

<div style="text-align: center; border: 2px solid red; padding: 5px;"> COMPANION APPLICATION / E </div>	
Date Submitted: 6/10/2025	Application Number: E-25-25
Date Filed: 6/20/2025	Public Hearing: WLD-25-06

Application for Zoning Exception
 City of Jacksonville, Florida
 Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District: CCG-S	Current Land Use Category: CGC	
Exception Sought: Retail sale and service of beer and wine for on-premises consumption per Part 4.	Applicable Section of Ordinance Code: 656.368 IV (c) (1)	
Council District: 7	Planning District: 1	
Previous Zoning Applications Filed (provide application numbers): none found		
Notice of Violation(s): none found		
Number of Signs to Post: 2	Amount of Fees: \$2,542	Zoning Asst. Initials: KIR
Neighborhood Associations: Please see attached		
Overlay: Springfield (Historic District)		

PROPERTY INFORMATION	
1. Complete Property Address: 1748 8th Street W Unit 14 & 16	2. Real Estate Number: 071635-0000
3. Land Area (Acres): 0.20	4. Date Lot was Recorded: 1/25/2018 - Purchased
5. Property Located Between Streets: 7th St & 8th St Main St & Laura St	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: 1692 Shopping Ctr/Nbhd	
8. Exception Sought: The sale of beer and wine to compliment boutique cigar and tobacco lounge. For on-premise consumption only	
9. In whose name will the Exception be granted: Smoke vs Abbey Tax LLC.	

Page 1 of 5

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: Futuristic Investments, Inc.	11. E-mail: rfch@petrajax.com
12. Address (including city, state, zip): 2440 Mayport Rd #7 Jax, FL 32233	13. Preferred Telephone: 904-241-1151

APPLICANT'S INFORMATION (if different from owner)	
14. Name: Smokers Abbey Jax by Thurman	15. E-mail: smokersabbeyjax@gmail.com
16. Address (including city, state, zip): 7036 Lenczyk Dr. Jacksonville FL 32277	17. Preferred Telephone: 443-789-1171

CRITERIA
<p>Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."</p> <p>Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:</p> <ul style="list-style-type: none"> (i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto; (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; (iii) Will not have an environmental impact 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; (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; (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; (vii) Will not overburden existing public services and facilities; (viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and

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

18. Given the above definition of an "exception" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the request is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the exception and to meet the criteria set forth may result in a denial.

See attached documents

We are looking to open a cigar lounge that is leasing a space from Petra across the street from 5. Westside Church of Christ. Which is located next to Strings Brewery. We are planning to serve beer and wine to accompany our cigars. Four stores down from our location on the same block is a wine bar. This is why I am seeking the waiver. Thank you for your time.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- ☐ Survey
- ☐ Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- ☐ Property Ownership Affidavit (Exhibit A)
- ☐ Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- ☐ Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- ☐ Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- ☐ Letter from the Department of Children and Family Services (DCFS) – **day care uses only**
- ☐ Advisory opinion letter from the Environmental Quality Division (EQD) – **if required**

FILING FEES

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

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

AUTHORIZATION

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

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

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s)

Print name: Chris Hionides

Signature: [Signature]

Applicant or Agent (if different than owner)

Print name: Log Thurman

Signature: [Signature]

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

Owner(s)

Print name: _____

Signature: _____

SUBMITTAL

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

Submit applications to:

Planning and Development Department, Zoning Section

214 North Hogan Street, 2nd Floor

Jacksonville, Florida 32202

(904) 255-8300

February 27, 2025

Dear Planning and Development Department:

We are writing to request a zoning exception regarding a liquor license for our proposed cigar lounge to be located at 14 and 16 West 8th Street, Jacksonville, Florida.

We are planning to establish a sophisticated cigar lounge at the above-mentioned properties and are seeking an exemption from regulations that restrict liquor licenses within a certain proximity to churches and daycare centers. We understand the importance of these protective measures but believe our establishment warrants consideration for an exception based on the following merits.

