Application For Zoning Exception

Planning and Development Department Info

Application # E-25-21 Staff Sign-Off/Date CMC / 05/07/2025

Filing Date 05/07/2025 Number of Signs to Post 5

Current Land Use Category CGC

Exception Sought AN ESTABLISHMENT OR FACILITY WHICH INCLUDE THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION

Applicable Section of Ordinance Code PUD 2023-0747

Notice of Violation(s) N/A

Hearing Date N/A

Neighborhood Association ARGYLE AREA CIVIC COUNCIL

Overlay N/A

Application Info

Tracking #6212Application StatusFILED COMPLETEDate Started04/15/2025Date Submitted04/15/2025

General Information On Applicant First Name Middle Name **Last Name HARDEN PAUL** М. **Company Name** LAW OFFICE OF PAUL M. HARDEN **Mailing Address** 1431 RIVERPLACE BLVD, SUITE 901 City State Zip Code **JACKSONVILLE** FL 32207 Phone Fax Email 9043965731 PAUL@HARDENLAWOFFICE.COM

Last Name		First Name	Middle Name
PATEL		PRUTHVI	
Company/T	rust Name		
VRIHI DEVE	LOPMENT, LLC		
Mailing Add	ress		
1795 WILD I	DUNES CIRCLE		
City		State	Zip Code
ORANGE PAR	RK	FL	32065
Phone	Fax	Email	

Prop	erty Informat	ion		
Previ	ous Zoning App	lication Filed?		
f Ye	s, State Applica	tion No(s)		
2023	-0747			
Мар	RE#	Council District		Current Zoning District(s)
Мар	016361 0058	14	4	PUD

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Total Land Area (Nearest 1/100th of an Acre) Current Property Use VACANT COMMERCIAL Exception Sought AN ESTABLISHMENT OR FACILITY WHICH INCLUDE THE RETAIL SALE AND SERVICE OF ALL

AN ESTABLISHMENT OR FACILITY WHICH INCLUDE THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION

In Whose Name Will The Exception Be Granted

SHORES FINE WINE AND SPIRITS AT COLLINS, INC

Location O	f Property			
General Loc	ation			
NEQ OF COL	LINS RD & OLD MIDDLEBU	JRG RD S		
House #	Street Name, Type an	d Direct	ion	Zip Code
9437	COLLINS RD			32222
Between St	reets			
OLD MIDDLE	BURG RD S	and	SHINDLER DR	
Utility Servi	ces Provider			
City Wat	er/City Sewer Well/Sept	ic City	Water/Septic City	Sewer/Well
	. ,		· · ·	

Required Attachments	
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 own (Exhibit B)	er
Legal Description - may be written as either lot and block, or metes and bounds (Exh 1)	ibit
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 ent from the Florida Department of State Division of Corporations if a corporate owner, https://search.sunbiz.org/Inquiry/CorporationSearch/ByName	:ry

Supplemental Information
Supplemental information
Letter From DCFS, Department of Children and Family Services - day care uses only
Advisory Opinion Letter From EQD, Environmental Quality Division
Navisory opinion Letter From Equipmental 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.

On File Page 2 of 14 THE SITE IS DESIGNATED CGC IN THE COMPREHENSIVE PLAN AND ZONED PUD (WITH CCG-1 USES). THE USE REQUESTED IS AN ALLOWABLE USE IN THE DESIGNATED ZONING CLASSIFICATION AS WELL AS THE COMPREHENSIVE PLAN DESIGNATION

(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 ZONED FOR COMMERCIAL USES

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

THE USE WILL NOT HAVE AN ENVIRONMENTAL INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY

(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 A DETRIMENTAL EFFECT ON VEHICULAR, PEDESTRIAN OR PARKING CONDITION ACTIVITY AND WILL NOT RESULT IN THE GENERATION OF TRAFFIC INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY

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

THE USE WILL NOT HAVE A DETRIMENTAL EFFECT ON THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES

(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.

THE SITE IS DESIGNED WITH FULL ACCESS FOR ENTRY ON THE PROPERTY BY FIRE, POLICE, RESCUE AND OTHER SERVICES

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

THE USE IS CONSISTENT WITH THE DEFINITION OF AN EXCEPTION, AS THE PROPOSED EXCEPTION IS OUTLINED AS A PERMITTED USE BY EXCEPTION IN PUD ORDINANCE 2023-747

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) Residential District Base Fee

\$1,161.00

2) Plus Notification Costs Per Addressee

21 Notifications @ \$7.00/each: \$147.00

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3) Total Application Cost:

\$1,308.00

- * 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.



