

## Application For Zoning Exception

### Planning and Development Department Info

**Application #** E-25-36    **Staff Sign-Off/Date** KM / 07/30/2025  
**Filing Date** 07/30/2025    **Number of Signs to Post** 4  
**Current Land Use Category** RC  
**Exception Sought** RETAIL SALES + SERVICE OF ALCOHOL  
**Applicable Section of Ordinance Code** 656.313 (C)(1)  
**Notice of Violation(s)** 0  
**Hearing Date** 09/16/2025  
**Neighborhood Association** COMMUNITIES OF EAST ARLINGTON, GREATER ARLINGTON CIVIC COUNCIL  
**Overlay** NONE

### Application Info

**Tracking #** 6389    **Application Status** PAID  
**Date Started** 07/09/2025    **Date Submitted** 07/09/2025

### General Information On Applicant

**Last Name** ANGEL    **First Name** CARTER    **Middle Name** ANNE  
**Company Name** THIRTEENTH FLOOR ENTERTAINMENT  
**Mailing Address** 1550 LARIMER ST.  
**City** DENVER    **State** CO    **Zip Code** 80202  
**Phone** 4348417315    **Fax**    **Email** CARTER.ANGEL@THIRTEENTHFLOOR.COM

### General Information On Owner(s)

**Last Name** MOYAL    **First Name** MATTHEW    **Middle Name**  
**Company/Trust Name** BLUE REEF GROUP, INC  
**Mailing Address** 9455 COLLINS AVE SUITE 307  
**City** SURFSIDE    **State** FL    **Zip Code** 33154  
**Phone** 3039379365    **Fax**    **Email** CHRSTOPHER.STAFFORD@THIRTEENTHFLOOR.COM

### Property Information

**Previous Zoning Application Filed?** ☐

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 123031 0000	1	2	CCG-1

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

**Total Land Area (Nearest 1/100th of an Acre)** 17.37

**Current Property Use**

HAUNTED HOUSE

**Exception Sought**

RETAIL SALES + SERVICE OF ALCOHOL

**In Whose Name Will The Exception Be Granted**

BLUE REEF GROUP INC.- CHRISTOPHER STAFFORD

**Location Of Property**

**General Location**

1691SHOPPING CENTER/COMMUNITY

**House #**

9382

**Street Name, Type and Direction**

ARLINGTON EXPY

**Zip Code**

32225

**Between Streets**

ARLINGTON EXPRESSWAY

and SOUTHSIDE BLVD.

**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.
- (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.
- (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.

### 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

<b>1) Non-residential District Base Fee</b>	\$1,173.00
<b>2) Plus Notification Costs Per Addressee</b>	
<b>24 Notifications @ \$7.00/each:</b>	\$168.00
<b>3) Total Application Cost:</b>	\$1,341.00

**\* 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**

Owner Name Blue Reef Group Inc.

Address(es) for Subject Property 9230 Arlington Expy, Jacksonville, FL 32225, United States

Real Estate Parcel Number(s) for Subject Property 24-25-27E 16.820 PT NW1/4 RECD O/R 20382-1340

Appointed or Authorized Agent(s) Matthew Moyal, President

Type of Request(s)/Application(s) Liquor License

STATE OF Florida  
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared \_\_\_\_\_  
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 of Blue Reef Group Inc, a Florida  
CO. (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

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 25 day of July, 2025, by Director for R3 Flow, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced \_\_\_\_\_



Notary Public Signature

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**

Recorded 08/02/2022 08:21 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY  
RECORDING \$35.50 DEED DOC ST \$0.70

Doc # 2022199768, OR BK 20381 Page 403, Number Pages: 4,  
Recorded 08/01/2022 09:59 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY  
RECORDING \$35.50 DEED DOC ST \$161700.00

This instrument was prepared by:  
Steven A. Brickman, Esq.  
c/o Dentons Sirote PC  
2311 Highland Avenue  
Birmingham, AL 35205

After Recording return to:  
Steven A. Brickman, Esq.  
2311 Highland Avenue  
Birmingham, AL 35205

Parcel No: 123031-0000

\*\*Deed being re-recorded to include complete legal description\*\*

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this 28<sup>th</sup> day of July, 2022 by and between BLUE REEF GROUP INC, a Florida corporation, whose mailing address is 248 Finch Avenue West, Toronto, Ontario Canada (herein referred to as "Grantee"), and MISHORIM GOLD JACKSONVILLE, LP, a Delaware limited partnership, with an office at 9378 Arlington Expressway, Suite 319, Jacksonville, FL 32225 (herein referred to as "Grantor").

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the real property (the "Property") located in Duval County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof, together with all buildings, structures, fixtures and improvements located thereon and together with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

SUBJECT, HOWEVER, to all easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements, and similar encumbrances currently of record, taxes for the current year and any non-delinquent general or special assessments against the Property, and all matters which an accurate survey of the Premises or a physical inspection of the Premises would disclose.

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

SAID Property is not the homestead of the Grantor under the laws and constitutions of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon or on any property contiguous thereto.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property and that Grantor does hereby fully warrant the title to the Property and will defend the same as against lawful claims of the Grantor herein, but against none other, subject to the matters set forth above.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its official seal to be hereunto affixed, by its proper officers thereunto duly authorized on the day and year above written.

Signed, Sealed and Delivered in Our Presence:

(Witness Signature)

(Printed Name of Witness)

(Witness Signature)

(Printed Name of Witness)

GRANTOR:

MISHORIM GOLD JACKSONVILLE, LP

By:

Name: Maoz Goldshtein

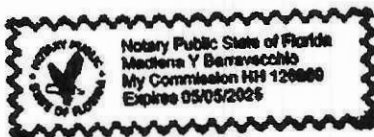
Title: Authorized Signatory

STATE OF FLORIDA

COUNTY OF PASCO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 14 DAY OF July, 2022 BY MAOZ GOLDSHTEIN, AS AUTHORIZED SIGNATORY OF MISHORIM GOLD JACKSONVILLE, LP, A DELAWARE LIMITED PARTNERSHIP, WHO ☒ IS PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED A VALID DRIVER'S LICENSE, OR ☐ WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(NOTARIAL SEAL)



NOTARY PUBLIC

Name: Madlena Baravacchio

Commission number (if not legible on seal): 126239

My commission expires (if not legible on seal): 05/05/2025



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

## Detail by Entity Name

Florida Profit Corporation  
BLUE REEF GROUP INC.