Our proposed cigar lounge will contribute significantly to the neighborhood in several ways:

1. **Neighborhood Revitalization:** The development of this business will help revitalize this area of Jacksonville by renovating and utilizing previously-underutilized properties. This investment demonstrates our commitment to the neighborhood's future.
2. **Community Building:** The lounge will serve as a gathering place for the adult community, fostering social connections and networking opportunities in a controlled, upscale environment.
3. **Character and Charm:** We have designed our establishment to enhance the classic architectural character of the neighborhood with tasteful renovations that respect the existing aesthetic while adding sophisticated charm to the area.
4. **Additional Activity:** By providing a new activity venue in the neighborhood, we will increase foot traffic during business hours, which can benefit surrounding businesses and enhance the vitality of the area.

We recognize the responsibilities that come with operating near sensitive establishments such as churches and daycare centers. To mitigate any potential concerns:

- We will maintain strict age verification procedures to ensure no minors enter the premises.
- Our operating hours will be respectful of neighboring establishments' schedules, particularly the church and daycare.
- Signage and marketing will be tasteful and discreet.
- Noise levels will be kept to a minimum.
- Staff will receive comprehensive training on responsible service.
- We will implement a zero-tolerance policy for public intoxication or disruptive behavior.
- Consumption of alcohol and tobacco will be strictly confined within the premises.

While we understand the importance of zoning regulations that limit liquor licenses near churches and daycare centers, we believe our upscale cigar lounge presents minimal risk to these institutions for several reasons:

1. The primary focus of our business is cigars, with alcohol service being complementary rather than the main attraction.
2. The atmosphere of our establishment will appeal to a mature clientele seeking a sophisticated experience.

3. Similar exemptions have been granted in comparable circumstances throughout Jacksonville.
4. Our business will add variety for customers of existing nearby adult-serving businesses such as Strings Sports Brewery and Stumpy's Hatchet House.
5. We have obtained permission from the owner of the daycare center building for our use of this location.

In conclusion, we believe our cigar lounge will be an asset to the neighborhood, contributing to its revitalization while respecting the character and needs of existing establishments, including the church and daycare center. We are committed to being responsible business owners and good neighbors.

We respectfully request your favorable consideration of this exception request. We are available to answer any questions, provide additional information, or meet with the Department at your convenience.

Thank you for your time and consideration.

Sincerely,

Loyal Thurman
443-789-1171



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

Futuristic Investments, Inc.

Owner Name

14-16 West 8th Street, Jacksonville, FL 32206

Address(es) for Subject Property

071635-0000

Real Estate Parcel Number(s) for Subject Property

Loy Alonzo Thurman II

Appointed or Authorized Agent(s)

Application for zoning exemption ^{waiver of minimum distance requirements for liquor license}
Type of Request(s)/Application(s) Division

STATE OF Florida

COUNTY OF Duval

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

1. Affiant is the President/Mgr of Futuristic Investments, Inc. a Florida Corporation (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

Chris Hionides
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 21st, day of February, 2025, by Chris Hionides, as President / Mgr for Futuristic Investments, Inc., who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____.


Notary Public Signature

[NOTARY SEAL]



Stefani Serna
Printed/Typed Name – Notary Public

My commission expires: July 04, 2026

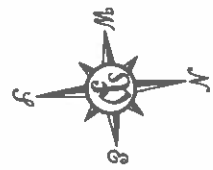
NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

MAP SHOWING BOUNDARY SURVEY OF
LOT 9 BLOCK 43 AS SHOWN ON MAP OF
WEST SPRINGFIELD

1e
19

Page 10 of 19



MONUMENTATION LEGEND	
•	PD, WZ LP, NO ID
●	INT NAL, A DESK 80715
X	PD, X-CUT

EXCEPT WHERE OTHERWISE INDICATED

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	125.16'	86°20'03"E
L2	66.72'	80°39'54"W
L3	125.15'	86°20'43"W
L4	66.70'	N05°30'28"E

Digitally signed
by Nathan P
Perret
Date: 2025.06.05
09:09:24 -0400

NOT VALID WITHOUT THE DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER ORIGIN NO. 2025-609

MAP SHOWING SPECIFIC PURPOSE SURVEY OF

SUBJECT SITE: (DESCRIPTIONS AS FURNISHED)

LOT 9, BLOCK 43, SPRINGFIELD, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 5, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: LOYAL THURMAN

