

Application For Zoning Exception

Planning and Development Department Info

Application # E-23-76 **Staff Sign-Off/Date** CAF / N/A
Filing Date 11/20/2023 **Number of Signs to Post** 2
Current Land Use Category CGC
Exception Sought EXCEPTION FOR RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, OUTSIDE SALE AND SERVICE IN CONJUNCTION WITH A RESTAURANT AND AS DEPICTED ON THE SITE PLAN AS SEATING AREA NO. 1 (ANOTHER BROKEN EGG).
Applicable Section of Ordinance Code 656.313.A.IV.(C)(1)(2)(13)
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association N/A
Overlay N/A

Application Info

Tracking # 4999 **Application Status** FILED COMPLETE
Date Started 05/26/2023 **Date Submitted** 06/01/2023

General Information On Applicant

Last Name **First Name** **Middle Name**
Company Name
Mailing Address
City **State** **Zip Code**
Phone **Fax** **Email**

General Information On Owner(s)

Last Name **First Name** **Middle Name**
Company/Trust Name
Mailing Address
City **State** **Zip Code**
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed?
If Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map <input type="text" value="155958 0015"/>	<input type="text" value="6"/>	<input type="text" value="3"/>	<input type="text" value="CCG-1"/>

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

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

Current Property Use

SHOPPING CENTER

Exception Sought

EXCEPTION FOR RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION, OUTSIDE SALE AND SERVICE IN CONJUNCTION WITH A RESTAURANT AND AS DEPICTED ON THE SITE PLAN AS SEATING AREA NO. 1 (ANOTHER BROKEN EGG).

In Whose Name Will The Exception Be Granted

REGENCY CENTERS

Location Of Property

General Location

House #

Street Name, Type and Direction

Zip Code

Between Streets

and

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

- (i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

THE OUTDOOR SALE AND SERVICE WILL BE LOCATED IN AN EXISTING SHOPPING CENTER IN A CGC FUTURE LAND USE CATEGORY. THE PROPOSED USE IS CONSISTENT WITH THE CGC FUTURE LAND USE DESIGNATION.

(ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.

THE SUBJECT PROPERTY IS COMPLETELY SURROUNDED BY EXISTING COMMERCIAL USES, THE CGC FUTURE LAND USE DESIGNATION, AND CGC ZONING. THE OUTDOOR SALE AND SERVICE OF FOOD WILL BE ASSOCIATED WITH EXISTING AND FUTURE RESTAURANTS IN THE SHOPPING CENTER AND WILL COMPLY WITH THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA IN PART 4 OF THE ZONING CODE.

(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.

THE OUTDOOR SALE AND SERVICE OF FOOD WILL NOT HAVE AN ADVERSE 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.

THE PROPOSED USE WILL COMPLY WITH ALL STANDARDS RELATED TO TRAFFIC CIRCULATION AND PARKING AND WILL NOT CREATE TRAFFIC INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. THE SITE IS COMPLETE SURROUNDED BY COMPATIBLE, NON-RESIDENTIAL USES.

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

THE PROPOSED USE WILL NOT HAVE A DETRIMENTAL EFFECT ON FUTURE DEVELOPMENT OR CONTIGUOUS PROPERTIES IN COMMERCIAL USE.

(vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.

THE PROPOSED USE WILL BE ASSOCIATED WITH A RESTAURANT AND WILL BE DESIGNED TO ENHANCE DINING EXPERIENCE OF PATRONS.

(vii) Will not overburden existing public services and facilities.

THE PROPOSED USE WILL COMPLY WITH CONCURRENCY STANDARDS RELATED TO PUBLIC FACILITIES AND SERVICES.

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.

THE PROPOSED USES WILL COMPLY WITH ALL APPLICABLE LOCAL AND STATE REGULATORY REQUIREMENTS RELATED TO ACCESSIBILITY AND EMERGENCY ACCESS.

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

THE PROPOSED USE IS ALLOWED BY EXCEPTION ONLY IN THE CCG-1 ZONING DISTRICT PER SECTION 656.313.A.IV(C)(13) OF THE ZONING CODE.

Public Hearings

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

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

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Agreed to and submitted

Filing Fee Information

1) Non-residential District Base Fee	\$1,173.00
2) Plus Notification Costs Per Addressee	
71 Notifications @ \$7.00/each:	\$497.00
3) Total Application Cost:	\$1,670.00

* 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.

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: May 30, 2023

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: 10601 San Jose Blvd. RE#(s): 155958 0015

To Whom it May Concern:

I Patrick McKinley, as agent of Equity One (Florida Portfolio),
a Limited Liability Company organized under the laws of the state of Florida, hereby certify
that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s)
for Zoning Exception submitted to the Jacksonville Planning and Development
Department.