### Filing Information

**Document Number** P22000040876  
**FEI/EIN Number** 88-2614196  
**Date Filed** 04/26/2022  
**Effective Date** 04/26/2022  
**State** FL  
**Status** ACTIVE

### Principal Address

9455 COLLINS AVE  
SUITE 307  
SURFSIDE, FL 33154

### Mailing Address

48 FINCH AVE WEST  
TORONTO, ON M2N2H-2 CA

### Registered Agent Name & Address

MOYAL, MATTHEW  
9455 COLLINS AVE  
SUITE 307  
SURFSIDE, FL 33154

### Officer/Director Detail

#### **Name & Address**

Title P

MOYAL, MATTHEW  
48 FINCH AVE WEST  
TORONTO, ON M2N2H-2 CA

### Annual Reports

Report Year	Filed Date
2023	03/09/2023
2024	02/06/2024
2025	02/21/2025

On File

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**Document Images**

<a href="#">02/21/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/06/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/09/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2022 -- Domestic Profit</a>	View image in PDF format

Florida Department of State, Division of Corporations



13TH FLOOR HAUNTED HOUSE JACKSONVILLE

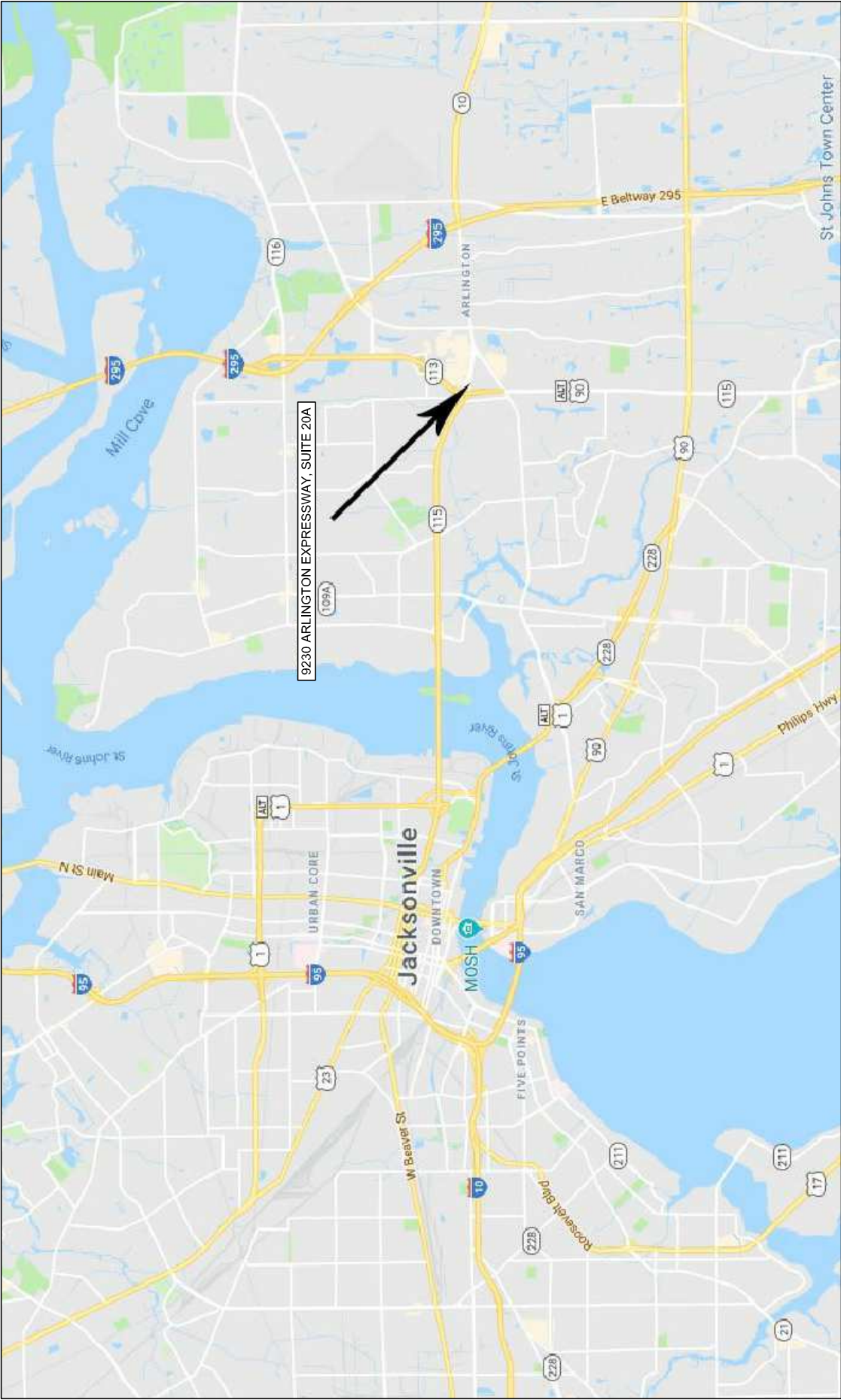
MAZE AREA

REGENCY COURT SHOPPING CENTER

9230 ARLINGTON EXPRESSWAY, SUITE 21

JACKSONVILLE, FL 32225

8/16/2018

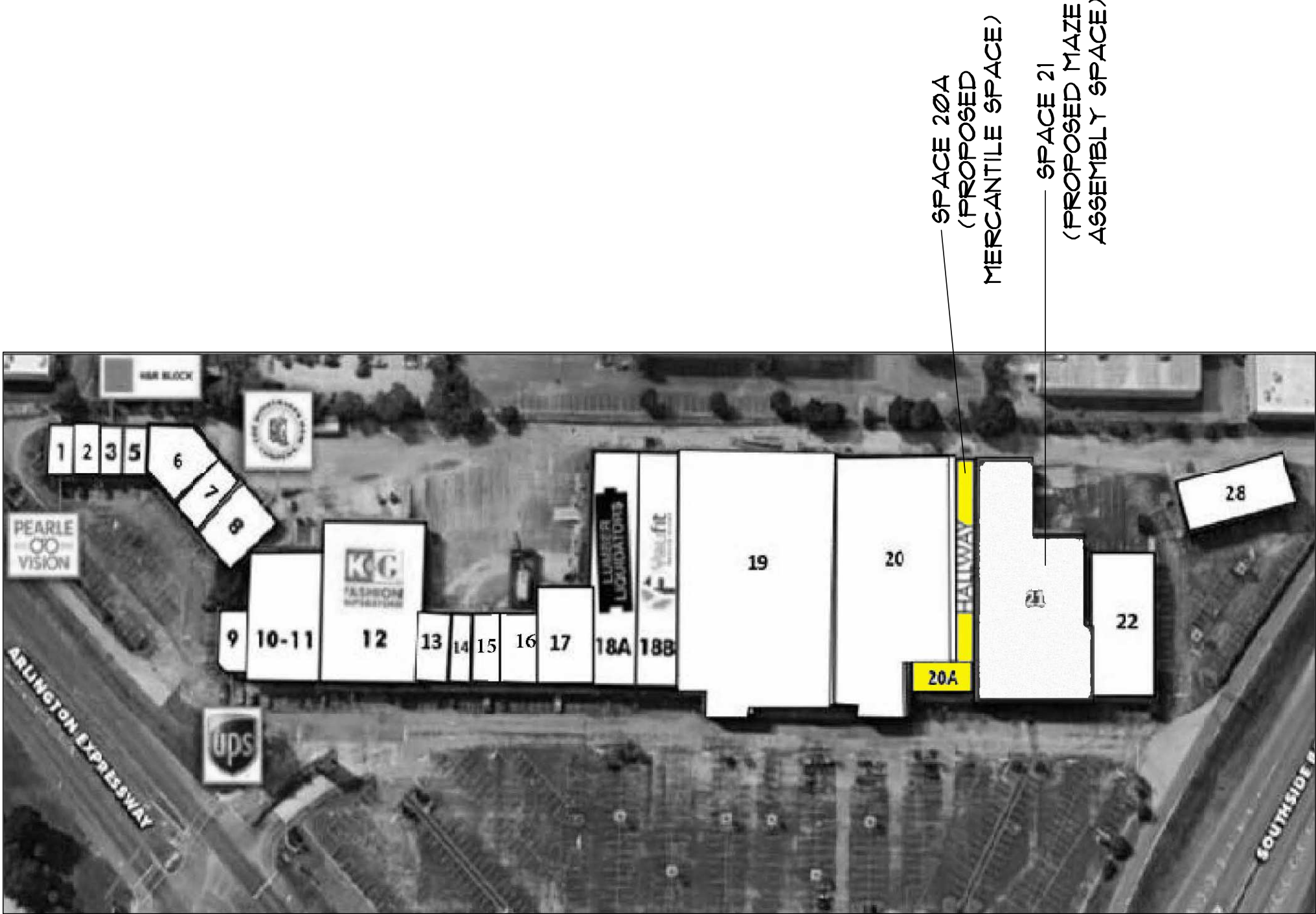


VICINITY MAP

INDEX OF SHEETS

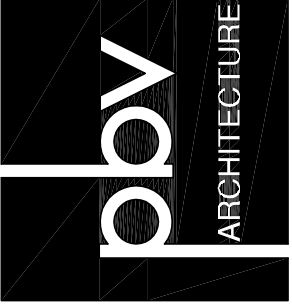
- A0.00 COVER SHEET AND INDEX
- A1.01 DEMOLITION FLOOR PLAN
- A1.02 FLOOR PLAN AND DOOR SCHEDULE
- A1.03 LIFE SAFETY PLAN

BUILDING CODE SUMMARY --																					
THE FOLLOWING IS AN ANALYSIS OF APPLICABLE SECTIONS OF THE FOLLOWING CODES:																					
LOCAL ORDINANCES -																					
DAVAL COUNTY																					
BUILDING CODE:																					
2017 FLORIDA BUILDING CODE																					
2017 FLORIDA EXISTING BUILDING CODE																					
PLUMBING CODE:																					
2017 FLORIDA PLUMBING CODE																					
ELECTRICAL CODE:																					
2017 NATIONAL ELECTRICAL CODE																					
MECHANICAL CODE:																					
2017 FLORIDA MECHANICAL CODE																					
FIRE/LIFE SAFETY CODE:																					
2018 NFPA 101																					
ACCESSIBILITY STANDARDS:																					
2017 FLORIDA BUILDING CODE																					
OCCUPANCY TYPE: (CHAPTER 3)	BUILDING		FIRE																		
	ASSEMBLY A-3		ASSEMBLY																		
ALLOWABLE HEIGHTS AND BUILDING AREAS (TABLE 503):	MAXIMUM HEIGHT IN FEET		ALLOWED:		ACTUAL:																
	MAX NO. OF STORIES		4		28																
MODIFICATION CALCULATIONS (SECTIONS 504 & 506):	AREA ALLOWED (MULTI-STORY):		39,000 PER FLOOR		5,520 SF																
