



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, July 28, 2025

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

CALL TO ORDER

ROLL CALL

Nicholas Andrews (Chair), Justin Henderson (Vice-Chair), Debbie Cole, Dave Dahl, Margo Moehring
Alternates: Matthew Filer, Dean Haddock

APPROVAL OF MINUTES

A. Planning Commission Meeting held on June 23, 2025

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

- A. **PC#** 11-25
ADDRESS: 240 3rd Street South
OWNER: Willard B III & Adine R Nicholson
APPLICANT: GrowHouse Florida, LLC
AGENT: Joe Van Rooy
SUMMARY OF APPLICATION: **Conditional Use Application** to allow for a Medical Marijuana Treatment Center Dispensing Facility located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(21) of the Jacksonville Beach Land Development Code.
- B. **PC#** 12-25
ADDRESS: 1403 3rd Street North
OWNER: Seahorse Real Estate, LLC
APPLICANT: Automated Petroleum & Energy Co, Inc.
AGENT: Carter McKinnon
SUMMARY OF APPLICATION: **Conditional Use Application** to allow for the continued use of a gasoline service station located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(2) of the Jacksonville Beach Land Development Code, subject to the conditions outlined in section 34-558(n)(1).
- C. **PC#** 13-25: **WITHDRAWN**
ADDRESS: 1011 3rd Street South (Unit 1021)

OWNER: Bakkar Investments, LLC
APPLICANT: Janmesh Patel

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for packaged liquor sales in a convenience store located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(4) of the Jacksonville Beach Land Development Code. **WITHDRAWN**

PLANNING DEPARTMENT REPORT

- A. No items for the August 11th meeting, so it will be canceled.
- B. Training is Scheduled for September 22 (9/22) at 6:00 PM, in place of our scheduled meeting.

ADJOURNMENT

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Case Number; and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net; (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Minutes of Planning Commission Meeting
held Monday, June 23, 2025, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 7:00 P.M. by Senior Planner Christian Popoli.

It was moved by Mr. Filer, seconded by Mr. Haddock and passed unanimously to elect Margo Moehring to serve as Chair Pro-Tem for the June 23, 2025 meeting.

ROLL CALL:

<i>Chairperson:</i>	Nicholas Andrews (absent)		
<i>Vice-Chairperson:</i>	Justin Henderson (absent)		
<i>Board Members:</i>	Debbie Cole (absent)	David Dahl	Margo Moehring
<i>Alternates:</i>	Matthew Filer	Dean Haddock	

Senior Planner Christian Popoli and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Dahl, seconded by Mr. Filer, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on May 27, 2025

It was moved by Mr. Filer, seconded by Mr. Dahl, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on June 9, 2025

CORRESPONDENCE: None

DISCLOSURE OF EX-PARTE COMMUNICATIONS: None

OLD BUSINESS:

(A) Request By Planning Staff for New Vote on Meeting Times

Motion: It was moved by Mr. Dahl, seconded by Mr. Filer, and passed unanimously to amend the meetings to Mondays at 6:00 P.M.

Discussion: None.

Roll Call Vote: Ayes – David Dahl, Dean Haddock, Matthew Filer, and Margo Moehring,

The motion was unanimously approved.

NEW BUSINESS:

(A) PC# 10-25 Conditional Use Application

Owner: Iron Oak Real Estate LLC
2009 Sandpiper Point

Neptune Beach, FL

Applicant: Anthony Martinez
Iron Oak Real Estate LLC
2009 Sandpiper Point
Neptune Beach, FL

Agent: N/A

Location: 133 7th Avenue North

Conditional Use Approval to allow for the reconstruction of a multifamily structure located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-2 Standards) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

"The subject property is located in the C-1, Commercial Limited zoning district. Under the current LDC, as was the case with the previous version, multifamily as a use is conditional in C-1 and refers to the RM-1 or RM-2 dimensional standards for design. The structure on the property was originally constructed in 1936, and although there are no records from that time, it is the opinion of staff that the structure was built originally as either a single-family home, or a two-unit multifamily. The property has existed as a multifamily use for many years as a legal nonconformity based on its use as a multifamily without a Conditional Use approval. Additionally, there are several other design standard-related issues that are currently scheduled to be discussed and decided by the Board of Adjustment, through a Variance Application.