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

V	rihi Development, LLC
Ov	wner Name
9	437 Collins Rd
A	ddress(es) for Subject Property
0	16361-0058
Re	eal Estate Parcel Number(s) for Subject Property
P	Paul M. Harden
Ap	ppointed or Authorized Agent(s)
E	xception
Ту	pe of Request(s)/Application(s)
BF he	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.* 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,

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

Page 1 of 2

City Form Revised: 4/11/2024

- 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 AFFLANT SAY	ETH NAUGHT.
71/10	
Signature of Affiant	
Pruthvi Patel	
Printed/Typed Name of Affia	nt
* Affiant shall provide document Property. This may be shown thre	tation illustrating that Affiant is an authorized representative of the entity-owner of the Subject ough a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.
	NOTARIAL CERTIFICATE
as Member	re me by means of physical presence or \square online notarization, this 3, day of
	eed identification and who took an oath.
Type of identification produce	ed $FLDL$
[NOTARY SEAL]	Notary Public Signature JENNIFER CHERRY Notary Public, State of Florida My Comm. Expires May 24, 2025 inted/Typed Name — Notary Public Commission No. HH 133676 My commission expires:
,	NS SUBMITTED WITH AN INCORRECTLY COMPLETED, ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND ENT FORM(S) WILL <u>NOT</u> BE PROCESSED.
	PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

Page 2 of 2



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company VRIHI DEVELOPMENT LLC

Filing Information

 Document Number
 L21000361947

 FEI/EIN Number
 87-2175969

 Date Filed
 08/11/2021

State FL

Status ACTIVE

Principal Address

7715 OLD MIDDLEBURG ROAD S JACKSONV**I**LLE, FL 32222

Mailing Address

1795 WILD DUNES CIRCLE ORANGE PARK, FL 32065

Registered Agent Name & Address

PETE ORLANDO, CPA, PA 4745 SUTTON PARK CT STE 101

JACKSONVILLE, FL 32224

Name Changed: 04/26/2022

Address Changed: 04/26/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

PATEL, PRUTHVI 1795 WILD DUNES CIRCLE ORANGE PARK, FL 32065

Title AMBR

PATEL, VIPULKUMAR 1795 WILD DUNES CIRCLE ORANGE PARK, FL 32065

On File

Title AMBR

PATEL, VRIHI 1795 WILD DUNES CIRCLE ORANGE PARK, FL 32065

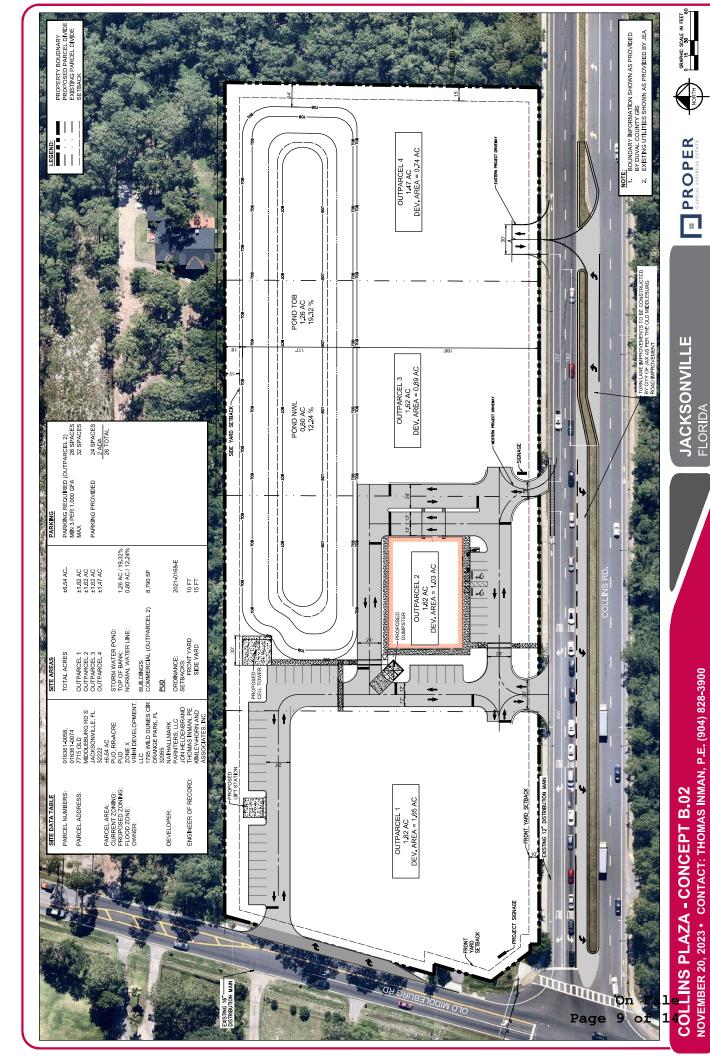
Annual Reports

Report Year	Filed Date
2023	04/28/2023
2024	03/05/2024
2025	04/24/2025

Document Images

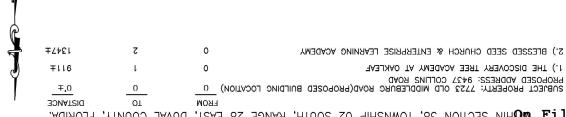
04/24/2025 ANNUAL REPORT	View image in PDF format
03/05/2024 ANNUAL REPORT	View image in PDF format
04/28/2023 ANNUAL REPORT	View image in PDF format
04/26/2022 ANNUAL REPORT	View image in PDF format
08/11/2021 Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