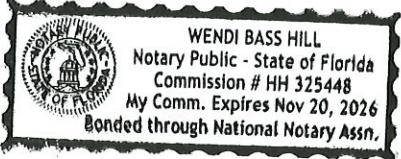
(signature) [Signature]
(print name) Patrick McKinley

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
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 1 day of June 20 23, by Patrick McKinley, as SVP, Senior Market Officer of Equity One (Florida Portfolio), a Limited liability Co corporation, who is personally known to me or who has produced N/A as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)



Wendi Hill
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 11/20/26

Agent Authorization – Limited Liability Company (LLC)

Date: May 30, 2023

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: 10601 San Jose Blvd. RE#(s): 155958 0015

To Whom It May Concern:

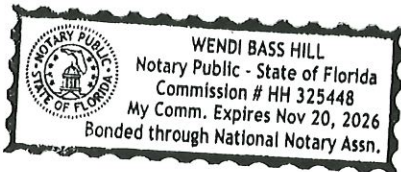
You are hereby advised that Patrick McKinley, as agent of Equity One (Florida Portfolio), hereby certify that the Equity One (Florida Portfolio) is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers England-Thims & Miller, Inc. to act as agent to file application(s) 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) [Signature]
(print name) Patrick McKinley

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 1 day of June 2023, by Patrick McKinley, as SVP, Senior Market Office of Equity One (Florida Portfolio), a Limited Liability Co corporation, who is personally known to me or who has produced N/A as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)



wendi Hill
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 11/20/26

MAP SHOWING SPECIFIC SURVEY OF

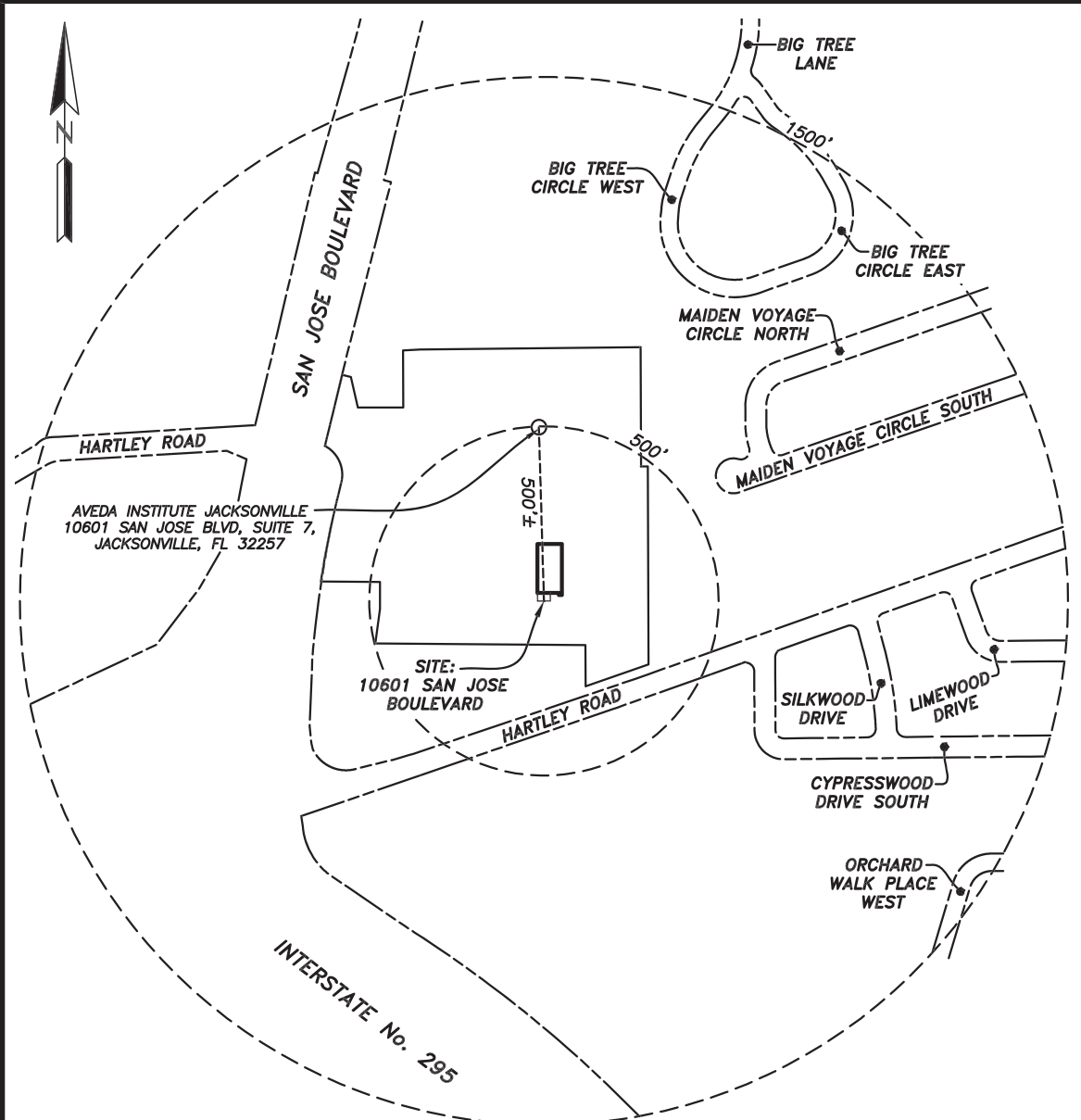
10601 SAN JOSE BOULEVARD, JACKSONVILLE, DUVAL COUNTY, FLORIDA, 32257