The nonconforming nature of the use as multifamily in C-1 without conditional use approval is a common condition for many of the older structures within the C-1 zoning district and throughout the City. Under the LDC requirements for Conditional Use and Legal nonconformities, when the structure is renovated beyond a certain point, it must be brought into compliance. The new owners are in the process of renovating the structure and will likely exceed the percentage amount threshold for this requirement, which is what brings this application before the Planning Commission. They seek to rectify the nonconforming use by seeking approval for multifamily in C-1 zoning, even though it has been used that way for decades.

The property is located at the northeast corner of the intersection of 7th Avenue North and 2nd Street North. The area, although mostly in the C-1 zoning district, is predominantly comprised of multifamily structures, with the exception of directly south of the property, where there are multifamily units that share the block with the proposed "Dolphin Depot" project, which is intended to be developed as a mixed-use commercial and residential project. To the north, east and west, all adjacent properties are multifamily uses.

The subject property is scheduled to be heard at the Board of Adjustment on June 17th to address setbacks and parking for the two residential units. The property's size, just under 5,000 square feet, at 4,688 square feet, is only large enough for two units, which is how the property is currently set up, and prior to interior demolition to prepare for reconstruction.

The proposed application is consistent with both the Land Development Code and the 2050 Comprehensive Plan.

Based on the application and information included, as well as the reasons outlined in the staff memo, the Planning and Development Department recommends **Approval of PC# 10-25** for multifamily use in a C-1 zoning district.”

Applicant: Anthony Martinez, 2009 Sandpiper Point, Neptune Beach, was sworn in and provided background on the item.

A brief discussion ensued about parking.

Public Hearing:

No one came forth to speak. Chair Pro Tem Moehring closed the public hearing.

Motion: It was moved by Mr. Haddock, seconded by Mr. Filer, to approve #PC 10-25.

Discussion: None.

Roll Call Vote: Ayes – David Dahl, Dean Haddock, Matthew Filer, and Margo Moehring.

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

Mr. Roger Whiting, 1103 2nd Avenue North, Jacksonville Beach, inquired about the May 14, 2025, Community Redevelopment Agency meeting minutes.

Mr. Popoli reminded the Board to complete Form 1 by the deadline. The next scheduled meeting will be held on July 14, 2025.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:21 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner.
DATE:	07/15/2025
SUBJECT:	PC#11-25 Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, July 28, 2025 Planning Commission Meeting.

PC#11-25
Conditional Use Application

OWNER: Willard B III & Adine Nicholson
8 San Juan Circlem
Ponte Vedra Beach, FL 32082

APPLICANT: GrowHouse Florida LLC
9471 Baymeadows Rd., Ste 103
Jacksonville, FL 32256

AGENT: Joe Van Rooy
9471 Baymeadows Rd. Ste 103
Jacksonville, FL 32256

LOCATION: 240 3rd South Street

REQUEST: **Conditional Use Application** to allow for a Medical Marijuana Treatment Center (MMTC) Dispensing Facility located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(21) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is located in the Commercial Limited: C-1 Zoning District. The subject property is located at the southwest corner of the intersection of 3rd Street South and 2nd Avenue South. The property was most recently a retail establishment, formerly Salt Life.

The applicant is seeking to open a new Medical Marijuana Treatment Center (MMTC) Dispensing Facility. Under the C-1 zoning district uses, a dispensing facility is allowed with conditional use approval, and, under state law, is treated no differently than a typical commercial pharmacy.



The site is currently developed with an existing structure and existing parking with landscaping. The proposed use would not change the parking demand substantially, and the applicant has committed to adding additional alternative parking to address any deficiencies. This does not affect the use request, but it is important to note that there are not any traffic or parking-related issues anticipated with this new use. All activities are well-regulated through the state licensing process, and all activities will be contained inside the building, as with any other retail use.

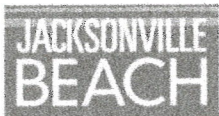
Surrounding uses include commercial offices to the west and adjacent, a fast food establishment to the south and adjacent, a JFRD fire station to the north across 2nd Avenue North, and office use to the east across 3rd Street. As the use will function as a commercial retail establishment, it is not anticipated that the new use will be any more intense than the previous use of retail sales.

