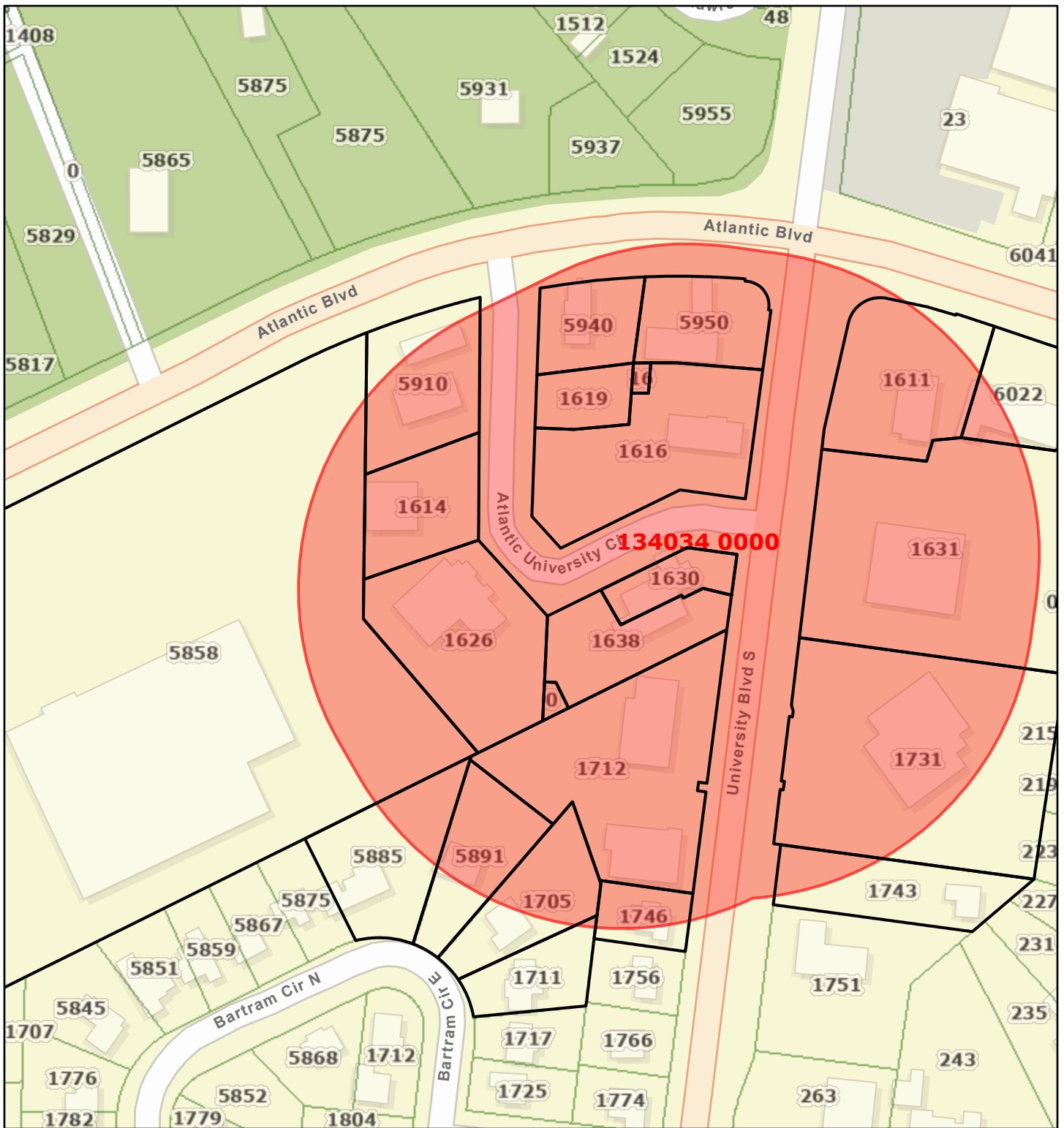


630 S UNIVERSITY BLVD, JACKSONVILLE, FL 322



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
134039 0000	1611 LHM LLC		8405 PAPELON WAY			JACKSONVILLE	FL	32217
134045 0000	5910 ATLANTIC LLC		4446 HENDRICKS AVE SUITE 401			JACKSONVILLE	FL	32207
134035 0010	CHEN KUEN HAI		51 WARREN RD			WEST ORANGE	NJ	07052
134133 0000	DOLLAR TREE STORE INC		500 VOLVO PKWY			CHESAPEAKE	VA	23320
134225 0000	DRESSLE LAURA J		1711 BARTRAM CIR E			JACKSONVILLE	FL	32207-2228
134224 0000	LAUKITIS DAVID SCOTT		1705 BARTRAM CIR E			JACKSONVILLE	FL	32207
134036 0000	LIBERTY AMBULANCE SERVICE INC		1619 ATLANTIC UNIVERSITY CIR			JACKSONVILLE	FL	32207
134037 0000	LYNX PROPERTIES INC		7006 ATLANTIC BLVD			JACKSONVILLE	FL	32211-8706
134046 0000	LYNX PROPERTIES INC		1840 UNIVERSITY BLVD S			JACKSONVILLE	FL	32216
134130 0000	MEMORIAL HEALTHCARE GROUP INC		C/O HCA DUCHARME MCMILLEN & ASSOCIATES	P O BOX 80610		INDIANAPOLIS	IN	46280
134034 0010	MILLS JAMES W JR ET AL		4745 SUTTON PARK CT STE 301			JACKSONVILLE	FL	32224-0254
134233 0000	NAKHLEH FAMILY LIVING TRUST		3736 BERENSTAIN DR			JACKSONVILLE	FL	32092
134129 0000	NEWMAN LETECIA		1743 UNIVERSITY BLVD S			JACKSONVILLE	FL	32216
134222 0000	NEWTON ROBERT B		5885 BARTRAM CIR N			JACKSONVILLE	FL	32207-2248
134035 0000	PK INVESTMENT OF JAX LLC		12648 MINT SPRINGS CT			JACKSONVILLE	FL	32246
134040 0000	PUBLIX SUPER MARKETS INC EXPENSE PAYABLES LEASE T		PO BOX 32018			LAKELAND	FL	33802
134034 0000	SHREEJI 1630 LLC		1630 UNIVERSITY BLVD S			JACKSONVILLE	FL	32216
134041 0000	STILES MARGARET A		6022 ATLANTIC BLVD			JACKSONVILLE	FL	32211-7503
134231 0000	UNDERKOFER STEVEN J		1746 UNIVERSITY BV S			JACKSONVILLE	FL	32216-8929
134042 0000	WANDERLEEN B HEDQUIST TRUST		1257 MOLOKAI RD			JACKSONVILLE	FL	32216-3275
134223 0000	WHEATLEY LISA ANNE		5891 BARTRAM CIR N			JACKSONVILLE	FL	32207-2248
138693 0000	BRIDGEPREP ACADEMY OF DUVAL		6400 ATLANTIC BLVD			JACKSONVILLE	FL	32211
	GREATER ARLINGTON/B	TIM KELLEY	2184 HEALTH GREEN PL S			JACKSONVILLE	FL	32246