REAL ESTATE No.: 07197-01223, OFFICIAL RECORDS BOOK 9494, PAGE 931

ZONING: CCG-1 (COMM COMMUNITY GEN)

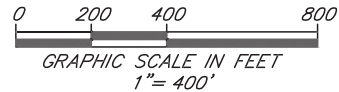
OWNER: EQUITY ONE (FLORIDA PORTFOLIO), LLC

CERTIFIED TO: EQUITY ONE (FLORIDA PORTFOLIO), LLC



GENERAL NOTES:

- 1) THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE SUCH.
- 2) THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF BUSINESS DESIRING TO OBTAIN LIQUOR, BEER AND/OR WINE LICENSE IN RELATIONSHIP TO SCHOOLS, CHURCHES, AND ADULT ENTERTAINMENT FACILITIES.
- 3) NO ATTEMPT WAS MADE TO VERIFY IF SAID SCHOOLS, CHURCHES AND ADULT FACILITIES WERE OPERATIONAL OR IN BUSINESS AT TIME OF SURVEY.
- 4) THE INFORMATION SHOWN HEREON WAS MADE BY PHYSICAL OBSERVATION AND RESEARCH BY ELECTRONIC MEANS.
- 5) THE DISTANCES SHOWN HEREON ARE APPROXIMATE.
- 6) ALL DISTANCE REQUIREMENTS AS RELATES TO THE PROPOSED LOCATION HAVE BEEN MET.



ETM
Surveying & Mapping, Inc.
 VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL. 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

SCALE: 1"=400'
 DATE: OCTOBER 17, 2023

RICHARD A. BERRY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 7045

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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

Detail by Entity Name

Florida Limited Liability Company

EQUITY ONE (FLORIDA PORTFOLIO) LLC

Filing Information

Document Number	L17000041957
FEI/EIN Number	N/A
Date Filed	02/23/2017
Effective Date	05/25/1999
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	03/07/2018
Event Effective Date	NONE

Principal Address

1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Changed: 04/12/2023

Mailing Address

1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Changed: 04/12/2023

Registered Agent Name & Address

UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Name Changed: 04/12/2023

Address Changed: 02/05/2020

Authorized Person(s) Detail

Name & Address

Title Sole Member and Manager

Regency Centers, L.P.

1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Annual Reports

Report Year	Filed Date
2021	04/14/2021
2022	04/14/2022
2023	04/12/2023

Document Images

04/12/2023 -- ANNUAL REPORT	View image in PDF format
04/14/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- ANNUAL REPORT	View image in PDF format
04/29/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
03/07/2018 -- CORLCRACHG	View image in PDF format
05/03/2017 -- LC Amendment	View image in PDF format
02/23/2017 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Foreign Limited Partnership

REGENCY CENTERS, L. P.

Filing Information

Document Number	B97000000103
FEI/EIN Number	59-3429602
Date Filed	02/21/1997
State	DE
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	12/02/2021
Event Effective Date	NONE