Based on the provided application and analysis stated in this report, the Planning and Development Department recommends **Approval** of PC#11-25.

ATTACHMENTS:

1. PC#11-25 Packet

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



CONDITIONAL USE APPLICATION

RECEIVED

JUN 23 2025

PC No. 11-25

AS/400# 25-100041

HEARING DATE 7/28/25

PLANNING
DEPARTMENT

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

APPLICANT INFORMATION

Land Owner's Name: Willard B III & Adine Nicholson
Mailing Address: 8 San Juan Cir
Ponte Vedra Beach, Florida 32082

Telephone: (904) 994-8493
Fax: _____
E-Mail: cnicholson@svn.com

Applicant Name: GrowHouse Florida LLC
Mailing Address: 9471 Baymeadows Road ste 103
Jacksonville FL, 32256

Telephone: (904) 219-5003
Fax: _____
E-Mail: rjohnston.mec@gmail.com

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent Name: Joe Van Rooy
Mailing Address: 9471 Baymeadows Road ste 103
Jacksonville FL, 32256

Telephone: (904) 683-3394
Fax: _____
E-Mail: joe@vanrooylaw.com

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

PROJECT DATA

Street address of property and/or Real Estate Number: 240 S 3rd St, Jacksonville Beach FL 32250

Legal Description of property (attach copy of deed): 3-28 33-25-29E .287 Pablo Beach South
Lots 1,2 Blk 24 175083-0000

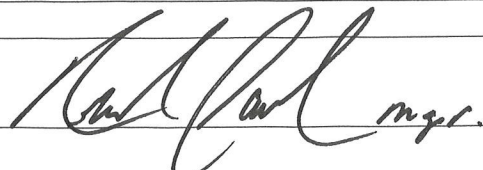
Current Zoning Classification: JC-1

Future Land Use Map Designation: _____

An 8 1/2 x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

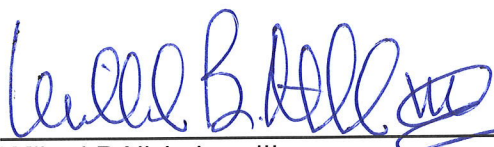
Code section(s) applicable to the requested conditional use: 34-617(d)(21)

Describe the proposed conditional use and the reason for the request:
As required by the City of Jacksonville Beach Land Development Code a conditional use permit is
required for operation of a State of Florida licensed Medical Marijuana Treatment Center (MMTC)

Applicant Signature:  Date: 6/23/25

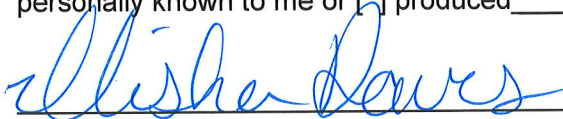
OWNERS' AUTHORIZATION FOR AGENT

Joseph J. Van Rooy, and Richard Johnston, of Growhouse Florida LLC are hereby authorized by the undersigned, being the owners of those lands 240 3rd St South, Jacksonville Beach, Florida 32250 and as further described in the attached deed and or other such proof of ownership as may be required, to apply to City of Jacksonville Beach, Florida as necessary for an application related to a Conditional Use Permit and any other action pursuant to securing said Conditional Use Permit


_____(SEAL)
Willard B Nicholson III, owner

State of FL
County of Duval

Signed and sworn before me on this 20th day of June, 2025, by Willard B Nicholson, the owner of 240 3rd Street S, Jacksonville Beach, Florida 32250 who [] was personally known to me or [] produced _____ as identification.



Notary Signature

My Commission Expires: 12/08/2025











PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner
DATE:	07/15/2025
SUBJECT:	PC# 12-25 Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, July 28, 2025 Planning Commission Meeting.