	N/A																				
CONSTRUCTION TYPE: (CHAPTER 6)	N/A		N/A		N/A																
	N/A		N/A		N/A																
FIRE RESISTANCE RATINGS: (TABLE 601)	N/A		N/A		N/A																
	N/A		N/A		N/A																
STRUCTURAL ELEMENT	FIRE RESISTANCE		FIRE RATING		% OF OPENINGS ALLOWED																
	N/A		N/A		N/A																
EXTERIOR BEARING WALLS	NON COMBUSTIBLE		N/A		N/A																
	N/A		N/A		N/A																
EXTERIOR NON-BEARING WALLS	NON COMBUSTIBLE		N/A		N/A																
	N/A		N/A		N/A																
INTERIOR BEARING WALLS	NON COMBUSTIBLE		N/A		N/A																
	N/A		N/A		N/A																
TENANT PARTITIONS	NON COMBUSTIBLE		N/A		N/A																
	N/A		N/A		N/A																
COLUMNS	NON COMBUSTIBLE		N/A		N/A																
	N/A		N/A		N/A																
BEAMS, GIRDERS, TRUSSES	NON COMBUSTIBLE		N/A		N/A																
	N/A		N/A		N/A																
ROOFS/ROOF CEILING	NON COMBUSTIBLE		N/A		N/A																
	N/A		N/A		N/A																
FLOOR SEPARATION	NON COMBUSTIBLE		N/A		N/A																
	N/A		N/A		N/A																
STAIRWAY CONSTRUCTION	N/A		N/A		N/A																
	N/A		N/A		N/A																
FIRE AND SMOKE BARRIER NOTE -																					
CORRIDOR PARTITIONS, SMOKE/STAIR PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT CLOSURES AND FIRE WALLS																					
REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY IDENTIFIED WITH SIGNS																					
INDICATING THE LOCATION OF SUCH OPENINGS. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES, SUGGESTED MARKING: FIRE AND SMOKE																					
BARRIER PROTECT ALL OPENINGS																					
SPRINKLERED: (CHAPTER 9)	YES (X) NO ( )		TYPE: NFPA 13 (X) NFPA 13R ( )																		
OCCUPANT LOAD: (CHAPTER 10)	MINIMUM OCCUPANT LOAD (TABLE 1004.1.1):																				
BUILDING	30 NET		5,520/30		TOTAL OCCUPANT LOAD: 181																
FIRE	30 NET		5,520/30		TOTAL OCCUPANT LOAD: 181																
MEANS OF EGRESS: (CHAPTER 10)	GROUP:		BUILDING		FIRE																
0061	EXIT ACCESS TRAVEL DISTANCE (SPRINKLERED)		250 FT		250 FT																
0013	MAX DEAD END CORRIDOR LENGTH		20 FT		20 FT																
0021	EGRESS WIDTH PER PERSON SERVED		60 IN STAIRS / 62 IN OTHER LOCATIONS		N/A																
0021	STAIR WIDTH		44 IN		46 IN																
0021	TOTAL EXIT WIDTH		2		4																
0021	MINIMUM NUMBER OF EXITS		44 IN		46 IN																
0021	MIN. CORRIDORABLE WIDTH		32 IN		32 IN																
MAZE LINEAL FOOTAGE																					
1864 FT																					
REVISED 8/16/2018																					



