

Application For Zoning Exception

Planning and Development Department Info

Application # E-23-79 **Staff Sign-Off/Date** CMC / 11/15/2023
Filing Date 11/15/2023 **Number of Signs to Post** 4
Current Land Use Category CGC
Exception Sought AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE OF ALL ALCOHOLIC BEVERAGES, NOT IN CONJUNCTION WITH A RESTAURANT, INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION (§656.313 A.V.(C)(13))
Applicable Section of Ordinance Code 656.313 A.V.(C)(13)
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association MAIN STREET FARMS CIVIC ASSOCIATION; M & M DAIRY INC; GILLESPIE GARDENS HOA; THE EDEN GROUP INC.
Overlay DUNN & MAIN

Application Info

Tracking # 5169 **Application Status** FILED COMPLETE
Date Started 08/23/2023 **Date Submitted** 08/23/2023

General Information On Applicant

Last Name **First Name** **Middle Name**
Company Name
Mailing Address
City **State** **Zip Code**
Phone **Fax** **Email**

General Information On Owner(s)

Last Name **First Name** **Middle Name**
Company/Trust Name
Mailing Address
City **State** **Zip Code**
Phone **Fax** **Email**

Property Information

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

Map RE#	Council District	Planning District	Current Zoning District(s)
Map <input type="text" value="107599 0200"/>	<input type="text" value="8"/>	<input type="text" value="6"/>	<input type="text" value="CCG-2"/>

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

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

Current Property Use
COMMERCIAL SHOPPING CENTER

Exception Sought

AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE OF ALL ALCOHOLIC BEVERAGES, NOT IN CONJUNCTION WITH A RESTAURANT, INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION (§656.313 A.V.(C)(13))

In Whose Name Will The Exception Be Granted

OCEANWAY LIQUOR, INC.

Location Of Property**General Location**

ON THE EAST SIDE OF MAIN ST N, SOUTH OF AIRPORT CENTER DR E

House #

12961

Street Name, Type and Direction

MAIN ST N

Zip Code

32218

Between Streets

AIRPORT CENTER DR E

and

KATHERINE RD

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

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

THE USE IS CONSISTENT WITH THE COMPREHENSIVE PLAN, IN THAT THE COMPREHENSIVE PLAN ALLOWS IN THE CGC LAND USE CATEGORY RETAIL SALES AND SERVICE OF ALCOHOL FOR ON-PREMISES CONSUMPTION

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

THE USE IS COMPATIBLE WITH THE EXISTING CONTIGUOUS ZONING, AS IT IS DEVELOPED IN AN EXISTING COMMERCIAL STRIP MALL AND THE GENERAL AREA IS DEVELOPED FOR COMMERCIAL USES. THE SITE IS CURRENTLY A PACKAGE STORE FOR OFF-PREMISES CONSUMPTION WHICH IS EXPANDING FOR ON-PREMISES CONSUMPTION

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

THE USE WILL HAVE NO ENVIRONMENTAL IMPACT WHATSOEVER

(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 USE WILL NOT CAUSE ANY VEHICULAR OR PEDESTRIAN PARKING CONDITION ACTIVITY AND WILL NOT RESULT IN THE GENERATION OF TRAFFIC, AS THE SITE IS ALREADY BUILT OUT AND OPERATING AS DEVELOPED COMMERCIAL

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

THE USE WILL NOT HAVE A DETRIMENTAL EFFECT ON THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES, AS THEY ARE DEVELOPED CONSISTENT WITH THE COMPREHENSIVE PLAN

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

THE USE WILL CREATE NO NOISE, LIGHTS, VIBRATIONS, FUMES, ODORS OR DUST

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

THERE ARE ADEQUATE PUBLIC SERVICES AND FACILITIES FOR USE ON THE SITE

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

AS SHOWN BY THE SITE PLAN, THERE IS ADEQUATE ACCESS FOR ENTRY ONTO THE PROPERTY BY FIRE, POLICE, RESCUE, ET AL.