PC# 12-25
Conditional Use Application

OWNER: Seahorse Real Estate LLC.
2305 Greenside Ct.
Ponte Vedra Beach, FL 32082

APPLICANT: Automated Petroleum & Energy, Inc.
1201 Oakfield Dr.
Brandon, FL 33511

AGENT: Carter McKinnon
1635 Old 41 Hwy NW, Ste. 112-361
Kinnesaw, GA. 30152

LOCATION: 1403 3rd Street North

REQUEST: **Conditional Use Application** to allow for the continued use of a gasoline service station located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(2) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is located in the Commercial Limited: C-1 zoning district. It is located on the northeast corner of the intersection of 3rd Street North and 13th Avenue North. The property is currently a commercial gasoline service station, with a convenience store, as well as other commercial tenants towards the rear, facing 13th Avenue North. The property will be changing to new operators, and although fuel service as a use is now a transferable Conditional Use, this property has not had Conditional Use approval under the new code, and one is not on file for any previous operators. Therefore, a new Conditional Use is required, and if approved, will be transferable to the next operator or property owner, unless substantial upgrades are made, or another use is requested, at which time it will come back to the Planning Commission.



The property is currently in operation as a gasoline service station and convenience store. It was originally constructed as a gas station in 1983, though it has undergone several renovations throughout the years since, it has been continually operated as a gasoline service station and convenience store since its construction.

There have been recent code enforcement actions related to this site. However, they pertain to a tenant located on the southeast corner of the structure, and are not related to the gasoline service station use or convenience store. Those cases have been resolved, and the property is currently in compliance.

Adjacent and surrounding uses include; multifamily to the east within the same block and immediately adjacent, commercial sales to the north, within the same block, commercial sales to the south, across 13th Avenue North, and office uses to the west, across 3rd Street North. The gasoline service station has existed for many decades, and has not negatively affected adjacent uses, nor has it created a nuisance.

Based on the provided application and the analysis stated in this report, the Planning and Development Department recommends **Approval** of the proposed Conditional Use Request, PC#12-25.

ATTACHMENTS:

1. PC#12-25 Packet

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



CONDITIONAL USE APPLICATION

JUN 16 2025

PLANNING
DEPARTMENT

PC No. 12-25
AS/400# 25-100042
HEARING DATE 7/28/25

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

APPLICANT INFORMATION

Land Owner's Name: Seahorse Real Estate, LLC
Mailing Address: 2305 Greenside Ct., Ponte Verde Beach, Fl. 32082

Telephone: (404) 580-7222
Fax: _____
E-Mail: carter@mckinnonindustrial.com

Applicant Name: Automated Petroleum & Energy Co, Inc.
Mailing Address: 1201 Oakfield Dr., Brandon, Fl. 33511

Telephone: (813) 681-4279
Fax: _____
E-Mail: phil@apecgas.com

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent Name: Carter McKinnon
Mailing Address: 1635 Old 41 Hwy. NW, Ste 112-361, Kinnesaw, Ga. 30152

Telephone: (404) 580-7222
Fax: _____
E-Mail: carter@mckinnonindustrial.com

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

PROJECT DATA

Street address of property and/or Real Estate Number: 1403 3rd St. N., Jacksonville Beach, Fl. 32250

Legal Description of property (attach copy of deed): 5-66 28-25-29E .6 Pablo Beach North R/P Lots 9,10,11,12
174682-0050

Current Zoning Classification: Commercial -1 Future Land Use Map Designation: C-1

An 8 1/2 x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: 34-617(d)(2)

Describe the proposed conditional use and the reason for the request: _____
Current use is a convenience store with fuel. We are requesting the same conditional use designation.

Applicant Signature: Carter McKinnon Jr. Date: 5/30/25
6/4/2025 no C.U. on file



Seahorse Real Estate, LLC
470 N Sessions St, Suite 100
Marietta, GA 30060

Date: June 23, 2025

To Whom It May Concern:

Seahorse Real Estate, LLC hereby authorizes Auto Petroleum & Energy Co. to act on our behalf in all matters related to permitting and renovation of the property located at:

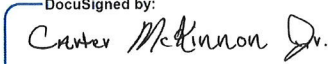
1403 3rd Street North
Jacksonville Beach, FL 32250

Auto Petroleum and Energy Co. is authorized to apply for and obtain building permits, submit all required documentation, and communicate with any applicable departments or agencies necessary to facilitate renovations at the above-referenced property.