TABLE OF DISTANCES

1. (SUBJECT SITE) = 0
1748 N MAIN ST
JACKSONVILLE, FL 32208

2. SPRINGFIELD MIDDLE SCHOOL = 1065±
2034 HUBBARD ST
JACKSONVILLE, FL 32208

3. MATTIE V. RUTHERFORD ALTERNATIVE
MIDDLE SCHOOL = 920±
1514 HUBBARD ST
JACKSONVILLE, FL 32208

4. 8TH STREET LIQUOR = 1075±
203 E 8TH ST
JACKSONVILLE, FL 32208

5. WESTSIDE CHURCH OF CHRIST = 70±
23 8TH ST W #3877
JACKSONVILLE, FL 32208

6. SPRINGFIELD CHRISTIAN CHURCH
DISCIPLES OF CHRIST = 550±
25 W 9TH ST
JACKSONVILLE, FL 32208

7. ST. MARY'S EPISCOPAL CHURCH = 860±
1924 N LAURA ST
JACKSONVILLE, FL 32208

8. ST. JOHN'S LUTHERAN CHURCH = 1230±
1950 SILVER ST
JACKSONVILLE, FL 32208

9. MT. SINAI BAPTIST CHURCH = 1330±
2038 SILVER ST
JACKSONVILLE, FL 32208

10. OUR LADY OF POMPEII CATHOLIC
CHURCH = 1340±
2039 N LAURA ST
JACKSONVILLE, FL 32208

11. THE WELL AT SPRINGFIELD = 750±
125 E 7TH ST
JACKSONVILLE, FL 32208

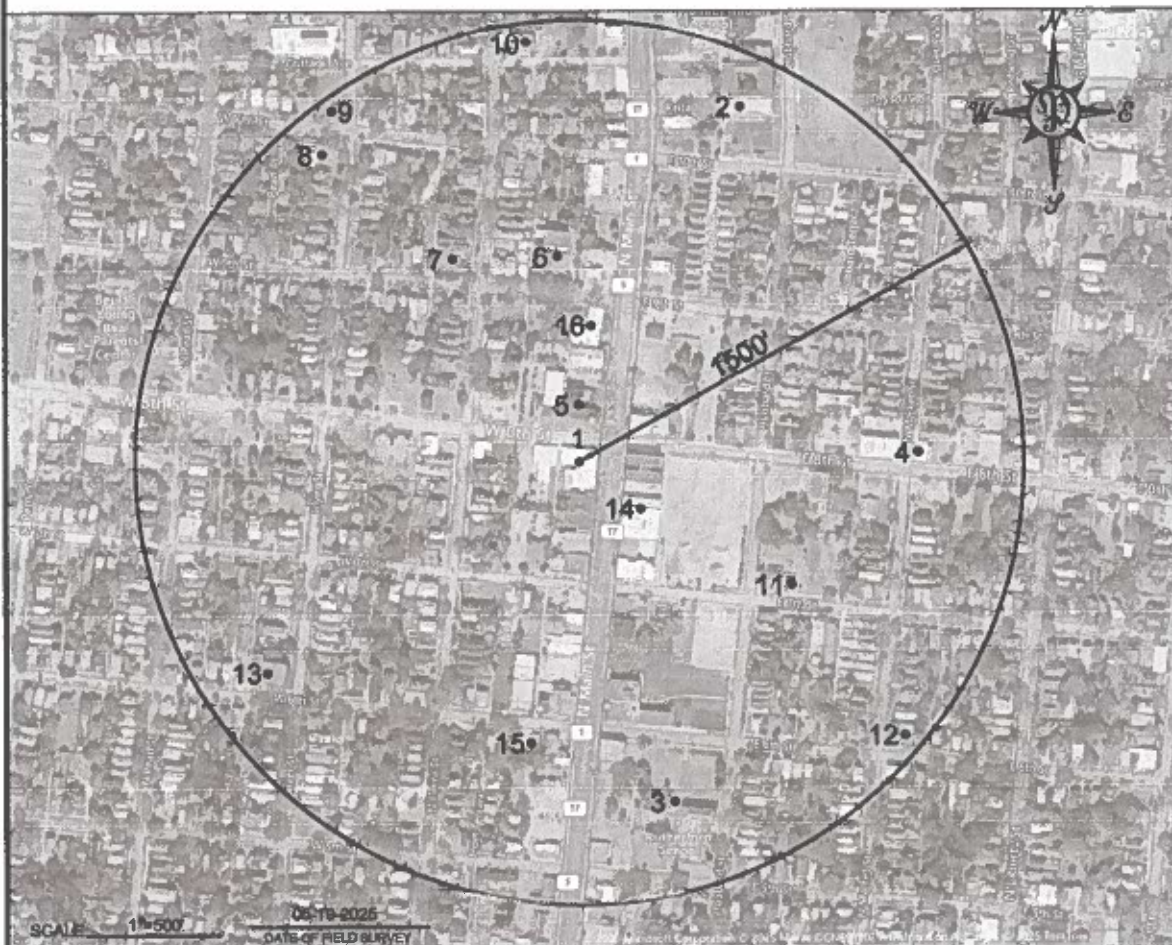
12. GLORIOUS CHURCH OF THE
LORD = 1350±
213 E 6TH ST
JACKSONVILLE, FL 32208