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

THE USE IS CONSISTENT WITH THE DEFINITION OF AN EXCEPTION, AS THE PROPOSED EXCEPTION IS OUTLINED AS A PERMITTED USE BY EXCEPTION IN THE CCG-2 ZONING CATEGORY

Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Agreed to and submitted

Filing Fee Information

1) Non-residential District Base Fee	\$1,173.00
2) Plus Notification Costs Per Addressee	
23 Notifications @ \$7.00/each:	\$161.00
3) Total Application Cost:	\$1,334.00

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

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

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: March 7, 2023

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Ed Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 12961 Main St. N. RE#(s): 107599-0200

To Whom It May Concern:

I, Reekee R. Patel, as Manager of Main Street Place at Oceanway, LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for zoning exception and/or waiver, submitted to the Jacksonville Planning and Development Department.

MAIN STREET PLACE AT OCEANWAY, LLC

By: 
Reekee R. Patel, Manager

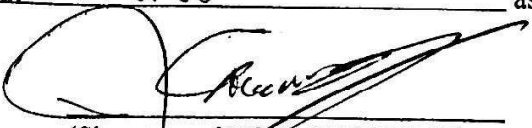
Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member". Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or [] online notarization, this 8 day of March 2023, by Reekee R. Patel, as Manager, of Main Street Place at Oceanway, LLC, a Limited Liability Company, who is personally known to me or who has produced FLORIDA DRIVERS LICENSE as identification and who took an oath.

Deji E. Gidado
Notary Public
State of Florida

My Commission Expires 08/19/2023
Commission No. GG 351044


(Signature of NOTARY PUBLIC)
DEJI E. GIDIDO
Printed name of NOTARY PUBLIC)

State of Florida at Large
My commission expires: 08.19.2023

EXHIBIT B

Agent Authorization – Limited Liability Company (LLC)

Date: March 7, 2023

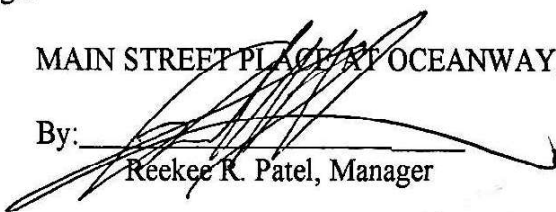
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Ed Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:
Address: 12961 Main St. N. RE#(s): 107599-0200

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Paul M. Harden to act as agent to file application(s) for zoning exception and/or waiver for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

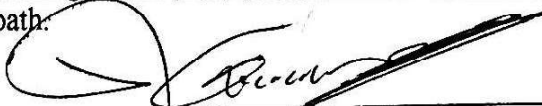
MAIN STREET PLACE AT OCEANWAY, LLC

By: 
Reekee R. Patel, Manager

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member". Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 8 day of March 2023, by Reekee R. Patel, as Manager, of Main Street Place at Oceanway, LLC, a Limited Liability Company, who is personally known to me or who has produced FLORIDA DRIVER LICENSE as identification and who took an oath:


(Signature of NOTARY PUBLIC)
DEJI E. GIDADO
Printed name of NOTARY PUBLIC)

Deji E. Gidado
Notary Public
State of Florida
My Commission Expires 08/19/2023
Commission No. GG 351044

State of Florida at Large
My commission expires: 08-19-2023

PREPARED BY / RECORD AND RETURN TO:

Dennis L. Blackburn
5150 Belfort Road So. Bldg. 500
Jacksonville, FL 32256

Tax Parcel/ID Number: 107599-0200

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of April 6, 2021 by **FIRST COAST LAND DEVELOPMENT, INC.**, a Florida corporation ("Grantor"), having its mailing address at P.O. BOX 37068, Jacksonville, Florida 32236-7068, in favor of **MAIN STREET PLACE AT OCEANWAY, LLC**, a Florida limited liability company ("Grantee"), having its mailing address at 6675 Corporate Center Parkway, Suite 100, Jacksonville, FL 32216.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm to Grantee, and Grantee's successors and assigns, forever, the following real property lying and being in the County of Duval, State of Florida (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

SUBJECT, HOWEVER, to those matters set forth on **EXHIBIT B** attached hereto and incorporated herein.