Principal Address

1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Changed: 04/14/2021

Mailing Address

1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Changed: 04/14/2021

Registered Agent Name & Address

UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Name Changed: 03/08/2018

Address Changed: 02/05/2020

General Partner Detail

Name & Address

Document Number P93000047823

REGENCY CENTERS CORPORATION
ONE INDEPENDENT DRIVE, SUITE 114
JACKSONVILLE, FL 32202-5019

Annual Reports

Report Year	Filed Date
2021	04/14/2021
2022	04/26/2022
2023	04/24/2023

Document Images

04/24/2023 -- ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
12/02/2021 -- Merger	View image in PDF format
04/14/2021 -- ANNUAL REPORT	View image in PDF format
04/29/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
03/08/2018 -- Reg. Agent Change	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
04/18/2016 -- ANNUAL REPORT	View image in PDF format
04/08/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
10/31/2013 -- Merger	View image in PDF format
02/27/2013 -- ANNUAL REPORT	View image in PDF format
04/16/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
04/22/2005 -- ANNUAL REPORT	View image in PDF format
03/18/2004 -- ANNUAL REPORT	View image in PDF format
05/05/2003 -- ANNUAL REPORT	View image in PDF format
04/26/2002 -- ANNUAL REPORT	View image in PDF format
04/27/2001 -- ANNUAL REPORT	View image in PDF format
03/08/2001 -- Amendment	View image in PDF format
12/28/2000 -- Merger	View image in PDF format
09/13/2000 -- Merger	View image in PDF format
04/06/2000 -- ANNUAL REPORT	View image in PDF format
04/30/1999 -- Merger	View image in PDF format
12/22/1998 -- ANNUAL REPORT	View image in PDF format
03/11/1998 -- Amendment and Name Change	View image in PDF format
12/31/1997 -- ANNUAL REPORT	View image in PDF format
03/05/1997 -- AMENDMENT AND NAME CHANGE	View image in PDF format



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

Detail by Entity Name

Florida Profit Corporation

REGENCY CENTERS CORPORATION

Filing Information

Document Number P93000047823

FEI/EIN Number 59-3191743

Date Filed 07/08/1993

Effective Date 07/09/1993

State FL

Status ACTIVE

Last Event AMENDMENT

Event Date Filed 08/16/2023

Event Effective Date NONE

Principal Address

1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Changed: 04/14/2022

Mailing Address

1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Changed: 04/14/2022

Registered Agent Name & Address

UNITED AGENT GROUP INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Name Changed: 03/08/2018

Address Changed: 02/05/2020

Officer/Director Detail

Name & Address

Title Director

T. Mehigan, John
1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Title V.P. ◆ JV Portfolio Mgmt.

Mumford, Andrew
1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Title Sr. V.P. ◆ Sr. Market Officer

M. Leftwich, Snowden
1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Title Executive Vice President, CFO

J. Mas, Michael
1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Title V.P. ◆ Investments

C. Maxwell, Paul
1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Title V.P. ◆ Market Officer

J. McKinley, Patrick
1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Title V.P. ◆ Financial Services

A. McNulty, David
1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Title Sr. V.P. ◆ Sr. Market Officer

Kabat, Andrew
1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

Title Sr. V.P. ◆ Sr. Market Officer

R. Kinsella, Michael
1 Independent Drive, Suite 114
Jacksonville, FL 32202-5019

THIS DOCUMENT WAS PREPARED BY:
Bradshaw, Fowler, Proctor, & Fairgrave
801 Grand Ave., Suite 3700
Des Moines, IA 50309-2727
Attention: Stacey Warren

Doc# 99303637
Book: 9494
Pages: 926 - 930
Filed & Recorded
12/16/99 09:56:56 AM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 3.00
DEED DOC STAMP \$ 64,295.00
RECORDING \$ 21.00

Folio No.: _____

SPECIAL WARRANTY DEED

REO 665

KNOW ALL MEN BY THESE PRESENTS:

THAT, PRINCIPAL LIFE INSURANCE COMPANY, f/k/a PRINCIPAL MUTUAL LIFE INSURANCE COMPANY, an Iowa corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **EQUITY (LANDING) INC.**, a Texas corporation ("Grantee"), whose mailing address is 777 17th Street Penthouse Miami Beach, FL 33139, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, BARGAINED, SOLD, AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Project"); subject, however, to those matters of record.

TO HAVE AND TO HOLD the Project, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Project unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

5

64,295.00

EXECUTED this 8th day of December, 1999.

Book 9494 Page 927

WITNESSES:

GRANTOR:

PRINCIPAL LIFE INSURANCE COMPANY,
f/k/a PRINCIPAL MUTUAL LIFE INSURANCE
COMPANY, an Iowa corporation

Debbie Eckhoff
Printed Name: Debbie Eckhoff

By: [Signature]
Its: Commercial Real Estate



Valerie Cooper-Venenga
Printed Name: Valerie Cooper-Venenga

Its: Steven Schoon - 2nd Vice President - Inv. Acctg

Address: 711 High Street
Des Moines, Iowa 50392-1360

STATE OF IOWA)
) SS:
COUNTY OF POLK)

I HEREBY CERTIFY that the foregoing instrument was acknowledged and executed before this 1st day of December, 1999 by Brenda S. Tyler, as Assistant Director, and Steven. Simon, as 2nd VP-Inv. Acctg. of Principal Life Insurance Company of Iowa Corporation, on behalf of the _____, who is personally known to me or who has produced _____ as identification.