13. GREATER NEW JERUSALEM BAPTIST
CHURCH / SPRINGFIELD PRESBYTERIAN
CHURCH = 1135±
207 W 6TH ST
JACKSONVILLE, FL 32208

14. CRIPSY'S SPRINGFIELD GALLERY = 130±
1735 N MAIN ST
JACKSONVILLE, FL 32208

15. SHANTY TOWN PUBZ = 900±
22 W 6TH ST
JACKSONVILLE, FL 32208

16. STRING'S SPORTS BREWERY = 350±
1850 N MAIN ST
JACKSONVILLE, FL 32208



PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

GENERAL NOTES:

(1) THIS IS A SPECIFIC PURPOSE SURVEY ONLY. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SATISFY THE REQUIREMENTS, SHOWN HEREON, FOR A LIQUOR LICENSE SURVEY IN DUVAL COUNTY.

(2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, OR RESTRICTIONS

(3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN

(4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS SURVEY WAS PREPARED ACCORDING TO THE REQUIREMENTS OF SECTIONS 658.804, 658.805 AND 658.806 OF THE ORDINANCE CODE OF THE CITY OF JACKSONVILLE AND THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF THE UNDERSIGNED'S BELIEF AND KNOWLEDGE.

NOTE: THIS IS A SPECIFIC PURPOSE SURVEY, PREPARED FOR THE SPECIFIC PURPOSE OF MEETING THE REQUIREMENTS OF SECTIONS 658.804, 658.805 AND 658.806 OF THE ORDINANCE CODE OF THE CITY OF JACKSONVILLE



Digitally signed
by Nathan P
Perret
Date:
2025.05.28
10:11:55 -04'00'

NATHAN P. PERRET, FLA. CERT. NO. 69000



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

FUTURISTIC INVESTMENTS INC
2440 MAYPORT RD STE 7
ATLANTIC BEACH, FL 32233

Primary Site Address
1748 N MAIN ST
Jacksonville FL 32206-

Official Record Book/Page
18270-00830

Title #
6412

1748 N MAIN ST
Property Detail

RE #	071635-0000
Tax District	USD1
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	8725
Characteristics	Historic Designation

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property](#).