TOGETHER WITH all the elements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but none others.

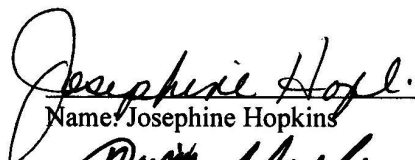

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IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of the date first above written.

WITNESSED BY:

GRANTOR:

FIRST COAST LAND DEVELOPMENT, INC., a
Florida corporation

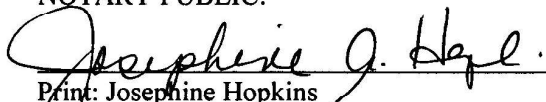

Name: Josephine Hopkins

Name: Dennis L. Blackburn

By: 
PATTY B. GRIFFIN, President

STATE OF FLORIDA)
) SS:
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence this 6th day of April, 2021, by PATTY B. GRIFFIN, the President of FIRST COAST LAND DEVELOPMENT, INC., a Florida corporation, on behalf of the corporation. She [] is personally known to me; or [] has produced FL Dr. Lic. as identification.

NOTARY PUBLIC:


Print: Josephine Hopkins
State of Florida at Large (Seal)
My Commission Expires: _____

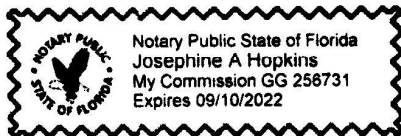


EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

The Land referred to herein below is situated in the County of Duval, State of Florida, and is described as follows:

Part of Farms 19 and 20, MAIN STREET FARMS, according to the plat thereof recorded in Plat Book 9, Page 15 of the Current Public Records of Duval County-, Florida, more particularly described as follows: BEGIN at the Northwest corner of BELVEDERE HEIGHTS, as recorded in Plat Book 12, Page 22 of the Current Public Records of said County; thence North 15°-56'-35" East, 219.24 feet, along the East line of North Main Street-U.S. Highway No. 17 (an 80.0 foot right-of-way), to a point in the South line of the lands described in Official Records Book 12221, Page 2063; thence North 88°-26'-01" East, 335.12 feet, along the last mentioned line, to its Southeast corner; thence North 01°-33'-59" West, 425.53 feet, along the East line of said lands and its production Northerly, to the South line of Elizabeth Road (a 50.0 foot right-of-way); thence North 88°-22'-20" East, 422.61 feet, along the South line of said Elizabeth Road, to the Northeast corner of said Farm 20; thence South 00°-52'-17" East, 635.22 feet, along the East line of said Farms 20 and 19, to the Southeast corner of said Farm 19; thence South 88°-27'-49" West, 815.82 feet, along the South line of said Farm 19, to the POINT OF BEGINNING.

Together with those easements which are beneficial and appurtenant to the land as set forth under Article II of the Reciprocal Easement, Operating and Development Agreement for Shoppes at North Main Street Concourse recorded in Book 12221, page 2017.