BUILDING KEY

NOT TO SCALE



ARCHITECT:

PBV ARCHITECTURE

425 NORTH LEE ST., SUITE 102A

JACKSONVILLE, FL 32225



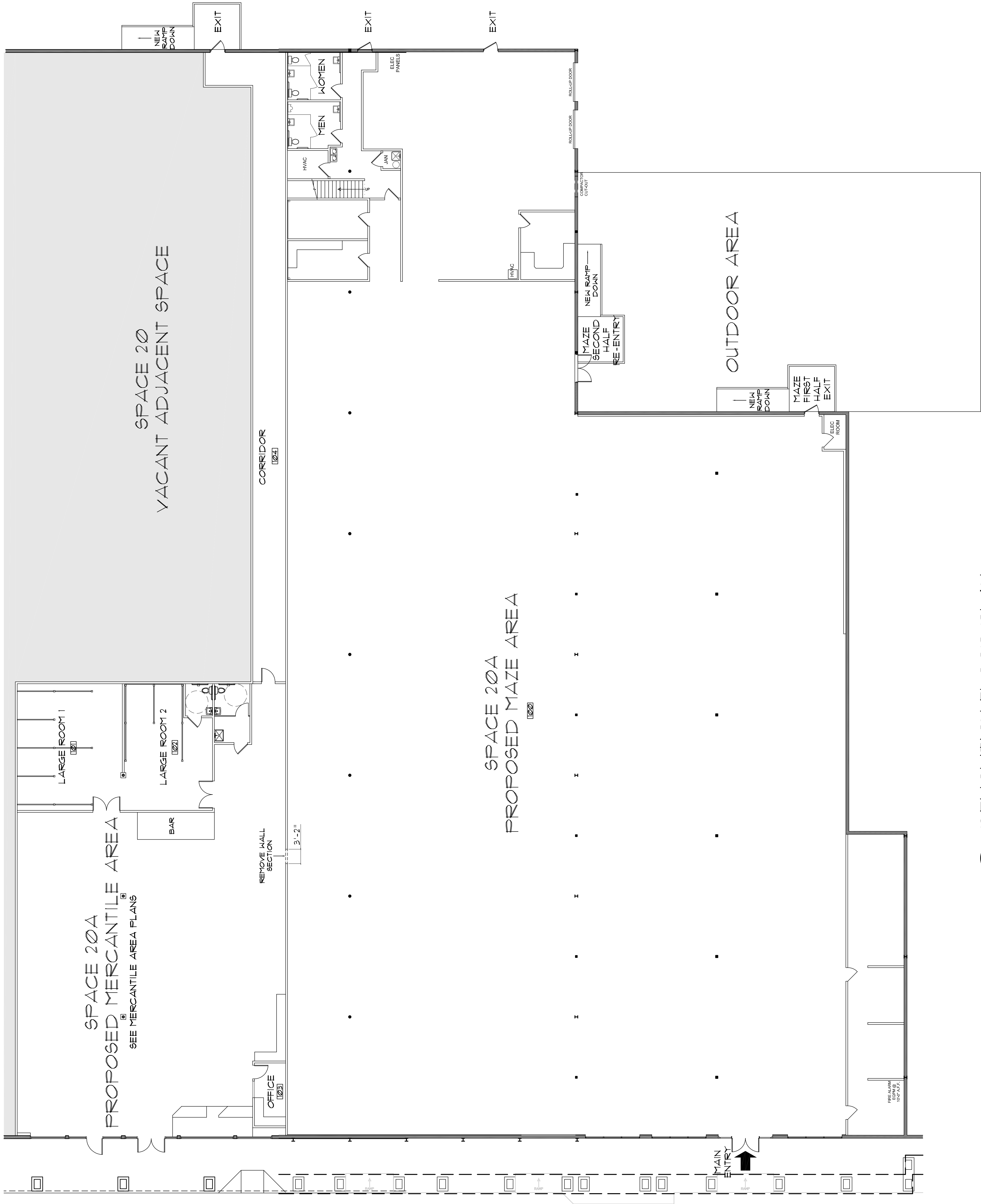
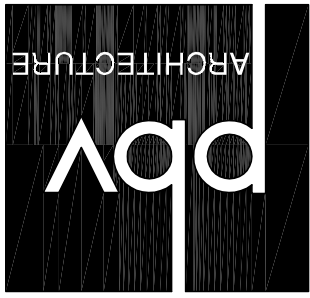
13th FLOOR HAUNTED HOUSE  
MAZE AREA  
REGENCY COURT SHOPPING CENTER  
9230 ARLINGTON EXPRESSWAY  
JACKSONVILLE, FL 32225

SCALE: AS NOTED  
PROJECT #: ROH  
DATE: 8/16/2018  
DRAWN BY: ROH  
REVISED: 7/23/2018  
8/16/2018  
8/9/2018  
8/8/2018  
7/31/2018