Jennifer Freking
Notary Public, State of Iowa
Printed Name: Jennifer Freking
[Notary Seal]

My commission expires:



Legal Description

Parcel 1

That certain tract or parcel of land being a part of Lots 1, 2, 3, 4, 5 and 6, as shown on the plat of Fertile Land Colony, as recorded in Plat Book 4, Page 40 of the Current Public Records of Duval County, Florida, being more particularly described as follows: COMMENCING at the Northwest corner of Southwood Replat as recorded in Plat Book 34, Page 58 of said Current Public Records; thence South 89° 25' 50" West. Along the North line of said Lot 1, a distance of 175.00 feet for a POINT OF BEGINNING; thence continuing South 89° 25' 50" West, along said North line of Lot 1, a distance of 630.70 feet to an angle point in said North line; thence South 86° 37' 00" West, and continuing along said North line of Lot 1, a distance of 49.34 feet to the Northeast corner of those certain lands described in Official Records Volume 5644, Page 1250 (Parcel "A") of said Current Public Records; thence the following four courses along the boundary line of said last mentioned lands: Course No. 1: South 00° 12' 00" East, 163.00 feet; Course No. 2: South 89° 48' 00" West, 130.00 feet; Course No. 3: North 12° 44' 20" West, 89.86 feet; Course No. 4: North 76° 23' 50" West, 26.00 feet to a point situate in the Easterly right of way line of State Road No. 13; thence South 13° 36' 10" West, along said Easterly right of way line, a distance of 209.95 feet to an intersection with the Easterly right of way line of Hartley Road, said Easterly right of way line being a curve concave Southwesterly and having a radius of 93.00 feet; thence Southeasterly around and along the arc of said curve and along said Easterly right of way line, a distance of 122.85, said arc being subtended by a chord bearing and distance of South 24° 14' 16" East, 114.11 feet to the point of tangency of said curve; thence South 13° 36' 10" West, and continuing along said Easterly right of way line of Hartley Road, a distance of 59.28 feet to the point of curvature of a curve concave Easterly and having a radius of 2719.29 feet; thence Southerly around and along the arc of said curve and continuing along said Easterly right of way line, a distance of 230.00 feet, said arc being subtended by a chord bearing and distance of South 11° 10' 47" West, 229.92 feet; thence South 89° 34' 00" East, along the Northerly line of those certain lands described in Official Records Volume 4673, Page 319 of said Current Public Records, a distance of 169.14 feet to a point which lies North 89° 34' 00" West, 10.86 feet from the Northeast corner of said last mentioned lands; thence South 00° 15' 00" East, a distance of 77.96 feet to a point situate in the Easterly line of said last mentioned lands; thence South 07° 41' 35" West, along said Easterly line and along the Easterly line of those certain lands described in Official Records Volume 5729, Page 124 of said Current Public Records and a Southerly prolongation thereof, a distance of 123.02 feet to a point situate in the South line of said Lot 5; thence South 89° 34' 00" East, along said South line of Lot 5, a distance of 610.32 feet; thence South 00° 12' 00" East, a distance of 118.40 feet to a point situate in the Northerly right of way line of said Hartley Road (a 60 foot right of way); thence North 70° 40' 50" East, along said Northerly right of way line of Hartley Road, a distance of 190.78 feet; thence North 00° 12' 00" West, a distance of 590.16 feet; thence South 89° 48' 00" West, a distance of 590.16 feet; thence South 89° 48' 00" West, a distance of 25.00 feet; thence North 00° 12' 00" West, a distance of 341.17 feet to the POINT OF BEGINNING.

This instrument prepared by and after recording return to:

Darrell Klooster
Principal Capital Management, LLC
801 Grand Avenue
Des Moines, IA 50392

Doc# 99303638
Book: 9494
Pages: 931 - 935
Filed & Recorded
12/16/99 09:56:56 AM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 3.00
DEED DOC STAMP \$ 0.70
RECORDING \$ 21.00

-----{SPACE ABOVE THIS LINE FOR RECORDING DATA}-----

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 8th day of December 1999, by **PRINCIPAL LIFE INSURANCE COMPANY**, an Iowa corporation, whose address is 711 High Street, Des Moines, IA 50392 ("Grantor") to **EQUITY (LANDING) INC.**, a Texas corporation, whose address is ~~1600 N.E. Miami Gardens Drive, Suite 200, North Miami Beach, Florida 33179~~ ("Grantee"): 777-17th Street, Penthouse, Miami Beach, FL 33139

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Duval, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoove of the Grantee forever.

(REMAINDER OF PAGE INTENTIONALLY OMITTED)

5

170

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, thereunto duly authorized the day and year first above written.