SECILIC ENGEOSE SORVEY Page 10 of 14 WYP SHOWING RADIAL SEARCH SURVEY

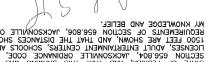
= III AM Ω HIN SECTION 38, TOWNSHIP OS SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



9437 COOLINS ROAD (PROPOSED) 7723 OLD MIDDLEBURG ROAD

1" = 450' SCALE

SUIDAR 10021



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SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

M.Z.Y ZAMOHT



PHONE (904) 619-6630 TICENSED BUSINESS No. 7908 SURVEYING & MAPPING, LLC. 9440 PHILIPS HIGHWAY SUITE 7

PG: N∕A	Α\N	FB:	CAD FILE:1024095045.DWG	W.O. NO.: 1024095045
V: С. ВАКЕВ	LLED B.	DRAF	SURVEY DATE: 12/18/2024	CHECKED BA: 121

5/9/25, 2:05 PM Printing :: CR773723

Duval County, City Of Jacksonville Jim Overton , Tax Collector

231 E. Forsyth Street Jacksonville, FL 32202

General Collection Receipt

Account No: CR773723 Date: 5/5/2025 User: Corrigan, Connor - PDCU Email: CCorrigan@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Paul M. Harden / VRIHI DEVELOPMENT, LLC

Address: 1431 Riverplace Blvd, Suite 901

Description: Application for Zoning Exception Z-6212

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1308.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1308.00

Control Number: 7406284 | Paid Date: 5/7/2025 Total Due: \$1,308.00

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

Account No: CR773723 Date: 5/5/2025

REZONING/VARIANCE/EXCEPTION

Name: Paul M. Harden / VRIHI DEVELOPMENT, LLC Address: 1431 Riverplace Blvd, Suite 901 Description: Application for Zoning Exception Z-6212

Total Due: \$1,308.00

RE LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3 MAIL_CITY	MAIL_STATE
016430 8180 DALLAH MARY		9526 DANIELS MILL DR W		JACKSONVILLE	7
016430 7575 WALKER BRANDON		8204 STELLING DR		JACKSONVILLE	긤
016430 7570 ELSER PAUL C		8212 STELLING DR		JACKSONVILLE	7
016430 7520 LOGAN QUAYSHAUN JAMAR		8203 STELLING DR		JACKSONVILLE	F.
016430 7515 BURRELL ARTICIA		8195 STELLING DR		JACKSONVILLE	F.
016430 7510 WILLIAMS BRYAN		8187 STELLING DR		JACKSONVILLE	김
016430 7505 AMH 2015 1 BORROWER LLC		ATTN PROPERTY TAX DEPARTMENT	23975 PARK SORRENTO STE 300	CALABASAS	S
016422 0075 FREDERICK CRACK LLC		538 SE 4TH ST		CAPE CORAL	FL
016416 1250 CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	긤
016415 0015 WATERMILL MASTER ASSOCIATION INC		6972 LAKE GLORIA BLVD		ORLANDO	FL
016366 0000 FLORIDA CONFERENCE ASSOCIATION OF SEVENTH DAY ADVE		351 SOUTH STATE RD 434		ALTAMONTE SPRINGS	VGS FL
016361 0100 STRATTON DANIEL D JR		7665 S OLD MIDDLEBURG		JACKSONVILLE	FL
016361 0092 CARLON RAMIRO ALEJANDRO		1811 HOLLOW GLEN DR		MIDDLEBURG	FL
016361 0082 CRABTREE CHRISTOPHER RAYMOND		7689 S OLD MIDDLEBURG RD		JACKSONVILLE	긥
016361 0074 VRIHI DEVELOPMENT ILC		1795 WILD DUNES CIR		ORANGE PARK	긥
016360 1050 GAN ROSALINE Y		3068 WILLIAMBURG CT		ORANGE PARK	급
016360 1030 FAGAN JOHN S		1986 KINGSLEY AVE		ORANGE PARK	H.
016360 1010 TAYLOR LINDA G		7850 OLD MIDDLEBURG RD S		JACKSONVILLE	F.
016360 1000 LOY JOAN V		7846 OLD MIDDLEBURG RD S		JACKSONVILLE	F.
016360 0000 DERENBERGER RAYMOND		7820 OLD MIDDLEBURG RD S		JACKSONVILLE	FL
016349 0000 LANG PHALLY		8969 REDTAIL DR		JACKSONVILLE	FL
ARGYLE AREA CIVIC COUNCIL	BILL LEWIS	8852 SOUTH IVYMILL PL		JACKSONVILLE	FL
SOUTHWEST	CHRISTINA PURDY	6008 LAKE COVE AV		JACKSONVILLE	兄
WATERMILL MASTER ASSOCIATION	THOMAS R. MARTIN	8019 LEAFCREST DR		FLEMING ISLAND	7