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$53,794.00	\$53,794.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$661,100.00	\$661,700.00
Assessed Value	\$317,143.00	\$348,857.00
Cap Diff/Portability Amt	\$343,957.00 / \$0.00	\$312,843.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$317,143.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18270-00830	1/25/2018	\$266,000.00	WD - Warranty Deed	Qualified	Improved
18095-01818	7/17/2017	\$100.00	QC - Quit Claim	Unqualified	Improved
18079-02219	7/17/2017	\$100.00	QC - Quit Claim	Unqualified	Improved
13704-00079	12/8/2006	\$100.00	MS - Miscellaneous	Unqualified	Improved
13704-00077	12/8/2006	\$100.00	MS - Miscellaneous	Unqualified	Improved
10247-01798	11/14/2001	\$100.00	SW - Special Warranty	Unqualified	Improved
09962-00431	4/19/2001	\$100.00	WD - Warranty Deed	Unqualified	Improved
08819-01705	12/5/1997	\$30,000.00	MS - Miscellaneous	Unqualified	Improved
08809-02059	12/23/1997	\$75,000.00	MS - Miscellaneous	Unqualified	Improved
07992-02001	9/28/1994	\$100.00	MS - Miscellaneous	Unqualified	Improved
07992-01996	9/28/1994	\$100.00	MS - Miscellaneous	Unqualified	Improved
07933-00458	9/7/1994	\$100.00	WD - Warranty Deed	Unqualified	Improved
07840-00936	12/30/1992	\$100.00	MS - Miscellaneous	Unqualified	Improved
07786-01574	2/11/1994	\$100.00	MS - Miscellaneous	Unqualified	Improved
07786-01572	2/11/1994	\$100.00	MS - Miscellaneous	Unqualified	Improved
07779-02126	12/31/1992	\$100.00	MS - Miscellaneous	Unqualified	Improved
07206-00156	7/29/1991	\$100.00	SW - Special Warranty	Unqualified	Improved
06966-02306	8/19/1990	\$100.00	QC - Quit Claim	Unqualified	Improved
06184-00070	8/23/1986	\$100.00	WD - Warranty Deed	Unqualified	Improved
03842-00238	12/16/1974	\$100.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	176.00	\$325.00

Land & Legal

Prepared by and Return to:
Jason M. Trager, Esq.
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

\$266,000⁰⁰

GENERAL WARRANTY AND TRUSTEE'S DEED

1. **Grantor's name and address is:**

Sarah S. Taylor, as Successor Trustee of the Glover Taylor
Revocable Trust under agreement dated April 19, 2001, and

David Taylor

3914 Ortega Blvd
Jacksonville FL 32210

2. **Grantee's name and address is:**

Futuristic Investments, Inc.,
A Florida corporation
2440 Mayport Road, Suite 7
Atlantic Beach, FL 32233

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. **The real property ("Property") conveyed hereby is described as follows:**

Lot 9, Block 43, SPRINGFIELD, according to plat thereof as
recorded in Plat Book 2, Page 5, of the public records of Duval
County, Florida;

together with all appurtenances belonging to or benefiting such
property.

The Property Appraiser's Parcel Identification Number is 071635-0000.

4. Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.
5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever, except for taxes subsequent to December 31, 2017, and (ii) covenants, reservations, restrictions and easements of record, if any, with reference hereto not serving to reimpose the same.
6. Grantor represents and warrants that the Property does not constitute nor is adjacent to the homestead or residence of any of the Grantor, any member of the Grantor's family or any beneficiaries of the above referenced Trust.
7. Sarah S. Taylor represents to Grantee that (i) Sarah S. Taylor is duly appointed and qualified to act as Successor Trustee under the Trust identified above; (ii) the terms and conditions of such Trust have been met in all things preliminary to and in and about this conveyance of the Property; and (iii) Sarah S. Taylor has the power and authority to execute this Deed as Successor Trustee of the Trust identified above.

Executed as of January 25, 2018.

050739.D.10 Deed

1st Witness: Joanne H. Grove
Print Name: Joanne H. Grove

Sarah S. Taylor
Sarah S. Taylor, as Successor Trustee of
the Glover Taylor Revocable Trust under
Agreement dated April 19, 2001

2nd Witness: Clarence H. Houston Jr
Print Name: Clarence H. Houston Jr

1st Witness: Joanne H. Grove
Print Name: Joanne H. Grove
2nd Witness: Clarence H. Houston Jr
Print Name: Clarence H. Houston Jr

David Taylor
David Taylor

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 25 day of January, 2018, by Sarah S. Taylor, as Successor Trustee of the Glover Taylor Revocable Trust under Agreement dated April 19, 2001 (☒) who is personally known to me or () who has produced (Florida Driver's Licenses) as identification.

Clarence H. Houston Jr
Notary Public, State of Florida
My Commission Expires:
State of Florida
County of Duval



The foregoing instrument was acknowledged before me this 25 day of January, 2018, by David Taylor (☒) who is personally known to me or () who has produced (Florida Driver's Licenses) as identification.