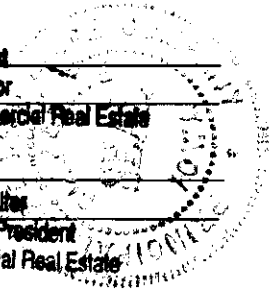
WITNESS as to both signatures on behalf of Principal Life Insurance Company, an Iowa corporation

By: Wanda Homan
Print Name: Wanda Homan

By: Dotty Tysseling
Print Name: Dotty Tysseling

PRINCIPAL LIFE INSURANCE COMPANY,
an Iowa corporation

By: [Signature] R. Best
Director
Commercial Real Estate
By: [Signature] Pat G. Halter
2nd Vice President
Commercial Real Estate



(CORPORATE SEAL)

Book 9494 Page 932

STATE OF IOWA }
COUNTY OF POLK }

Book 9494 Page 933

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared R. Best and Pat.G. Helter, the Director and 2nd Vice President, respectively, of Principal Life Insurance Company, an Iowa corporation and that they have acknowledged executing the foregoing Quit Claim Deed on behalf of the corporation in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of December 1999.

Debbie Eekhoff
Signature of Person Taking Acknowledgement

NOTARY STAMP

Print Name: Debbie Eekhoff

Title: Notary Public Serial No. (if any):

Commission Expires: _____



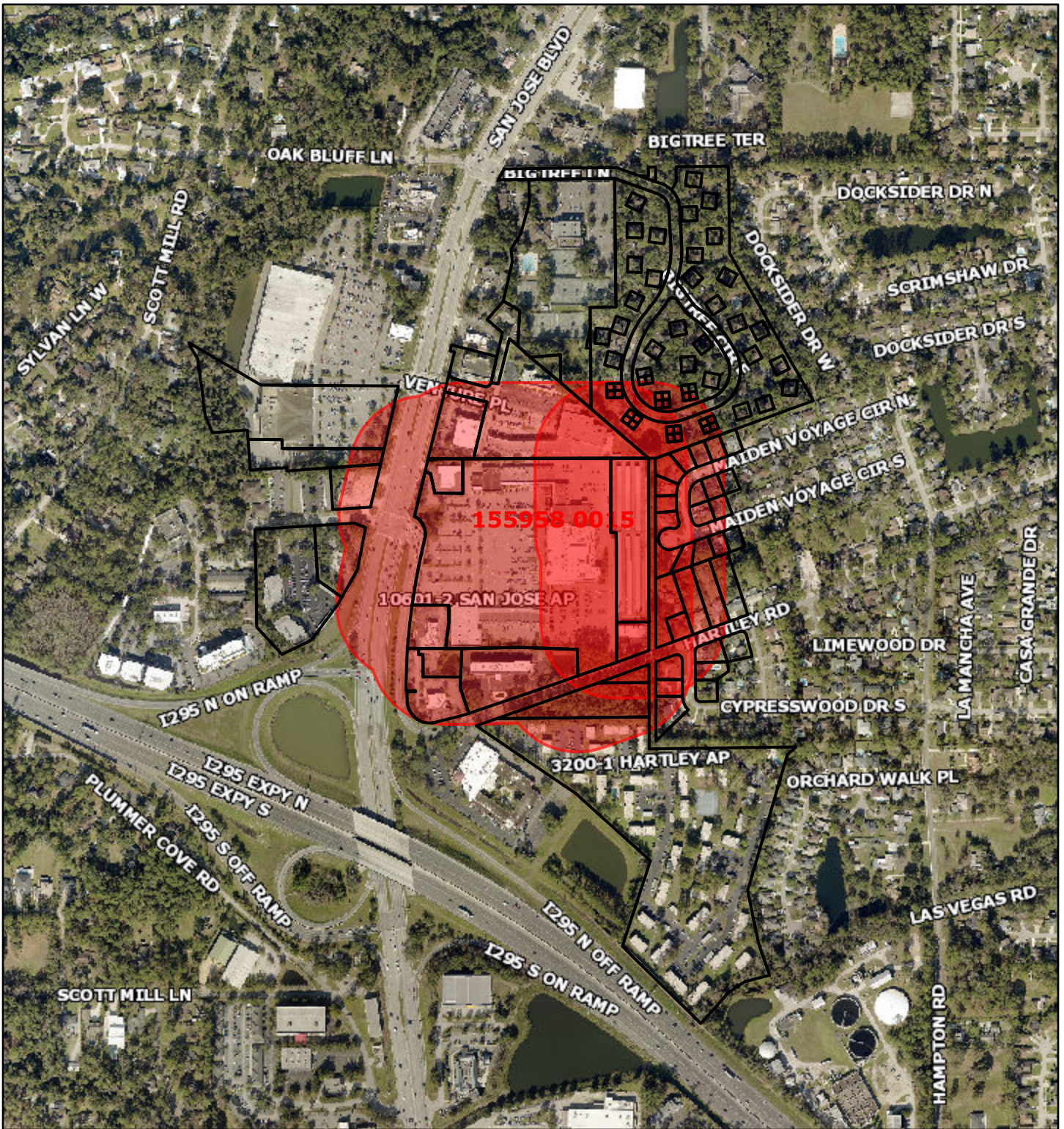
s:\word\...\klooster\quitclaimdeedMandarin

