

Date Submitted:	1/30/24
Date Filed:	2/27/24

Application Number:	E-24-13
Public Hearing:	

**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:	PUD	Current Land Use Category:	RPI
Exception Sought:	Retail sale and service of all alcoholic beverages for on-premises consumption.	Applicable Section of Ordinance Code:	Sec. 656.313 (c)(1)
Council District:	4	Planning District:	3
Previous Zoning Applications Filed (provide application numbers): E-08-71, E-09-60, E-12-58, E-16-58			
Notice of Violation(s): none found			
Number of Signs to Post:	4	Amount of Fee:	\$1327
Neighborhood Associations:		Zoning Asst. Initials:	
none		CIR	
Overlay: none			

PROPERTY INFORMATION	
1. Complete Property Address: 9726 Touchton Road #108, Jacksonville, FL 32246	2. Real Estate Number: 146036- <del>1910</del> 1920
3. Land Area (Acres):	4. Date Lot was Recorded: 2010
5. Property Located Between Streets: Touchton Road and Dear Lake Court	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: Restaurant	
8. Exception Sought: 4COP SFS LICENSE TO OPERATION WITH A RESTAURANT	
9. In whose name will the Exception be granted: HIEN NGUYEN GROUP LLC: (BDA) VAGABOND KOREAN STEAKHOUSE	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
10. Name: DOC-9726 Touchton Road MOB, LLC	11. E-mail: jtt@docreit.com
12. Address (including city, state, zip): c/o Physicians Realty Trust 309 N Water Street, Suite 500 Milwaukee, WI 53202	13. Preferred Telephone:  214-549-6611

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
14. Name: Lawrence Yancy Business Services	15. E-mail: lawrenceyancy@yahoo.com
16. Address (including city, state, zip): 1309 St. Johns Bluff Road North, Building A Suite 2 Jacksonville, FL 32225	17. Preferred Telephone: 904-568-4317

<b>CRITERIA</b>
<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"> <li>(i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</li> <li>(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;</li> <li>(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community;</li> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(vii) Will not overburden existing public services and facilities;</li> <li>(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and</li> </ul>

- 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.

THE EXCEPTION IS PRESENTED TO CITY COUNCIL AND LUD BOARD BY HEIN NGUYEN GOUP LLC: (DBA) VAGABOND KOREAN STEAKHOUSE. A RESTAURANT THAT IS LOCATION IN A PUD ZONING THAT REQUIRES A ZONING EXCEPTION TO HAVE 4COP SFS LICENSE WITH A RESTAURANT. THE RESTAURANT ALREADY HOLDS A 2COP. THE LOCATION OF THE RESTAURANT IS 9726 TOUCHTON ROAD #108, JACKSONVILLE, FL 32246.

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

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: DOC-9726 TOUCHTON ROAD MOD LLC

Signature: 

**Applicant or Agent (if different than owner)**

Print name: LAWRENCE YANCY

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, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: 1/4/2024

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 9726 Touchton Road #108, RE#(s): 146036-1910  
Jacksonville, FL 32246

To Whom it May Concern:

I John T. Thomas, as President/Owner of DOC-9726 Touchton Road MOB, LLC  
a Limited Liability Company organized under the laws of the state of Wisconsin, hereby certify  
that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s)  
for 4COP SFS License submitted to the Jacksonville Planning and Development  
Department.

(signature) [Signature]

(print name) John T. Thomas

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

~~STATE OF FLORIDA~~ Wisconsin  
~~COUNTY OF DUVAL~~ milwaukee

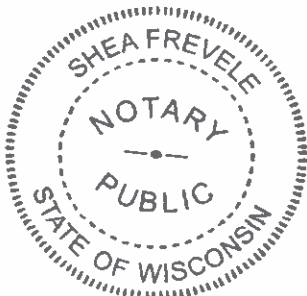
Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 4 day of January 2024, by

John T. Thomas, as President/owner of DOC-9726 Touchton Road MOB LLC a LLC corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

Shea Frevele  
(Printed name of NOTARY PUBLIC)

State of ~~Florida~~ Wisconsin at Large.  
My commission expires: 01/25/2025



Agent Authorization – Limited Liability Company (LLC)

Date: 2/29/2024

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 9726 Touchton Road, #107 RE#(s): 146036-1910

To Whom It May Concern:

You are hereby advised that John T. Thomas, as President/Owner of DOC-9726 Touchton Road MOD, LLC hereby certify that the John T. Thomas is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Lawrence Yancy to act as agent to file application(s) for Zoning Exception for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

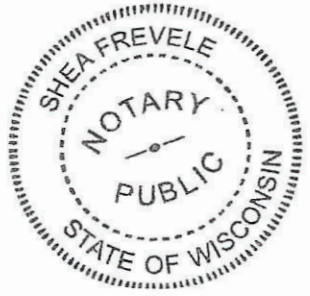
(signature) [Handwritten Signature]  
(print name) John T. Thomas

STATE OF ~~FLORIDA~~ Wisconsin  
COUNTY OF ~~DUVAL~~ Milwaukee

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 29 day of February 2024, by John T. Thomas, as President/owner of DOC-9726 Touchton Road MOD, a LLC corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Handwritten Signature]  
(Signature of NOTARY PUBLIC)

Snea Frevele  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 01/25/2025

DOC 9726 TOUCHTON ROAD MOB LLC  
 309 N WATER ST STE 500  
 MILWAUKEE, WI 53202

Primary Site Address  
 9726 TOUCHTON RD  
 Jacksonville FL 32246

Official Record Book/Page  
 18749-01375

File #  
 7501

**9726 TOUCHTON RD**

Property Detail

RE #	146036-1910
Tax District	GS
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	05100 DEERWOOD PARK NORTH RPT 1
Total Area	107469

Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$1,721,488.00	\$1,721,488.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$4,939,535.00	\$7,390,500.00
Assessed Value	\$4,939,535.00	\$5,684,941.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$1,705,559.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$4,939,535.00	See below

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](#).

**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
18749-01375	4/4/2019	\$100.00	WD - Warranty Deed	Unqualified	Vacant

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SWSC6	Sprinkler Wet System	1	0	0	15,002.00	\$20,590.00
2	PVAC1	Paving Asphalt	1	0	0	53,228.00	\$45,776.00
3	PVCC1	Paving Concrete	1	0	0	4,167.00	\$10,271.00
4	LPCC1	Light Pole Concrct	1	0	0	12.00	\$5,331.00
5	LITC1	Lighting Fxtures	1	0	0	16.00	\$4,624.00
6	SWSC6	Sprinkler Wet System	1	0	0	10,763.00	\$25,605.00
7	PVCC1	Paving Concrete	1	0	0	2,644.00	\$17,044.00
8	CVPC2	Covered Patio	1	12	6	72.00	\$1,109.00
9	WMCC1	Wall Masonry/Concrct	1	0	0	480.00	\$3,434.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	PUD	0.00	0.00	Common	107,593.00	Square Footage	\$1,721,488.00

Legal

LN	Legal Description
1	51-6 01-35-27E 2.47
2	DEERWOOD PARK NORTH REPLAT NUMBER 1
3	RECD O/R 18749-1375
4	BEING PARCEL 2

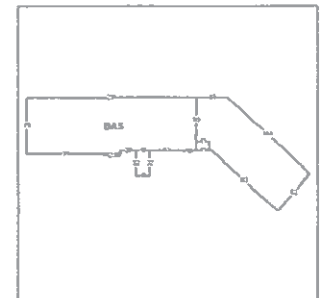
**Buildings**

Building 1  
 Building 1 Site Address  
 9726 TOUCHTON RD Unit  
 Jacksonville FL 32246

Building Type	1602 - SHOP CTR NBHD
Year Built	2010
Building Value	\$2,316,886.00

Type	Gross Area	Heated Area	Effective Area
Base Area	15570	15570	15570
Addition	10008	10008	10008
Canopy	187	0	47
Canopy	576	0	144

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Exterior Wall	16	16 Frame Stucco
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	5	5 Asphalt tile
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit
Comm Htg & AC	1	1 Not Zoned







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

## Detail by Entity Name

Foreign Limited Liability Company  
 DOC-9726 TOUCHTON ROAD MOB, LLC

### Filing Information

<b>Document Number</b>	M18000006607
<b>FEI/EIN Number</b>	83-1251634
<b>Date Filed</b>	07/19/2018
<b>State</b>	WI
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC STMNT OF RAVRO CHG
<b>Event Date Filed</b>	10/06/2023
<b>Event Effective Date</b>	NONE