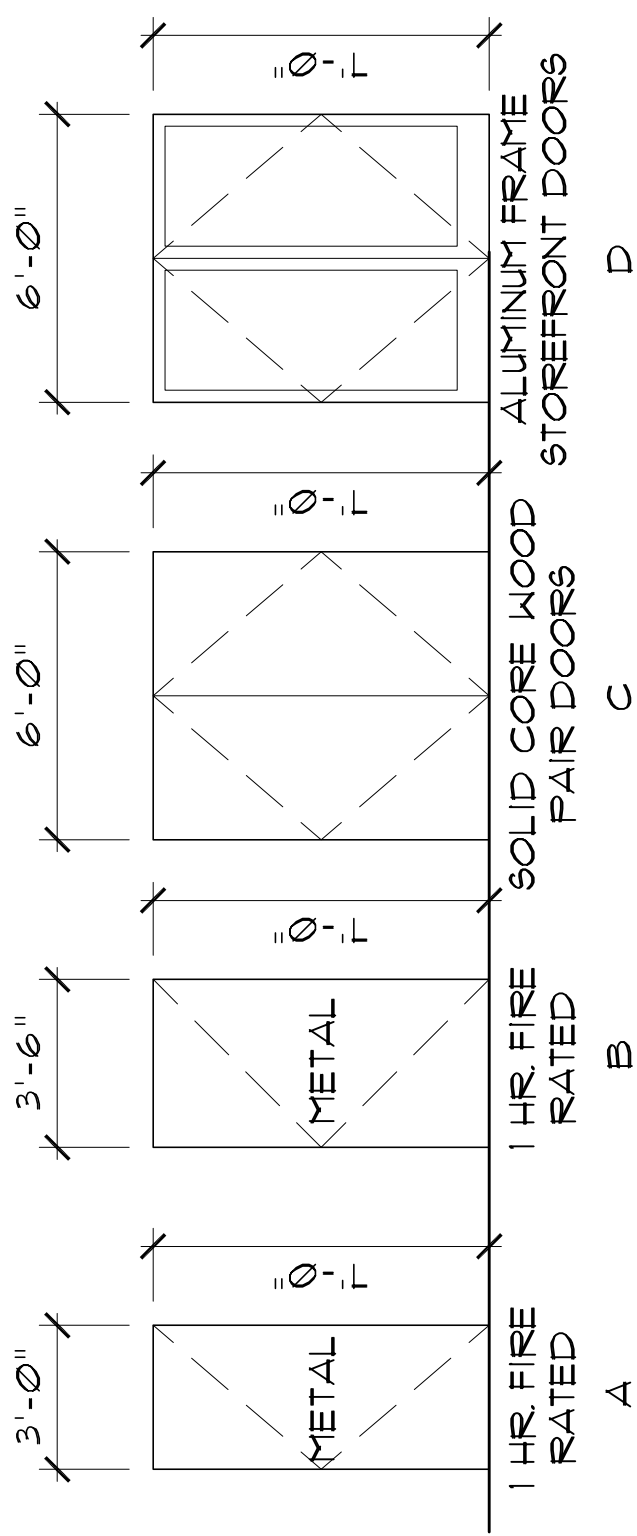
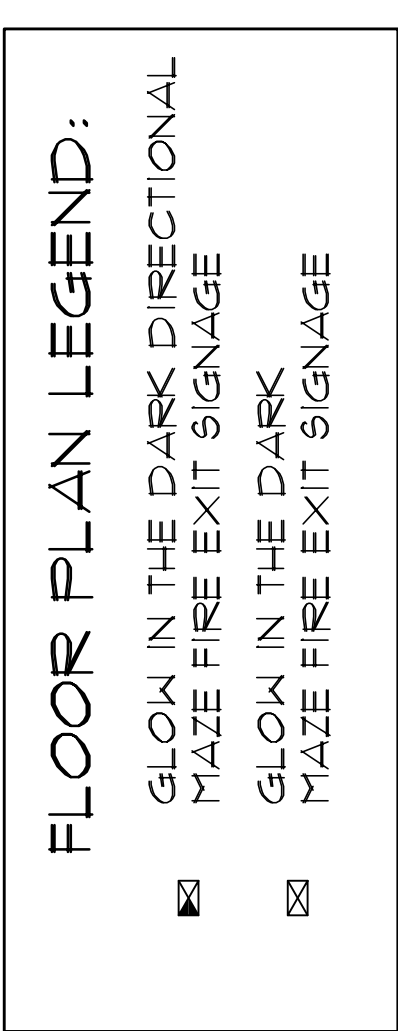
SHEET NUMBER:

A1.01

FBV Architecture  
425 North Lee St.  
Jacksonville, Florida 32204  
904.355.1933  
904.355.1963 Fax  
pvarch.com



1 DEMOLITION FLOOR PLAN  
A1.01 SCALE: 3/32"=1'-0"



2  
A1Ø2

SCALE: 1/4"=1'-0"

## DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	DOOR		FRAME		FIRE RATING
		WIDTH	HEIGHT	MATERIAL	FINISH	
100	D	6'-0"	7'-0"	M		1 HR
101	A	3'-0"	7'-0"	M		
102	B	3'-6"	7'-0"	M		
103	A	3'-0"	7'-0"	M		1 HR
104	D	6'-0"	7'-0"	M		
105	C	6'-0"	7'-0"	M		
106	A	3'-0"	7'-0"	M		1 HR
107	A	3'-0"	7'-0"	M		