Legal Description

Parcel 1

That certain tract or parcel of land being a part of Lots 1, 2, 3, 4, 5 and 6, as shown on the plat of Fertile Land Colony, as recorded in Plat Book 4, Page 40 of the Current Public Records of Duval County, Florida, being more particularly described as follows: COMMENCING at the Northwest corner of Southwood Replat as recorded in Plat Book 34, Page 58 of said Current Public Records; thence South 89° 25' 50" West. Along the North line of said Lot 1, a distance of 175.00 feet for a POINT OF BEGINNING; thence continuing South 89° 25' 50" West, along said North line of Lot 1, a distance of 630.70 feet to an angle point in said North line; thence South 86° 37' 00" West, and continuing along said North line of Lot 1, a distance of 49.34 feet to the Northeast corner of those certain lands described in Official Records Volume 5644, Page 1250 (Parcel "A") of said Current Public Records; thence the following four courses along the boundary line of said last mentioned lands: Course No. 1: South 00° 12' 00" East, 163.00 feet; Course No. 2: South 89° 48' 00" West, 130.00 feet; Course No. 3: North 12° 44' 20" West, 89.86 feet; Course No. 4: North 76° 23' 50" West, 26.00 feet to a point situate in the Easterly right of way line of State Road No. 13; thence South 13° 36' 10" West, along said Easterly right of way line, a distance of 209.95 feet to an intersection with the Easterly right of way line of Hartley Road, said Easterly right of way line being a curve concave Southwesterly and having a radius of 93.00 feet; thence Southeasterly around and along the arc of said curve and along said Easterly right of way line, a distance of 122.85, said arc being subtended by a chord bearing and distance of South 24° 14' 16" East, 114.11 feet to the point of tangency of said curve; thence South 13° 36' 10" West, and continuing along said Easterly right of way line of Hartley Road, a distance of 59.28 feet to the point of curvature of a curve concave Easterly and having a radius of 2719.29 feet; thence Southerly around and along the arc of said curve and continuing along said Easterly right of way line, a distance of 230.00 feet, said arc being subtended by a chord bearing and distance of South 11° 10' 47" West, 229.92 feet; thence South 89° 34' 00" East, along the Northerly line of those certain lands described in Official Records Volume 4673, Page 319 of said Current Public Records, a distance of 169.14 feet to a point which lies North 89° 34' 00" West, 10.86 feet from the Northeast corner of said last mentioned lands; thence South 00° 15' 00" East, a distance of 77.96 feet to a point situate in the Easterly line of said last mentioned lands; thence South 07° 41' 35" West, along said Easterly line and along the Easterly line of those certain lands described in Official Records Volume 5729, Page 124 of said Current Public Records and a Southerly prolongation thereof, a distance of 123.02 feet to a point situate in the South line of said Lot 5; thence South 89° 34' 00" East, along said South line of Lot 5, a distance of 610.32 feet; thence South 00° 12' 00" East, a distance of 118.40 feet to a point situate in the Northerly right of way line of said Hartley Road (a 60 foot right of way); thence North 70° 40' 50" East, along said Northerly right of way line of Hartley Road, a distance of 190.78 feet; thence North 00° 12' 00" West, a distance of 590.16 feet; thence South 89° 48' 00" West, a distance of 25.00 feet; thence North 00° 12' 00" West, a distance of 341.17 feet to the POINT OF BEGINNING.