### Principal Address

309 N WATER ST SUITE 700  
 MILWAUKEE, WI 53202

### Mailing Address

309 N WATER ST SUITE 700  
 MILWAUKEE, WI 53202

### Registered Agent Name & Address

SPI AGENT SOLUTIONS, INC.  
 1540 GLENWAY DR.  
 TALLAHASSEE, FL 32301

Name Changed: 10/06/2023

Address Changed: 10/06/2023

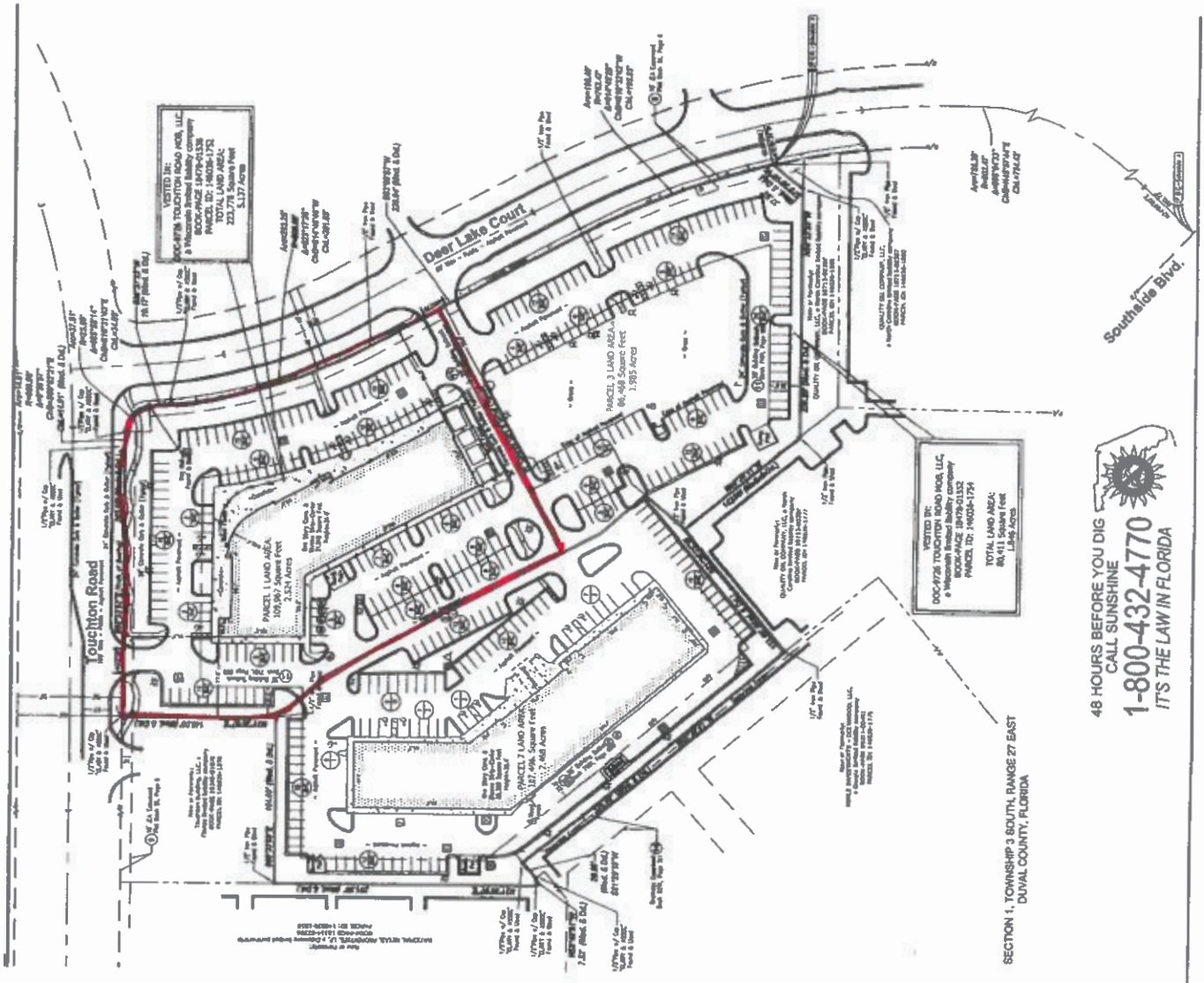
### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