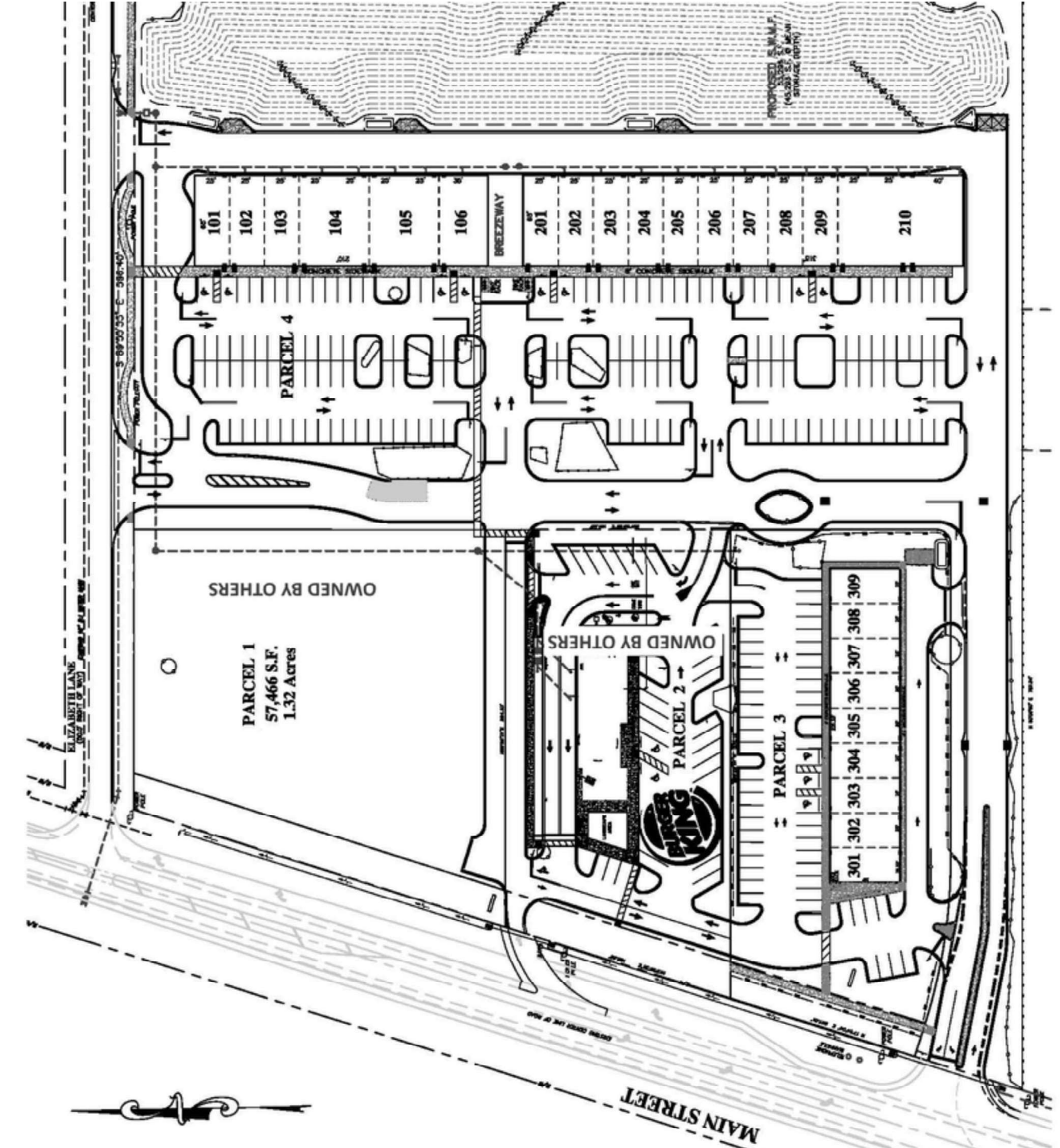
LESS AND EXCEPT any portion thereof lying within North Main Street, as presently established.

EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

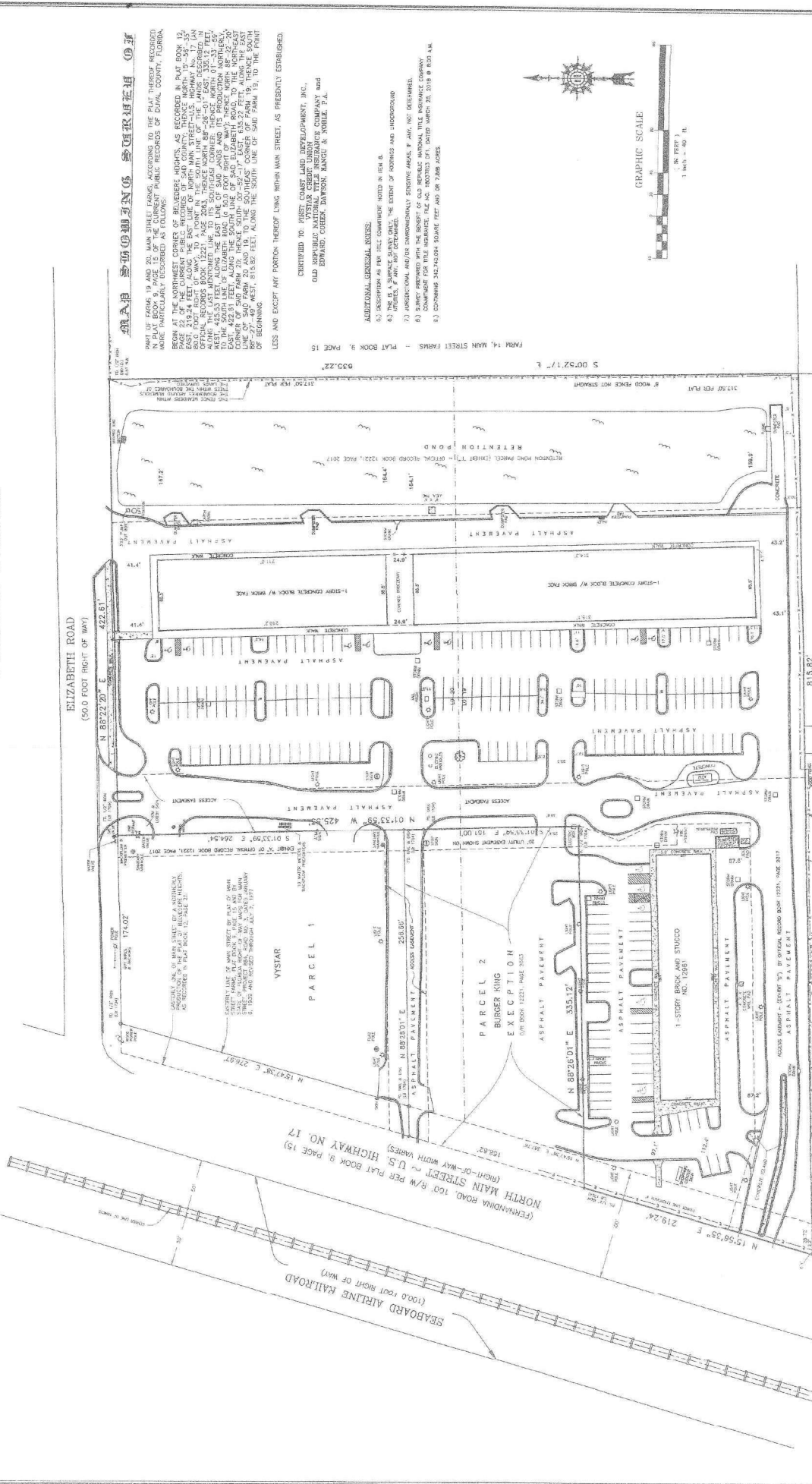
1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s)..
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAIN STREET FARMS, as recorded in Plat Book 9, Page(s) 15, of the public records of Duval County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604©.
4. Part 2 Chapter 655 Performance Based Development Agreement as set forth in instrument recorded in Book 11801, Page 1550; together with Reserved Capacity Allocation recorded in Book 12221, Page 2067; and together with Declaration of Allocation Rights recorded in Book 14714, Page 1037, of the public records of Duval County, Florida.
5. Reciprocal Easement, Operating and Development Agreement for Shoppes at North Main Street Concourse (North Main Street Place) which contains provisions for a private charge or assessments, recorded in Book 12221, Page 2017 of the public records of Duval County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604©.
6. Restriction Agreement as set forth in instrument recorded in Book 12221, Page 2072 of the public records of Duval County, Florida.
7. Parking Easement Agreement as set forth in instrument recorded in Book 14714, Page 1045 of the public records of Duval County, Florida.
8. Matters shown on survey by ECK Land Surveyors, Inc., bearing Order # 18-142-D and the date of 4/25/18.
9. Landlord's Waiver, Disclaimer and Consent recorded in Book 19535, Page 500 of the public records of Duval County, Florida.