Sincerely,

Carter McKinnon

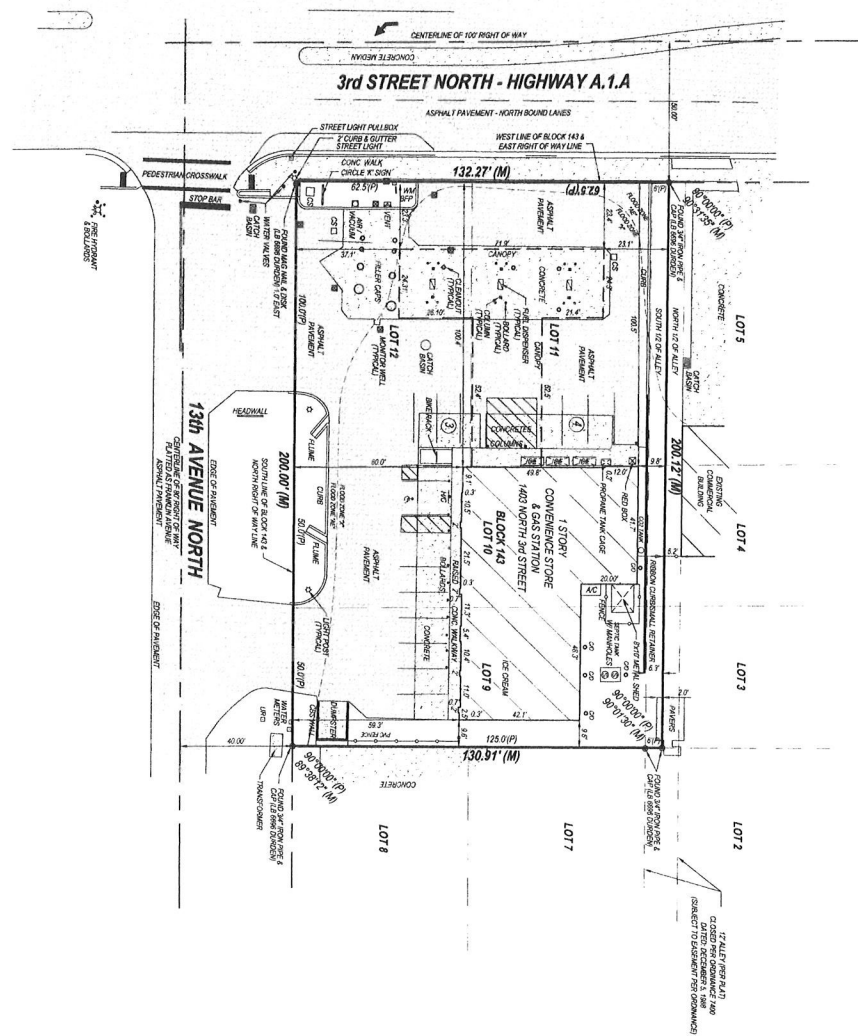
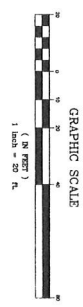
Seahorse Real Estate, LLC

DocuSigned by:
 6/23/2025
Signature: C02E3AA9D214421



BOUNDARY SURVEY

LOCATED AT
1403 NORTH 3RD STREET, JACKSONVILLE, FLORIDA 32250
SECTION 28 - TOWNSHIP 2 SOUTH - RANGE 29 EAST
DUVAL COUNTY, FLORIDA



LEGAL DESCRIPTION:

LOTS 8, 10, 11, AND 12, BLOCK 143, PALM BEACH NORTH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 8 OF THE CLERK'S PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE CLERK'S PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AS CLOSED BY ORDINANCE NO. TWO DATED DECEMBER 1, 1988.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES OR ADJACENT TO THIS SITE.
2. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBESTOS TYPINGS AND/OR PLAT BOOKS.
3. ALL DIMENSIONS SHOWN ON THIS MAP ARE BASED ON THE SURVEY DATA AND ARE NOT TO BE USED FOR CONSTRUCTION OF BUILDINGS OR FENCES OR FOR ADJACENT TO THIS SITE.
4. LOTS SHOWN HEREON WERE NOT ABSTRACTED OR RIGHTS OF WAY OR RECORDS EXCEPT AS SHOWN ON THE MAP.
5. ALL DIMENSIONS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
6. ADJACENT OR BELONGS TO SURVEY MAPS OR RECORDS BY OTHER THAN THE SURVEY PARTY OR PARTIES IS NOTED WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY OR PARTIES.
7. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.