NOTE: ALL DOORS TO HAVE CLOSERS, PANIC HARDWARE, EXIT LIGHTS, AND EMERGENCY LIGHTS

# 13TH FLOOR MAZE AREA FLOOR PLAN

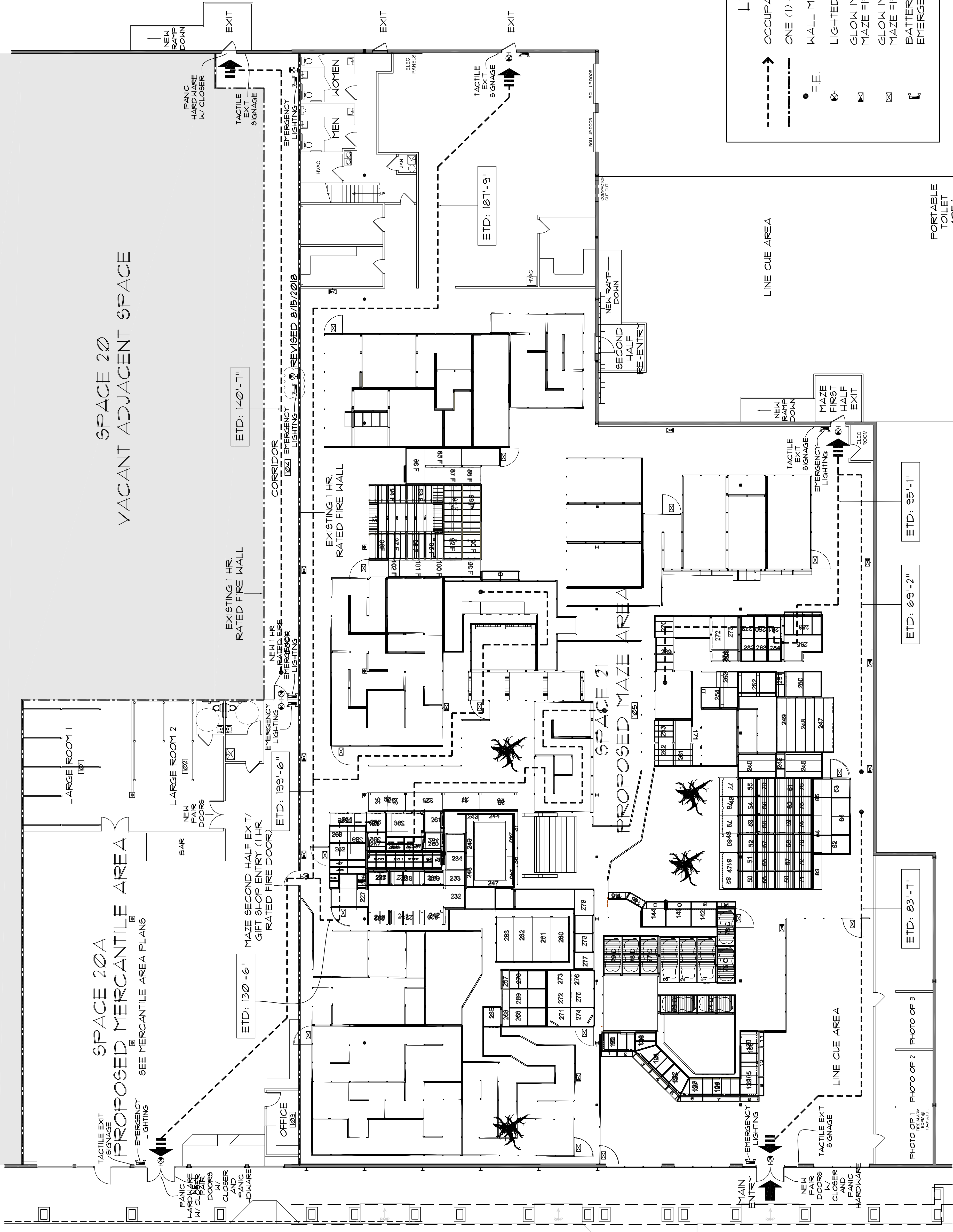
SCALE: 3/32"=1'-0"



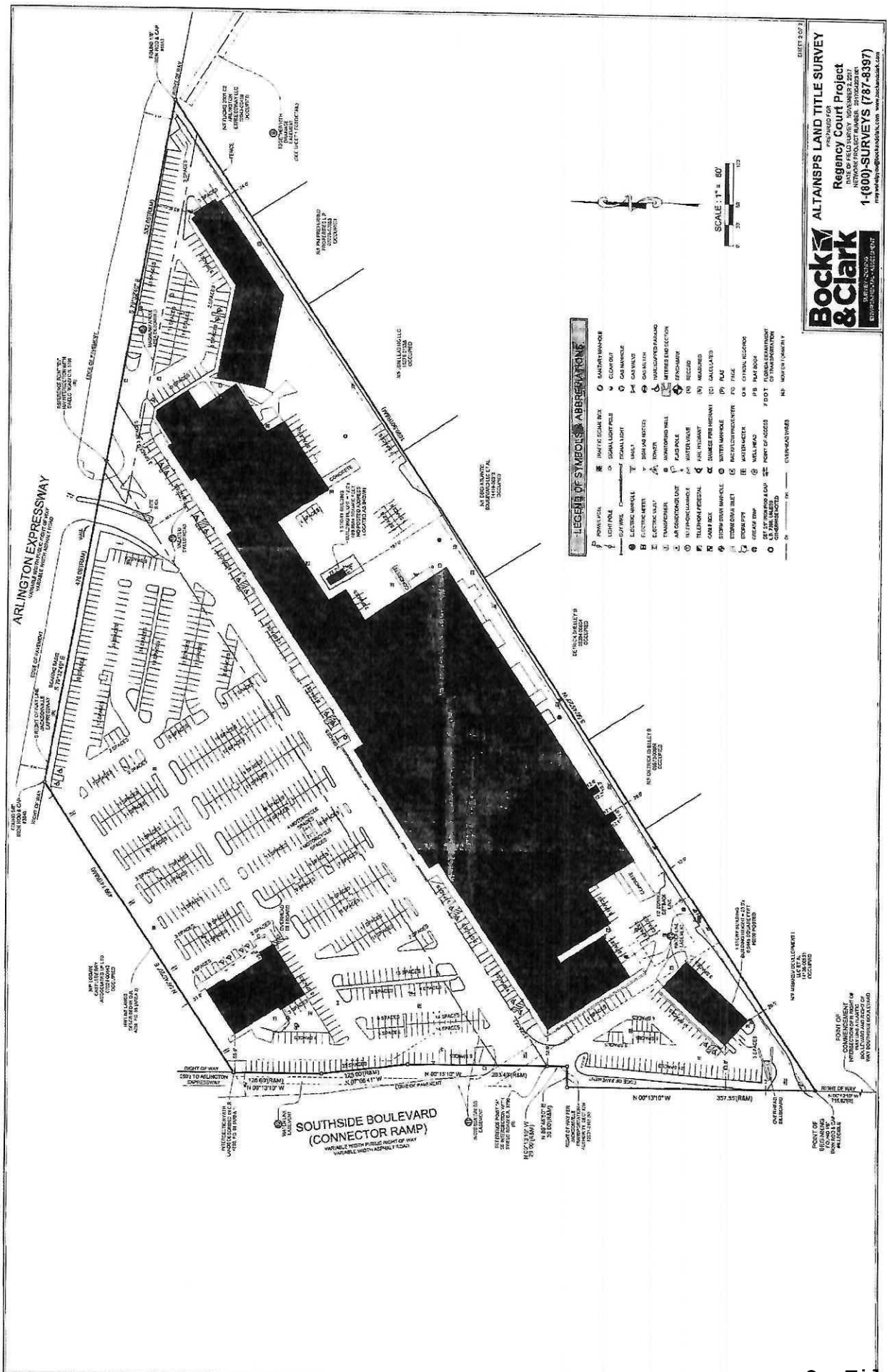
NOTE: BUILDING IS SPRINKLERED AND INCLUDES A FIRE ALARM SYSTEM.