Clarence H. Houston Jr
Notary Public, State of Florida
My Commission Expires:





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

Detail by Entity Name

Florida Profit Corporation
FUTURISTIC INVESTMENTS, INC.

Filing Information

Document Number P17000055361
FEI/EIN Number 30-0995569
Date Filed 06/26/2017
Effective Date 06/26/2017
State FL
Status ACTIVE

Principal Address

2440 MAYPORT ROAD
 SUITE # 7
 JACKSONVILLE, FL 32233

Changed: 04/17/2019

Mailing Address

P O BOX 330448
 ATLANTIC BEACH, FL 32233

Changed: 01/30/2024

Registered Agent Name & Address

JACOBS, SYLVIA
 2440 MAYPORT ROAD
 SUITE 7
 ATLANTIC BEACH, FL 32233

Name Changed: 04/17/2019

Officer/Director Detail

Name & Address

Title President

HIONIDES, CHRIS
 2440 MAYPORT ROAD, SUITE 7
 JACKSONVILLE, FL 32233

Title VP

HIONIDES, ELIAS
2440 MAYPORT ROAD, SUITE # 7
JACKSONVILLE, FL 32233

Annual Reports

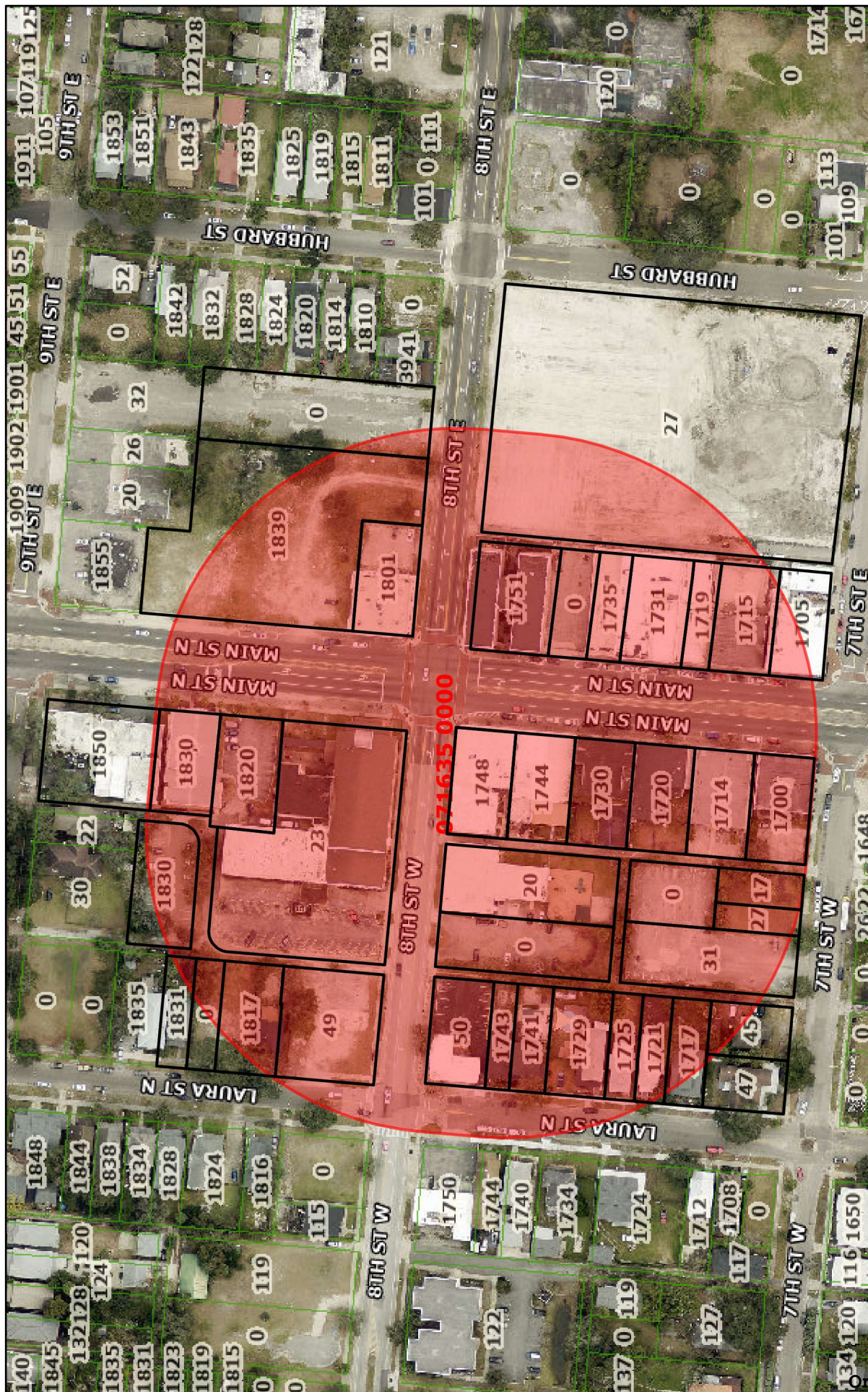
Report Year	Filed Date
2022	05/04/2022
2023	01/27/2023
2024	01/30/2024