PHYSICIANS REALTY L.P.  
 C/O JOHN T. THOMAS  
 309 N WATER ST SUITE 700  
 MILWAUKEE, FL 53202

### Annual Reports



48 HOURS BEFORE YOU DIG  
 CALL SUNSHINE  
**1-800-432-4770**  
 IT'S THE LAW IN FLORIDA

NO.	DATE	REVISION	PERMIT COMMENTS
01	3-23-22		

SHEET TITLE: EQUIPMENT PLAN

DRAWN BY: CAS

CHECKED BY: CAS

DATE: 07-28-22

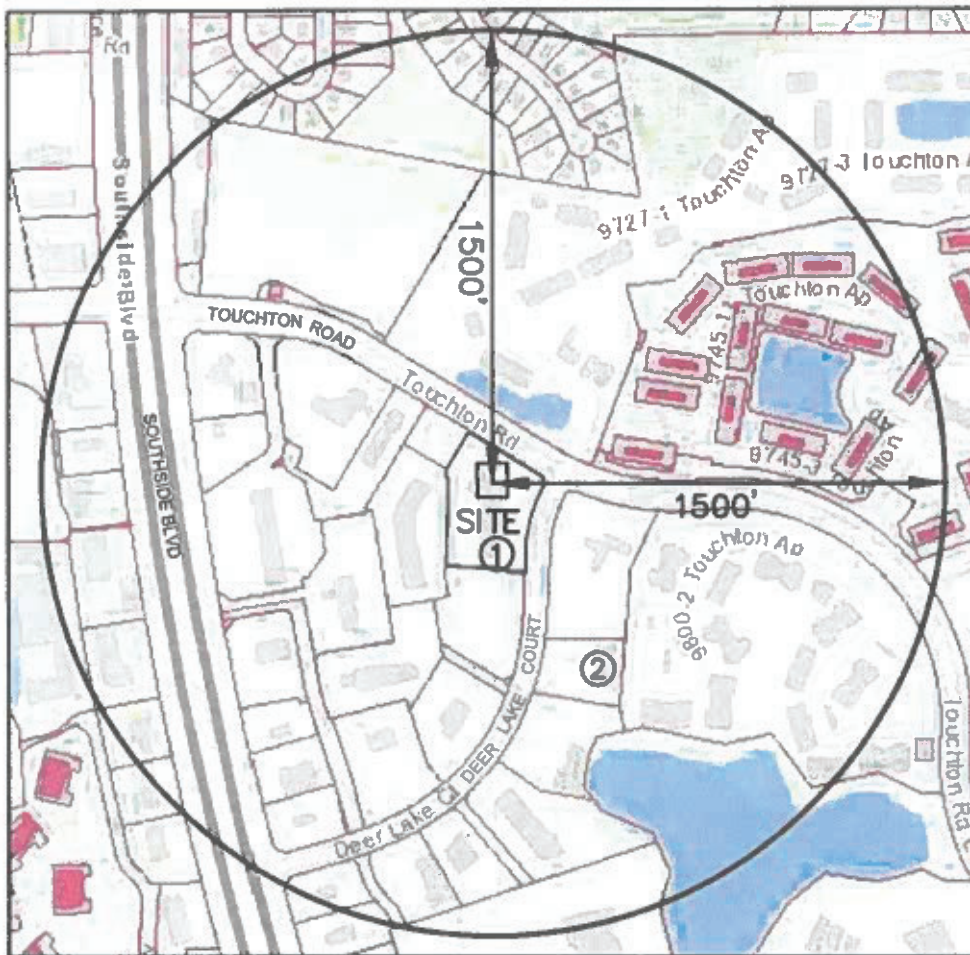
SHEET: A-2.3



ITEM NO.	QTY	DESCRIPTION
1	1	BRENNE FAMILY FAN
2	4	DRY STORAGE SHELVING
3	1	STORAGE FREEZER
4	1	STORAGE FREEZER
5	1	STOVE
6	1	ICE BIN
7	1	WALL SHELF / HOP WAGON
8	1	PREP REFRIGERATOR
9	1	WALK-IN COOLER
10	1	COOLER COIL
11	1	COOLER REARTE CONDENSER
12	1	COOLER BELLYING LAMP
13	1	PREP SINK
14	1	WALL SHELF / POT RACK
15	1	WALK-IN FREEZER
16	1	WALK-IN FREEZER
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71	1	WALK-IN FREEZER

# MAP SHOWING SURVEY OF

PARCEL 1, DEERWOOD PARK NORTH REPLAT No. 1 AS RECORDED IN PLAT BOOK 51, PAGES 6, 6A THROUGH 6N, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 27 EAST, OF SAID 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 ARE TWO (2).