REFERENCE MATERIAL:

1. PLAT OF PALM BEACH NORTH, PLAT BOOK 8, PAGE 8, DUVAL COUNTY, FLORIDA.
2. BOUNDARY SURVEY PREPARED BY CLAY & ASSOCIATES, WITH A DATE OF 12-21-2012.
3. PLAT OF PALM BEACH NORTH, PLAT BOOK 8, PAGE 8, DUVAL COUNTY, FLORIDA.
4. PLAT OF PALM BEACH NORTH, PLAT BOOK 8, PAGE 8, DUVAL COUNTY, FLORIDA.
5. DUVAL COUNTY WEBSITE: www.duvalcounty.com
6. AND ORS.

FLOOD ZONE NOTE:

LANDS SHOWN HEREON ARE LOCATED WITHIN A FLOOD HAZARD ZONE. THE FLOOD HAZARD ZONE IS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) DATED NOVEMBER 2, 2014, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.

CERTIFICATIONS:

1. LAKE WORTH PROPERTY ENTERPRISES, LLC
2. AUTOMATED PETROLEUM & ENERGY COMPANY INCORPORATED
3. STOKES BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
4. TRIMBLE LAW
5. FIRST AMERICAN TITLE INSURANCE COMPANY
6. CLOVERBOLD WORLDWIDE TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION:

I, CRAIG WATSON, SURVEYOR, HAVE PERSONALLY AND INDIVIDUALLY EXAMINED THE SURVEY DATA AND THE SURVEY MAP AND CERTIFY THAT THE SURVEY DATA AND THE SURVEY MAP ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE ALSO REVIEWED THE SURVEY MAP AND CERTIFY THAT THE SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE ALSO REVIEWED THE SURVEY MAP AND CERTIFY THAT THE SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED: [Signature]
CRAIG WATSON, SURVEYOR & MAPPER
NO. 3047 STATE OF FLORIDA

- ABBREVIATIONS:**
- BM - BENCHMARK
 - CC - CONCRETE
 - CS - CONCRETE SLAB
 - WM - WATER MAIN
 - BP - BOUNDARY POINT
 - HC - HANDICAPPED PARKING SIGN
 - CS - CONCRETE BLOCK STRUCTURE
 - CO - CEMENT OUT

PROPERTY ACCESS NOTE:

THE SUBJECT PROPERTY HAS DIRECT ACCESS TO 3RD STREET NORTH (A-1-A) AND 13TH AVENUE NORTH. BOTH BEING PUBLIC ROADS WITH NO BARRIERS OR OVERLAPS IN RIGHT-OF-WAY TO THE SUBJECT PROPERTY.

ACCRAGE:

SUBJECT PROPERTY HAS AN ACCRAGE OF APPROXIMATELY:
36,207.35 SQUARE FEET (AND/OR 1.50 ACRES).

CRAIG WATSON AND ASSOCIATES LLC
PROFESSIONAL SURVEYING & MAPPING

130 S INDIAN RIVER DRIVE • SUITE 202 • FORT PIERCE, FLORIDA 34950
O 772-334-0867 C 772-260-0249 EMAIL craigwatson@live.com

DATE: 12-21-2012
SCALE: 1" = 20'
DRAWN BY: C.W.
CHECKED BY: C.W.
JOB NUMBER: 23014
SHEET NUMBER: 1 OF 1

PREPARED FOR:
APEC
AUTOMATED PETROLEUM & ENERGY CO., INC.
1201 OAKFIELD DRIVE SUITE 109
BRANDON, FLORIDA

DATE: 12-21-2012
REVISIONS:
1. 12-21-2012
2. 12-21-2012
3. 12-21-2012
4. 12-21-2012
5. 12-21-2012
6. 12-21-2012
7. 12-21-2012
8. 12-21-2012
9. 12-21-2012
10. 12-21-2012







