

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 # 6212 **Application Status** FILED COMPLETE

Date Started 04/15/2025 **Date Submitted** 04/15/2025

General Information On Applicant

Last Name

HARDEN

First Name

PAUL

Middle Name

M.

Company Name

LAW OFFICE OF PAUL M. HARDEN

Mailing Address

1431 RIVERPLACE BLVD, SUITE 901

City

JACKSONVILLE

State

FL

Zip Code

32207

Phone

9043965731

Fax

Email

PAUL@HARDENLAWOFFICE.COM

General Information On Owner(s)

Last Name

PATEL

First Name

PRUTHVI

Middle Name

Company/Trust Name

VRIHI DEVELOPMENT, LLC

Mailing Address

1795 WILD DUNES CIRCLE

City

ORANGE PARK

State

FL

Zip Code

32065

Phone

Fax

Email

Property Information

Previous Zoning Application Filed? ☒

If Yes, State Application No(s)

2023-0747

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	016361 0058	14	4	PUD

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

On File
Page 1 of 14

Total Land Area (Nearest 1/100th of an Acre) 4.40

Current Property Use

VACANT COMMERCIAL

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

In Whose Name Will The Exception Be Granted

SHORES FINE WINE AND SPIRITS AT COLLINS, INC

Location Of Property

General Location

NEQ OF COLLINS RD & OLD MIDDLEBURG RD S

House #

9437

Street Name, Type and Direction

COLLINS RD

Zip Code

32222

Between Streets

OLD MIDDLEBURG RD S

and SHINDLER DR

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 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

On File
Page 3 of 14

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

Vrihi Development, LLC

Owner Name

9437 Collins Rd

Address(es) for Subject Property

016361-0058

Real Estate Parcel Number(s) for Subject Property

Paul M. Harden

Appointed or Authorized Agent(s)

Exception

Type of Request(s)/Application(s)

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, the undersigned authority, this day personally appeared Pruthvi 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 Member of Vrihi Development, 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

Pruthvi 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 3rd day of April, 2025, by Pruthvi Patel, as Member for Vrihi Development, LLC, who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced FLDL.



Notary Public Signature

[NOTARY SEAL]

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

Printed/Typed Name – Notary Public
My commission expires: _____

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE



[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
JACKSONVILLE, 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

Page 7 of 14

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

MAP SHOWING RADIAL SEARCH SURVEY
SPECIFIC PURPOSE SURVEY

WITHIN SECTION 38, TOWNSHIP 02 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

FROM		TO		DISTANCE	
0	0	0	0	0	0
0	0	1	2	911±	1347±
SUBJECT PROPERTY: 7723 OLD MIDDLEBURG ROAD(PROPOSED BUILDING LOCATION)					
PROPOSED ADDRESS: 9437 COLLINS ROAD					
1.) THE DISCOVERY TREE ACADEMY AT OAKLEAF					
2.) BLESSED SEED CHURCH & ENTERPRISE LEARNING ACADEMY					



7723 OLD MIDDLEBURG ROAD
9437 COLLINS ROAD (PROPOSED)



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

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

JOHN S. THOMAS P.S.M. No. 6223
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



CHECKED BY: JST
SURVEY DATE: 12/18/2024
DRAFTED BY: C. BAKER

W.O. NO.: 1024095045
CAD FILE: 1024095045.DWG
FB: N/A PG: N/A

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR773723
User: Corrigan, Connor - PDCU

Date: 5/5/2025
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
REZONING/VARIANCE/EXCEPTION

Date: 5/5/2025

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	FL
016430 7575	WALKER BRANDON		8204 STELLING DR			JACKSONVILLE	FL
016430 7570	ELSER PAUL C		8212 STELLING DR			JACKSONVILLE	FL
016430 7520	LOGAN QUAYSHAUN JAMAR		8203 STELLING DR			JACKSONVILLE	FL
016430 7515	BURRELL ARTICIA		8195 STELLING DR			JACKSONVILLE	FL
016430 7510	WILLIAMS BRYAN		8187 STELLING DR			JACKSONVILLE	FL
016430 7505	AMH 2015 1 BORROWER LLC		ATTN PROPERTY TAX DEPARTMENT	23975 PARK SORRENTO STE 300		CALABASAS	CA
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	FL
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	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	FL
016361 0074	VRHI DEVELOPMENT LLC		1795 WILD DUNES CIR			ORANGE PARK	FL
016360 1050	GAN ROSALINE Y		3068 WILLIAMBURG CT			ORANGE PARK	FL
016360 1030	FAGAN JOHN S		1986 KINGSLEY AVE			ORANGE PARK	FL
016360 1010	TAYLOR LINDA G		7850 OLD MIDDLEBURG RD S			JACKSONVILLE	FL
016360 1000	LOY JOAN V		7846 OLD MIDDLEBURG RD S			JACKSONVILLE	FL
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	FL
	WATERMILL MASTER ASSOCIATION	THOMAS R. MARTIN	8019 LEAFCREST DR			JACKSONVILLE	FL
						FLEMING ISLAND	FL

MAIL_ZIP
32244-8443
32244
32244
32244
32244
32244
91302
33990
32202
32809-3200
32714
32222
32068-6884
32222
32065
32065
32073
32222-1816
32222-1816
32222-1816
32222
32244
32222
32244

[illegible]

516417_T-2025-6212

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