Document Images

<u>01/30/2024 -- ANNUAL REPORT</u>	View image in PDF format
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<u>03/20/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/26/2017 -- Domestic Profit</u>	View image in PDF format

RE	INAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
071644 0000	1703 1705 N MAIN STREET LLC		2025 TYLER ST			HOLLYWOOD	FL	33020
071627 0000	1721 LAURA LLC		1704 N MAIN ST			JACKSONVILLE	FL	32206
071653 0000	27 EAST 7TH STREET LLC		2025 TYLER ST			HOLLYWOOD	FL	33020
071820 0000	8TH AND MAIN CAPITAL LLC		1710 N MAIN ST			JACKSONVILLE	FL	32206
071810 0000	ADEEB PROPERTIES LLC		1850 N MAIN ST			JACKSONVILLE	FL	32206
071634 0000	ADELPHIA PARTNERS LLC		2440 MAYPORT RD STE 7			ATLANTIC BEACH	FL	32233
071630 0000	CANNILLA MICHAEL ET AL		6722 LENCZYK DR			JACKSONVILLE	FL	32277-2522
071638 0000	CJX3 LLC		20340 NE 15TH CT			MIAMI	FL	33179
071649 0000	CRISPENS JOHN		23 3RD ST W			JACKSONVILLE	FL	32206
071650 0000	DUKE PROPERTIES INC		12276 SAN JOSE BLVD STE 721			JACKSONVILLE	FL	32223
071651 0000	DUKE PROPERTIES INC		12276 SAN JOSE BLVD STE 721			JACKSONVILLE	FL	32223
071826 0000	DUVAL LAND PARTNERS LLC		PO BOX 16176			SAVANNAH	GA	31416-2876
071632 0000	DYLHARP LLC		7540 HOGAN RD			JACKSONVILLE	FL	32216
071640 0000	EMT HOLDINGS LLC		1235 N LAURA ST			JACKSONVILLE	FL	32206
071802 0000	FIELDSPRING LLC		118 COTTAGE AVE			JACKSONVILLE	FL	32206-3629
071635 0000	FUTURISTIC INVESTMENTS INC		2440 MAYPORT RD STE 7			ATLANTIC BEACH	FL	32233
071623 0000	GREENE TERRY		9429 NORFOLK BLVD			JACKSONVILLE	FL	32208-1713
071628 0005	HUGHES THOMAS		1729 N LAURA ST			JACKSONVILLE	FL	32206
071645 0000	IBEN LAKAY LLC		1528 PEARL ST			JACKSONVILLE	FL	32206
071641 0020	JACKSONVILLE DOWNTOWN DEVELOPMENT LLC		20 20TH AVE N			JACKSONVILLE BEACH	FL	32250
071637 0000	MOO YOUNG GARY		1730 N MAIN ST			JACKSONVILLE	FL	32206-4404
071631 0000	NICHOLS SARA ELIZABETH		1741 N LAURA ST			JACKSONVILLE	FL	32206
071810 0010	OPERATION NEW HOPE INC		1830 N MAIN ST			JACKSONVILLE	FL	32206
071648 0000	OUR MAIN STREET PROPERTIES INC		PO BOX 330108			ATLANTIC BEACH	FL	32233
071626 0000	POOLE SHELLEY DIAMOND		26 7TH ST W			JACKSONVILLE	FL	32206
071800 0000	SHORE LIFE 2017 LLC		1951 MARKET ST UNIT 1			JACKSONVILLE	FL	32206
071625 0000	WACTA CHRISTINE		405 W 37TH ST			SAVANNAH	GA	31401
071624 0000	WATSON ROSE		1717 N LAURA ST			JACKSONVILLE	FL	32206-4441
071798 0000	WESTSIDE CHURCH OF CHRIST OF JACKSONVILLE INC		23 W 8TH ST			JACKSONVILLE	FL	32206-3677
071799 0010	ZARKA ANDREW JAY		1817 N LAURA ST			JACKSONVILLE	FL	32206-3661
	JACKSONVILLE CULTURAL DEVL P CORP	SUZANNE PICKETT	648 UNION ST E			JACKSONVILLE	FL	32206
	OPEN VOLUNTEER	RANDALL JACKSON	5807 GILCHRIST OAKS CT			JACKSONVILLE	FL	32219
	OPERATION NEW HOPE	REGGIE FULLWOOD	1830 MAIN ST N			JACKSONVILLE	FL	32206
	PRESERVATION SOS, INC.	NICOLE LOPEZ						
	SPAR	CHRISTINA PARRISH	1321 NORTH MAIN ST			JACKSONVILLE	FL	32206
	SPRINGFIELD AREA MERCHANTS ASSOC.	KELLY RICH	1321 NORTH MAIN ST			JACKSONVILLE	FL	32206
	SPRINGFIELD CIVIC ASSOCIATION	KELLY RICH						
	SPRINGFIELD IMPROVEMENT ASSOCIATION	ADAM HALSTED	210 7TH ST W			JACKSONVILLE	FL	32206
	SPRINGFIELD PRESERVATION & REVITALIZATIO	MICHAEL HASKINS	1321 MAIN ST N			JACKSONVILLE	FL	32206
	SUSTAINABLE SPRINGFIELD	ALISON GOOD	454 EAST 3RD ST			JACKSONVILLE	FL	32206
	URBAN CORE	BRYANT SHUMAKER	303 4TH ST W			JACKSONVILLE	FL	32206