LEGEND:

- OCCUPANT EGRESS FROM BUILDING
- ONE (1) HOUR RATED WALL ASSEMBLY
- WALL MOUNTED FIRE EXTINGUISHER
- LIGHTED FIRE EXIT SIGNAGE
- GLOW IN THE DARK DIRECTIONAL MAZE FIRE EXIT SIGNAGE
- GLOW IN THE DARK MAZE FIRE EXIT SIGNAGE
- BATTERY POWERED WALL MOUNTED EMERGENCY LIGHTING





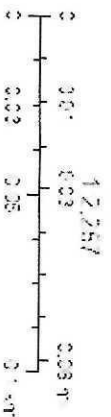




# Duval Map



February 15, 2024



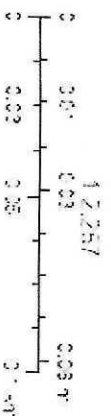
SITE PLAN



Duval Map



February 15, 2024



SITE PLAN

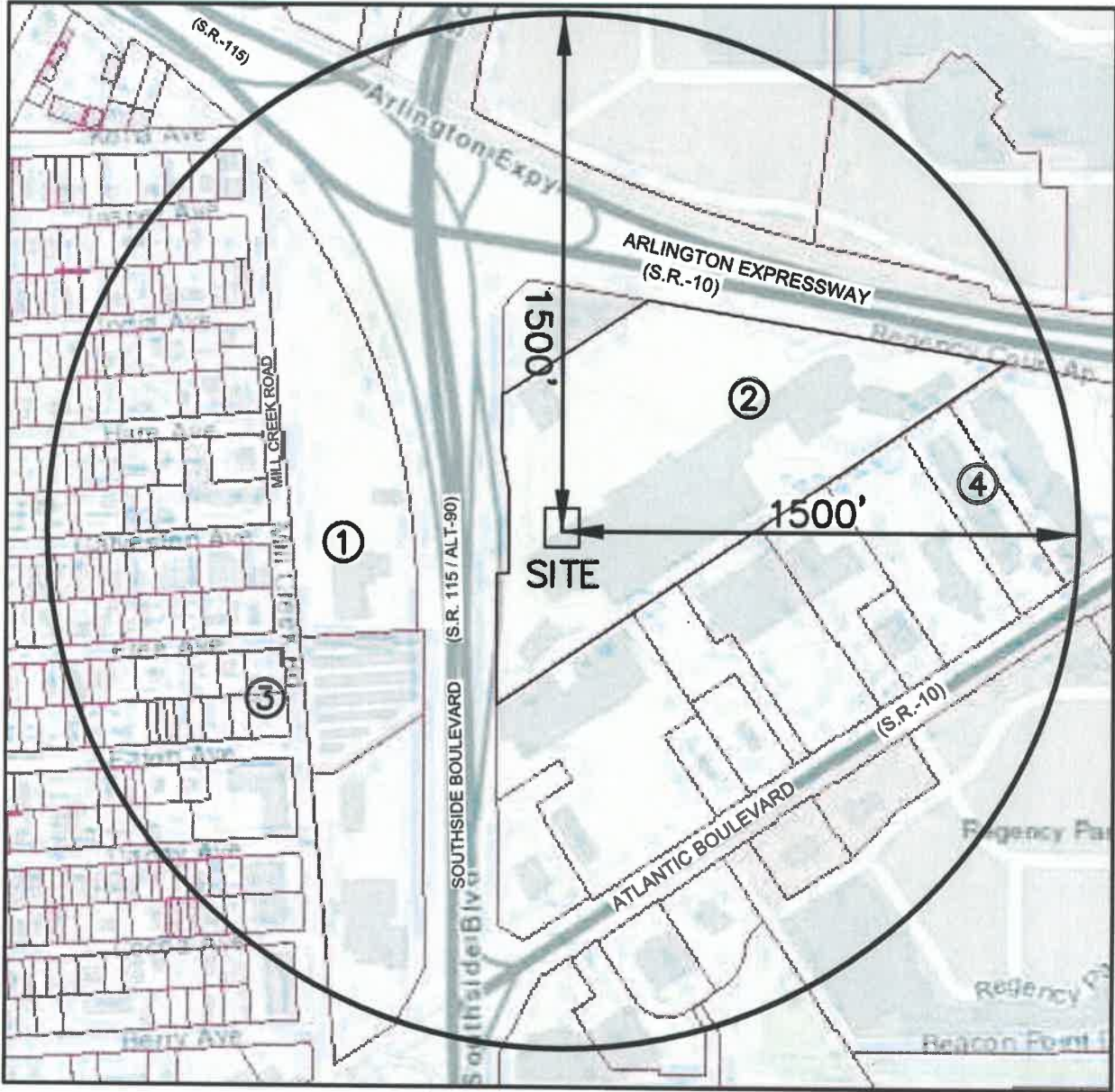
Duval Map





MAP OF

PART OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 27 EAST, AS RECORDED IN  
OFFICIAL RECORDS BOOK 20382, PAGE 1340, OF THE CURRENT PUBLIC RECORDS OF  
DUVAL COUNTY, FLORIDA,



VICINITY MAP  
SCALE: 1" = 500'

NOTES:

- 1. THIS IS A MAP ONLY.
- 2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE IS/ARE FOUR (4).