**SUBJECT SITE:**  
9726 TOUCHTON ROAD  
SUITE No. 108  
JACKSONVILLE, FL 32246  
R.E.# 146036-1920

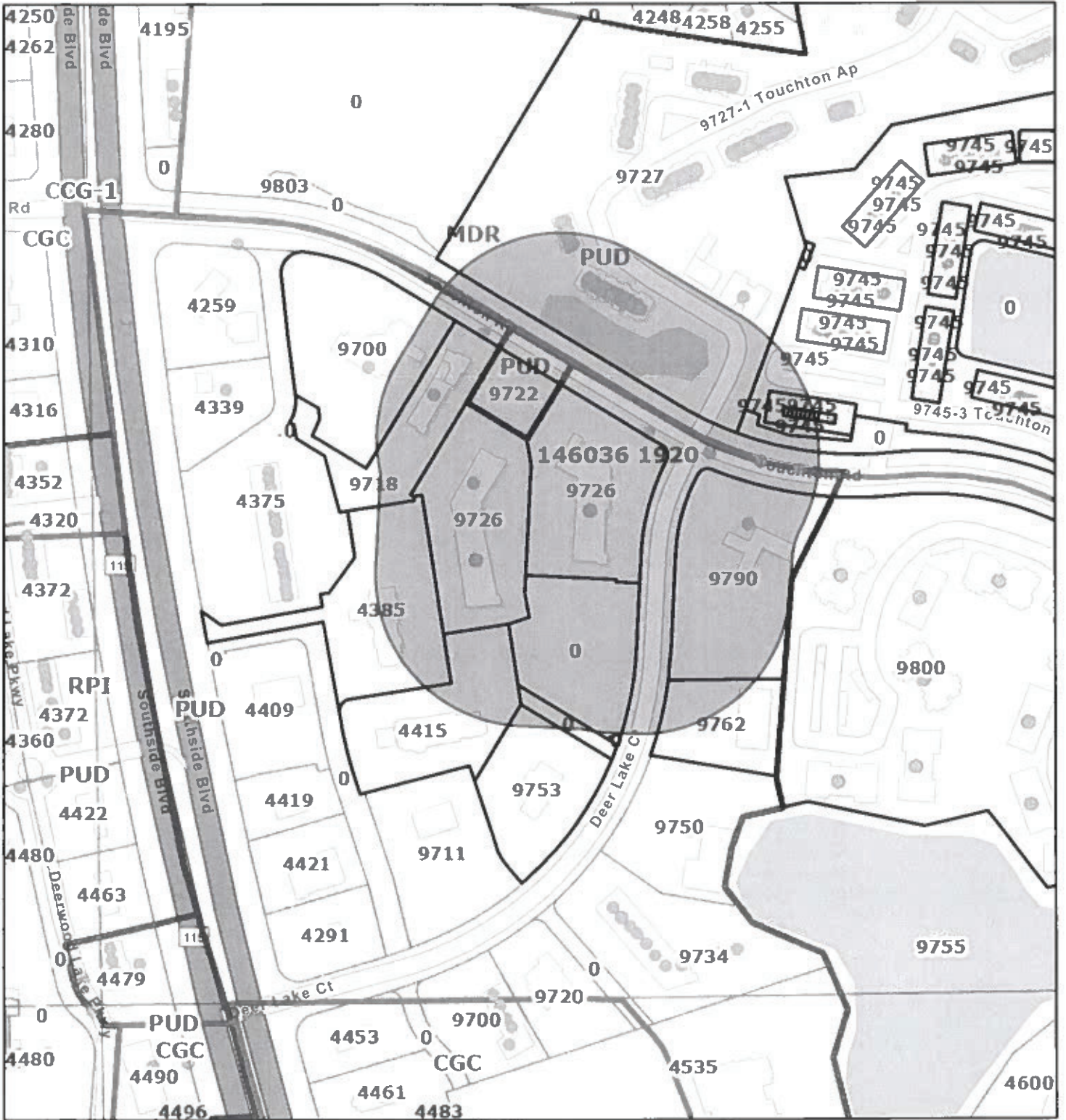
- ① KID'S PARK-JAX  
9726 TOUCHTON ROAD #111  
JACKSONVILLE, FL 32246 - 230'±
- ② A BRIGHT BEGINNING CHILDCARE  
9762 DEER LAKE COURT,  
JACKSONVILLE, FL 32246 - 600'±