MAIN STREET PLACE



Tenant	Unit Number	Square Footage
Main Cut Barber	101	1,024
Salon Lush	102	1,013
Remedy Staffing	103	1,515
Casa Maria	104	3,378
Seafood Express	105	2,755
Masala Mantra Indian Bistro	106	3,552
Jax Orthopedics	201/202	3,990
River City Vision	203	1,690
Oceanway Smokeshop	204	1,266
Advance America	205	1,260
Oceanway Pub	206	1,583
Oceanway Liquor	207	1,583
Sushi Wok	208	1,900
H&R Block	209	1,260
Duval Tax Collector	210	5,035
Pizza Hut	301	1,400
American Nails	302	1,000
All Washed Up	303	1,000
Brightway Insurance	304	818
Fresenius Medical	305-309	6,684

NORTH MAIN STREET PLACE



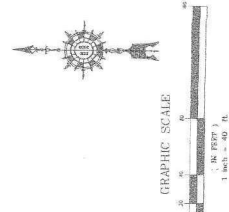
PART OF BOOK 19 AND 20 MAIN STREET FRINGS, ACCORDING TO THE PLAT THEREIN RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DAVAL COUNTY, FLORIDA, AND MORE PARTICULARLY RECORDED AS FOLLOWS:

61) PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN MAIN STREET, AS PRESENTLY ESTABLISHED.

CERTIFIED TO: FIRST COAST LAND DEVELOPMENT, INC.,
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND
 EDWARD COHEK, DAVRON, RANGLU & NOBLE, P.A.

ADDITIONAL GENERAL NOTES:
 62) REPRODUCTION OF THIS PLAT IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
 63) THE B & S SURFACE SURVEY CALC. THE EXTENT OF RIGHTS AND UNDERGROUND INTERESTS, IF ANY, NOT DETERMINED.
 64) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS.
 65) THIS SURVEY IS SUBJECT TO ANY UNRECORDED INTERESTS THAT MAY EXIST.
 66) THIS SURVEY IS SUBJECT TO ANY UNRECORDED INTERESTS THAT MAY EXIST.



ECK LAND SURVEYORS, INC.
 6700 W. UNIVERSITY AVENUE, SUITE 100
 JACKSONVILLE, FLORIDA 32217
 PHONE: 904.733.1111
 FAX: 904.733.1112
 E-MAIL: ECK@ECKSURVEYORS.COM

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DATE: 08/27/13
 BY: J.A.E. (JAE) / J.A.E. (JAE) / J.A.E. (JAE)

PLAT BOOK 9, PAGE 15
 PLAT BOOK 12, PAGE 22
 PLAT BOOK 13, PAGE 13

MAP SHOWING RADIAL SEARCH SURVEY SPECIFIC PURPOSE SURVEY

WITHIN SECTION 29 & 30 , TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

	FROM	TO	DISTANCE
0.) 12961 NORTH MAIN STREET – UNIT 207 (OCEANWAY LIQUORS)	0	0	0'±
1.) OCEANWAY CONGREGATIONAL CHURCH	0	1	642'±
2.) CHOPPERS BAR AND GRILL	0	2	1032±
3.) THE LEARNING EXPERIENCE	0	3	1700'±
4.) SEAFOOD EXPRESS AND MORE	0	4	430'±
5.) CASA MARIA AUTHENTIC MEXICAN	0	5	343'±