SUBJECT SITE:  
9230 ARLINGTON EXPRESSWAY,  
JACKSONVILLE, FL 32225  
R.E. #: 123031-0000

- ① NORTH FLORIDA SCHOOL FOR SPECIAL EDUCATION  
223 MILL CREEK ROAD,  
JACKSONVILLE, FL 32225 - 420'±
- ② LOVE TREE LEARNING CENTER (DAYSCHOOL)  
9386 ARLINGTON EXPRESSWAY  
JACKSONVILLE, FL 32225 - 600'±
- ③ ST. GREGORIOS ORTHODOX CHURCH  
220 MILL CREEK ROAD  
JACKSONVILLE, FL 32225 - 865'±
- ④ SPEARFRONT APOLOGETICS (CHRISTIAN CHURCH)  
9411 ATLANTIC BOULEVARD  
JACKSONVILLE, FL 32225 - 1157'±

CERTIFIED TO:

- THIRTEENTH FLOOR ENTERTAINMENT GROUP, LLC.

**JASON D. BOATWRIGHT, P.S.M.**  
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292  
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672  
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DATE: JULY 28, 2025	FILE: 2025-0918
SHEET 1 OF 1	DRAWN BY: ADT
	SCALE: 1" = 500'





[illegible]

1:4,514

0 0.05 0.1 0.2 km

Parcels



RE	LNAME	LNAME2
123030 0060	ATLANTIC BELLS LLC	
123030 0400	AUSTIN SAN LEON LLC	
123028 0200	BLACKWATER REGENCY LLC	
123031 0000	BLUE REEF GROUP INC	
123030 0600	BUENA VISTA JACKSONVILLE LLC ET AL	
123033 0000	CB SQUARED INVESTMENTS LLC ET AL	
	COMMUNITIES OF EAST ARLINGTON	LAD HAWKINS
123041 0005	DRIVEN BRANDS INC	
123036 0005	FIFTH THIRD BANK	
123032 5005	FOUNDATION HOLDING II INC	
	FREE4LIFE FOUNDATION, INC	WENCHELL AURELIAN
123030 0140	GALZION LLC	
	GREATER ARLINGTON CIVIC COUNCIL	LAD HAWKINS
	GREATER ARLINGTON/B	TIM KELLEY
123037 0015	MC MARKETS INC	
123030 0030	MJAX REALTY MANAGEMENT LLC	
123032 0500	PM PREFERRED PROPERTIES L P	
123041 0010	REALTY INCOME PROPERTIES 21, LLC	
123028 0400	REGENCY MALL REALTY LLC ET AL	
123030 0120	REGENCY POINTE OF JACKSONVILLE LLC	
123031 0500	RTG JAX INVESTORS LLC	
123030 0050	SVC ABS LLC	
123030 0040	SW JACKSONVILLE LLC	
123028 0300	TF JACKSONVILLE FL LLC	
123038 0000	WEIL HARVEY CHARLES ET AL	
	WOODLAND ACRES ASSOCIATION	MARY BROWN
143859 0000	ST GREGORIOS INDIAN ORTHODOX CHURCH JACKSONVILLE	
123031 0000	RTG JAX INVESTORS LLC	
123032 0500	PM PREFERRED PROPERTIES L P	

Total: 24

## MAIL\_ADDR1

1340 HAMLET AVE  
13740 N HWY 183 STE L1  
PO BOX 50910  
248 FINCH AVE WEST  
221 AVE I STE 300  
2750 CORAL WAY STE 200  
1924 W HOLLY LAKE RD  
440 S CHURCH ST STE 700  
MD10ATA1 CORP FAC  
PO BOX 7691  
5454 ARLINGTON EXPY  
7923 SW 153RD TERRACE  
PO BOX 8283  
2184 HEALTH GREEN PL S

**223 MILL CREEK RD**

9401 ATLANTIC BLVD  
207 E CLARENDON AVE  
ATTN PM DEPT 14698  
150 GREAT NECK RD STE 304  
13625 SHIPWATCH DR  
2221 LEE RD STE 11  
2 NEWTON PLACE  
8106 STAYTON DR  
C/O TRANSFORM SR HOLDING MGMT LLC  
500 N SHORELINE 1118

## MAIL\_ADDR2

38 FOUNTAIN SQUARE PLAZA

11995 EL CAMINO REAL

255 WASHINGTON ST

5407 TRILLIUM BLVD STE B 120 DEPT 36134

**220 MILL CREEK RD**

**9386 Arlington Expressway**  
**207 E CLARENDON AVE**

MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
	CLEARWATER	FL	33756
	AUSTIN	TX	78750
	JACKSONVILLE BEACH	FL	32240
	TORONTO, ON M2N2H-2 CA		
	REDONDO BEACH	CA	90277
	MIAMI	FL	33145
	JACKSONVILLE	FL	32225
	CHARLOTTE	NC	28202-2059
	CINCINNATI	OH	45263
	JACKSONVILLE	FL	32238-0691
	JACKSONVILLE	FL	32211
	PALMETTO BAY	FL	33157
	JACKSONVILLE	FL	32239
	JACKSONVILLE	FL	32246
	JACKSONVILLE	FL	32211
	JACKSONVILLE	FL	32225-8220
	PHOENIX	AZ	85012
	SAN DIEGO	CA	92130-2639
	GREAT NECK	NY	11021
	JACKSONVILLE	FL	32225
	WINTER PARK	FL	32789
	NEWTON	MA	02458
	JESSUP	MD	20794
	HOFFMAN ESTATES	IL	60192
	CORPUS CHRISTI	TX	78401
	JACKSONVILLE	FL	32211
	JACKSONVILLE	FL	32225
	PHEONIX	AZ	85012

Florida School of Special Education

St. Gregorios Orthodox Congregation  
Love Tree Learning center (dayschool)  
Spearfront Apologetics (Christain Church)

**Duval County, City Of Jacksonville**  
**Jim Overton , Tax Collector**

231 E. Forsyth Street  
Jacksonville, FL 32202

**General Collection Receipt**

Account No: CR784497

User: Mehta, Kareena - PDCU

Date: 7/30/2025

Email: KMehta@coj.net

**REZONING/VARIANCE/EXCEPTION**

**Name:** Carter Angel

**Address:** THIRTEENTH FLOOR ENTERTAINMENT; 1550 LARIMER ST. SUITE 277

**Description:** Zoning Exception + Waiver of Liquor Distance Location Z-6389/6390; Address: 9382  
Arlington Expy; RE#: 123031 0000

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2432.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2432.00

**Total Due: \$2,432.00**

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

Account No: CR784497

**REZONING/VARIANCE/EXCEPTION**

Date: 7/30/2025

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**Total Due: \$2,432.00**