CERTIFIED TO:  
HIEN NGUYEN GROOMING  
VAGABOND KOREAN STEAK HOUSE

**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: NOVEMBER 7, 2023 SHEET 1 OF 1	FILE: 2023-1569 DRAWN BY: ADT SCALE: 1" = 500'
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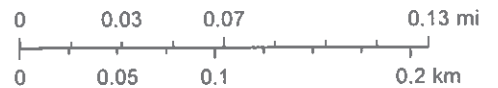
4126 Touchton KD # 108  
Land Development Review



February 27, 2024

- Parcels
- Panel Index
- Address Points
- Zoning
- Land Use

1:4,514



Esri Community Maps Contributors, City of Jacksonville, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

	A	B	C	D	E	F	G	H	I
	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAIL_STATE	MAIL_ZIP
1	146036 1200	ALIVE CREDIT UNION		9790 TOUCHTON RD			JACKSONVILLE	FL	32246-8227
2	146036 1850	NNN REIT LP		450 SOUTH ORANGE AVE STE 900			ORLANDO	FL	32801
3	146036 1850	NNN REIT LP		12764 AVALON COVE DR S			JACKSONVILLE	FL	32224
4	146036 5312	SUMMERLAND GLOBAL LLC		C/O SPECIAL DISTRICT SERVICES INC	2501A BURNS RD		PALM BEACH GARDENS	FL	33410
5	146036 2950	PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT		GT SHS JACKSONVILLE LP	4925 GREENVILLE AVE STE 1060		DALLAS	TX	75206
6	146036 1775	TOUCHTON BUILDING LLC		8131 BAYMEADOWS CIR W STE 102			JACKSONVILLE	FL	32256
7	146036 1870	DRAKE AT DEERWOOD LP		4890 W KENNEDY BLVD STE 900			TAMPA	FL	33609
8	146036 2400	PROPERTY RESERVE INC		C/O TAX DIVISION	P O BOX 511196		SALT LAKE CITY	UT	84151-1196
9	146036 1500	TARTE STEPHEN RAY		9745 TOUCHTON RD UNIT 2722			JACKSONVILLE	FL	32246
10	146036 5314	MILESTONE BEGINNINGS LLC		180 PHILIPS HILL RD UNIT 1A			NEW CITY	NY	10956
11	146036 1175	LANDIS LEONIDAS G		9745 TOUCHTON RD UNIT 2701			JACKSONVILLE	FL	32246
12	146036 5304	FIRST FEDERAL BANK		4705 US HWY 90 W			LAKE CITY	FL	32056
13	146036 1760	QUALITY OIL COMPANY LLC		1540 SILAS CREEK PKWY			WINSTON SALEM	NC	27127-3705
14	146036 1805	SEPNIO ANSELMO M LIFE ESTATE		9745 TOUCHTON RD 2703			JACKSONVILLE	FL	32246
15	146036 5308	DEERWOOD DEVELOPMENT LLC		1728 CORAL WAY STE 500 B			MIAMI	FL	33145
16	146036 5302	BRUNOT VILAIRE K		102 FOREST EDGE DR			SAINT JOHNS	FL	32259
17	146036 5316	ACADIAN ENTERPRISES INC		1175 OAK HAMMOCK TRAIL			JACKSONVILLE	FL	32256
18	146036 1790	QUALITY OIL COMPANY LLC		1540 SILAS CREEK PKWY			WINSTON SALEM	NC	27127-3705
19	146036 1777	FRAGIORGI PHYLLIS IRREVOCABLE TRUST		1705 SALISBURY PARK DR			EAST MEADOW	NY	11554
20	146036 5318	VARELA ERIC E		9745 TOUCHTON RD #2702			JACKSONVILLE	FL	32246
21	146036 5306	IL VILLAGIO COMMUNITY ASSOCIATION INC		9745 TOUCHTON RD			JACKSONVILLE	FL	32246
22	146036 2900	PATRUNO CATALDO		9745 TOUCHTON RD 2704			JACKSONVILLE	FL	32246
23	146036 5310	SOUTHEAST		4222 LALOSA DR			JACKSONVILLE	FL	32217
24		JOANNE PARKER GRIFFIN							

$$\begin{array}{r}
 22 \\
 \times 7 \\
 \hline
 154 \\
 + 1173 \\
 \hline
 \$ 1327, \text{ Total}
 \end{array}$$

Notice