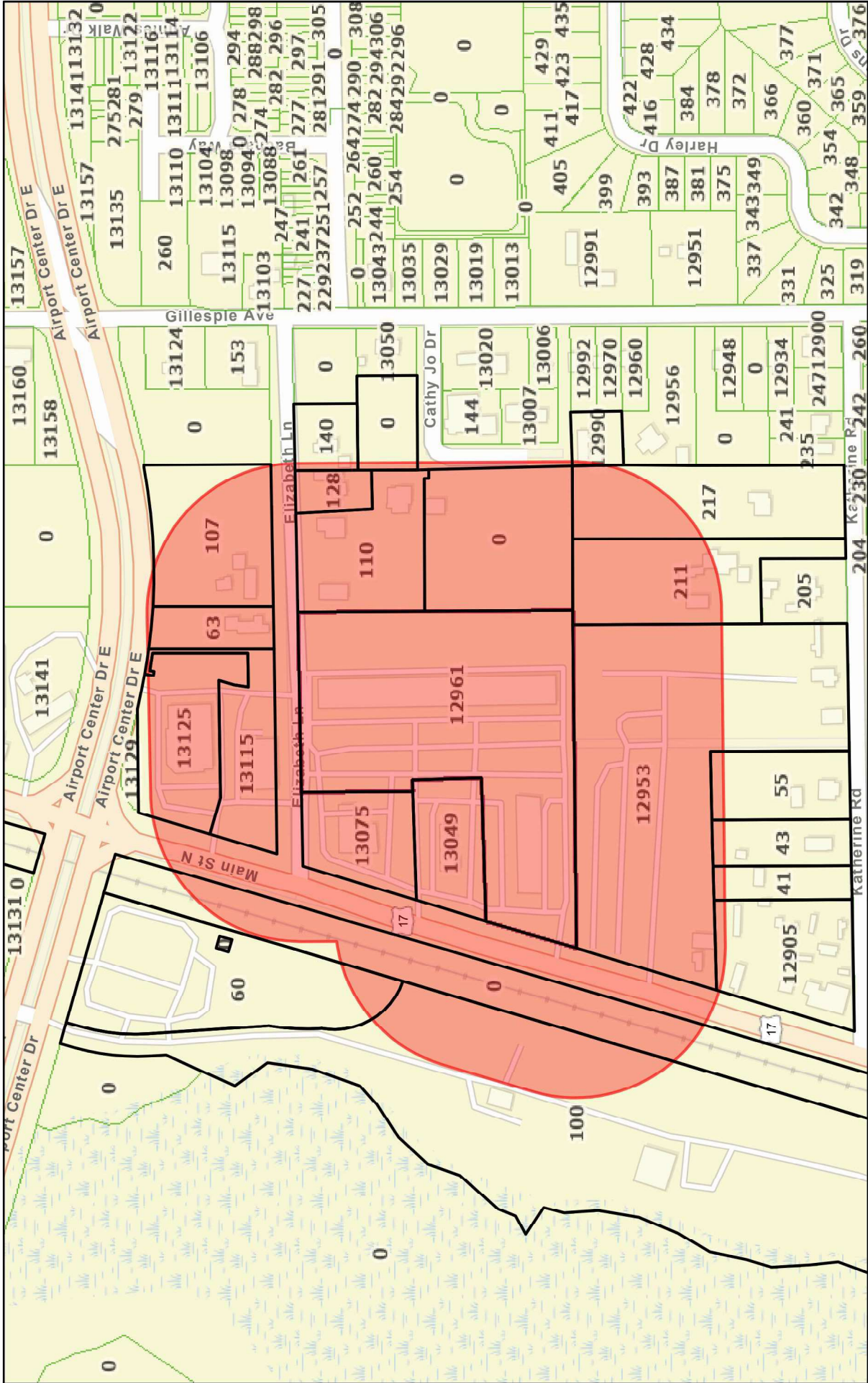
SURVEYING & MAPPING, LLC.
10250 NORMANDY BLVD. SUITE 604
JACKSONVILLE FLORIDA 32221
LICENSED BUSINESS No. 7908
PHONE (904) 619-6630
FAX (904) 619-6786

CERTIFICATION
THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS A LICENSED SURVEYOR REGISTERED BY THE STATE OF FLORIDA, AND THAT THIS DRAWING WAS PREPARED BY ME PURSUANT TO SECTION 708.904, 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 DISTANCE SHOWN ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 708.907, JACKSONVILLE ORDINANCE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DONALD M. JOHNSON, JR.
 FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER NO. 5613
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHECKED BY: DMJ	SURVEY DATE: 3/1/2023	DRAFTED BY: L. JOHNSON
W.O. NO.: 2023-030	CAD FILE: 1023077278.DWG	FB N/A PG N/A