	JURNEY COMMUNITY EVENTS	MICHAEL JURNEY	3285 BRIDGECOVE CIR E			JACKSONVILLE	FL	32216
	OPEN VOLUNTEER	RANDALL JACKSON	5807 GILCHRIST OAKS CT			JACKSONVILLE	FL	32219
	RIVER HILLS NEIGHBORHOOD ASSOCIATION	PAULA DODSON	246 RIVERHILLS DR			JACKSONVILLE	FL	32216
	ST NICHOLAS BUSINESS ASSOCIATION	LOU GENA SMITH						

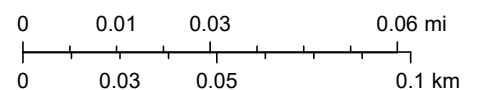
Land Development Review



August 15, 2025

 Parcels

1:2,257



Esri Community Maps Contributors, City of Jacksonville, Nassau County
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US Census Bureau, USDA, USFWS

On File

Duval County, City Of Jacksonville

Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR786094

User: Kelly, Sean - PWDS

Date: 8/15/2025

Email: SKELLY@coj.net

REZONING/VARIANCE/EXCEPTION

Name: SHREEJI 1630,Inc.- Harikrushna Patel (Owner) / Stephen Richardson (Agent)

Address: 1630 University Blvd. South Jacksonville, FL. 32216

Description: Exception for Off premises consumption of all alcohol. 3 PS

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1334.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1334.00

Jim Overton
Duval County

Date Time: 08/20/2025 02:51PM

Drawer: P04

Clerk: MH

Transaction: 7744120

How Paid
CR Processing: \$1,334.00
CR 786094
SHREEJI 1630, Inc.
Harikrushna Patel (Owner)
&/or: Stephen Richardson
(Agent)
1630 University Blvd. South
Jacksonville, FL 32216
Total: \$1,334.00
Receipt: 46676 00697242

Total Due: \$1,334.00

Total Enclosed: \$1,334.00
P/B Debit: \$1,334.00
Visa C/C XXXX-4288
Confirmation number:
K2966067877
AID: A000000000000000
TDS: 000
Application Label VDS
DEBIT
P/B Statement: 1
Auth Code: 904623
Balance: \$0.00
Convenience Fee: \$2.50
Total Charged: \$1,336.50
Paid By: Stephen Richardson (Agent)

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

Date: 8/15/2025

1630,Inc.- Harikrushna Patel (Owner) / Stephen Richardson (Agent)
University Blvd. South Jacksonville, FL. 32216
Exception for Off premises consumption of all alcohol. 3 PS

Total Due: \$1,334.00