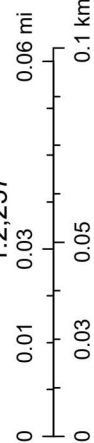
Land Development Review



June 20, 2025

11e Parcels

1:2,257



Jim Overton
Duval County

Date/Time: 06/20/2025 10:32AM
Drawer: P01
Clerk: GJA
Transaction: 7534069

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

General Collection Receipt

Date: 6/12/2025
Email: CRule@coj.net

Item
CR Processing: \$2,542.00
CR777630
FUTURISTIC
INVESTMENTS INC
/ SMOKERS ABBEY
JAX
14 + 16 8TH STREET
WEST JACKSONVILLE,
FL 32206

TURISTIC INVESTMENTS INC / SMOKERS ABBEY JAX
14 + 16 8TH STREET WEST JACKSONVILLE, FL 32206
on: COMPANION APPLICATION FOR ZONING EXCEPTION AND WAIVER OF
DISTANCE

Total: \$2,542.00

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	0000000	2542.00	0.00
00000000	00000	0000000	0.00	2542.00

Receipt: 395-26-00500765

Total Tendered \$2,542.00
Check: \$2,542.00
Chk#1008
Balance: \$0.00

Paid By: THURMAN, LOYAL

Total Due: \$2,542.00

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

Account No: CR777630
REZONING/VARIANCE/EXCEPTION

Date: 6/12/2025

Name: FUTURISTIC INVESTMENTS INC / SMOKERS ABBEY JAX
Address: 14 + 16 8TH STREET WEST JACKSONVILLE, FL 32206
Description: COMPANION APPLICATION FOR ZONING EXCEPTION AND WAIVER OF LIQUOR DISTANCE

Total Due: \$2,542.00