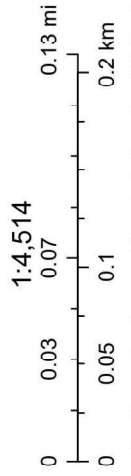
Land Development Review



October 18, 2023

18152835_T-2023-5169

Parcels



Esri, Community Maps Contributors, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
107618 1146	GATE PETROLEUM COMPANY		ATTN REAL ESTATE MANAGER	9540 SAN JOSE BLVD		JACKSONVILLE	FL	32257
107615 0010	OCEANWAY CONGREGATIONAL		HOLINESS CHURCH	4711 BANKHEAD AVE		JACKSONVILLE	FL	32207-7309
107615 0005	TAYLOR BOBBY E		4711 BANKHEAD AVE			JACKSONVILLE	FL	32207-7309
107610 0000	ARODI CHRISTIAN M		829 CLOUDBERRY BRANCH WAY			ST JOHNS	FL	32259
107609 0000	DELOACH FAMILY TRUST		C/O CHERYL D DELOACH TRUSTEE	2136 AZORE CT		JACKSONVILLE	FL	32216
107608 0010	WHITE CARL		41 KATHERINE RD			JACKSONVILLE	FL	32218-2744
107608 0000	WHITE AMERICUS ESTATE		C/O FRANKIE A WALSTON	114 CARDINAL AVE		PERRY	GA	31069-8733
107603 0200	13125 N MAIN STREET LLC		13125 N MAIN ST UNIT 2			JACKSONVILLE	FL	32218
107603 0100	JVILLE AZONE LLC #4833		555 W GRANADA BLVD SUITE E5			ORMOND BEACH	FL	32174
107603 0000	GREER BRENDA B ET AL		C/O RAY VICKI B	63 ELIZABETH LN		JACKSONVILLE	FL	32218
107600 0050	VSTAR CREDIT UNION		PO BOX 45085			JACKSONVILLE	FL	32232
107599 0200	MAIN STREET PLACE AT OCEANWAY LLC		200 RIVERSIDE AVE SUITE 5			JACKSONVILLE	FL	32202
107599 0100	PREMIER KINGS HOLDINGS OF GEORGIA LLC		3300 EASTERN BLVD			JACKSONVILLE	FL	32202
107597 0050	BOOMOO STORAGE LLC		829 CLOUDBERRY BRANCH WAY			MONTGOMERY	AL	36116
107591 0025	LORENTZEN ARTHUR F JR		211 KATHERINE RD			SAINT JOHNS	FL	32259
107590 0000	FULLARD TOMMY R		217 KATHERINE RD			JACKSONVILLE	FL	32218
107589 0020	SHEFFIELD CARL		128 ELIZABETH LN			JACKSONVILLE	FL	32218-2748
107589 0010	LDH VENTURES LLC		1322 4TH ST N			JACKSONVILLE	FL	32218
107589 0002	HONEYCUTT NADINE GILHOUSEN ESTATE		110 ELIZABETH LN			JACKSONVILLE BEACH	FL	32250
107587 0030	PATRIOT RIDGE LLP		12443 SAN JOSE BLVD STE 504			JACKSONVILLE	FL	32223
107582 0070	MORELAND VIVIAN DEBORAH		9605 CARBONDALE DR E			JACKSONVILLE	FL	32208
106634 6000	C S X TRANSPORTATION INC		500 WATER ST STE 800			JACKSONVILLE	FL	32202
106609 6600	ATS INTERNATIONAL SERVICES INC		725 OPPORTUNITY DR			ST CLOUD	MIN	56301
	GILLESPIE GARDENS HOA	SHAWN KALBRENER	388 GILLESPIE GARDENS DR			JACKSONVILLE	FL	32218
	M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR			JACKSONVILLE	FL	32226
	MAIN STREET FARMS CIVIC ASSOCIATION	THOMAS G. BYRNES III	211 KATHERINE RD			JACKSONVILLE	FL	32218
	NORTH	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S			JACKSONVILLE	FL	32226
	THE EDEN GROUP INC.	DICK BERRY				JACKSONVILLE	FL	32226