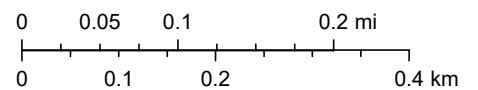
Land Development Review



June 12, 2023

 OLF Whitehouse Lighting Regulation Zone

1:9,028



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
158799 0010	10485 SAN JOSE LLC		P.O. BOX 2047			PONTE VEDRA BEACH	FL	32004
155787 1122	2018 2 IH BORROWER LP		1717 MAIN ST STE 2000			DALLAS	TX	75201
155922 0130	30 CONCORDE LLC		C/O NOUVEAU MANAGEMENT GROUP LLC	7880 GATE PKWY STE 300		JACKSONVILLE	FL	32256
158799 0300	375 WOODCLIFF DRIVE COMPANY LLC		5786 WIDEWATERS PKWY			DEWITT	NY	13214
156026 1474	ABOUD DENISE L		10451 BIGTREE CIR W			JACKSONVILLE	FL	32257-6352
155887 0000	AIRADO REMBERTO		10622 CYPRESSWOOD DR			JACKSONVILLE	FL	32257
155922 0050	AIRPORT IMPERIAL		489 CROCKER SPERRY DR			MONTECITO	CA	93108
156026 1344	BALANGUE ELIZABETH		10480 BIGTREE CIR W			JACKSONVILLE	FL	32257
156026 1468	BALDWIN MARTHA LYNNE		10468 BIGTREE CIR E			JACKSONVILLE	FL	32257-6362
155787 1042	BEAR CHARLES E JR		10514 MAIDEN VOYAGE CIR W			JACKSONVILLE	FL	32257-6321
155958 0040	BFS RETAIL & COMMERCIAL OPERATIONS LLC		C/O INDIRECT PROPERTY TAX	200 4TH AVE S SUITE 100		NASHVILLE	TN	37201
	BIG TREE	EDWARD JOSEPH, MD	10453 BIG TREE CIRCLE E			JACKSONVILLE	FL	32257 6354
155888 0000	BJORK DANIEL J		10632 CYPRESSWOOD DR			JACKSONVILLE	FL	32257
155919 1050	BLESSED BY DEAL INC		6420 SW 64 CT			MIAMI	FL	33143
155916 0180	BLOCKER GERALD C LIFE ESTATE		9431 RYE CREEK RD			LONEDELL	MO	63060
156026 1352	BOWERS REBECCA A		10460 BIGTREE CIR W			JACKSONVILLE	FL	32257-6328
156026 1480	BRANNING LINDA G		10455 BIGTREE CIR W			JACKSONVILLE	FL	32257-6352
155787 1130	BROWN HEIDI D		3390 MAIDEN VOYAGE CIR N			JACKSONVILLE	FL	32257
155787 1126	BUFFALO HOMES LLC		14401 MANDARIN RD			JACKSONVILLE	FL	32223
155916 0160	CAROLE M BOGARD LIVING TRUST		3357 HARTLEY RD			JACKSONVILLE	FL	32257-6312
156026 1350	CATLIN BRUCE D		10472 BIGTREE CIR W			JACKSONVILLE	FL	32257-6328
155855 0000	CELLA ALBERT E		10615 CYPRESSWOOD DR W			JACKSONVILLE	FL	32257-6925
155960 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
155922 0010	COMMERCIAL NET LEASE REALTY LP		450 SOUTH ORANGE AV	STE 900		ORLANDO	FL	32801
156026 1470	DAVIS CAROLE E		1942 LARGO PL			JACKSONVILLE	FL	32207-3921
156026 1340	DAVIS DOLORES M ET AL		C/O TERRI L MAXEY	10476 BIGTREE CIR W		JACKSONVILLE	FL	32257-6328
155787 1038	DOMENICO ANTHONY JOSEPH		3342 S MAIDEN VOYAGE CIR			JACKSONVILLE	FL	32257
155916 0120	DUPUIS LINDA B		3323 HARTLEY RD			JACKSONVILLE	FL	32257-6312
155916 0140	DWYER SUZANNE M ET AL		3383 HARTLEY RD			JACKSONVILLE	FL	32257
155958 0025	EQUITY LANDING INC		PO BOX 2539			SAN ANTONIO	TX	78299
156026 1354	ESSA CARMEN		10456 BIGTREE CIR W			JACKSONVILLE	FL	32257
155787 1034	FLINTOFT MIRANDA V		3364 MAIDEN VOYAGE CIR S			JACKSONVILLE	FL	32257
155854 0000	FREW MARGARET		3309 CYPRESSWOOD DR S			JACKSONVILLE	FL	32257-6921
156026 1336	GRAVES JAMES E IV		PO BOX 600263			JACKSONVILLE	FL	32260
155959 0000	HARLINGTON INC		7915 BAYMEADOWS WAY SUITE 400			JACKSONVILLE	FL	32256
155958 0000	ISTORAGE PO LLC		8400 E PRENTICE AVE 9TH FLOOR			GREENWOOD VILLAGE	CO	80111
158799 1010	JACKSONVILLE SAN JOSE LLC ET AL		1401 BROAD ST			CLIFTON	NJ	07013
155787 1124	KINNEY JEFFREY I		3369 MAIDEN VOYAGE CIR S			JACKSONVILLE	FL	32257-6302
156026 1348	KLEIN STEPHANIE A		10466 BIGTREE CIR W			JACKSONVILLE	FL	32257
155850 0000	LAMB HEATHER W		10608 SILKWOOD DR			JACKSONVILLE	FL	32257-6934
155787 1036	LANGIERI RICHARD W		3352 S MAIDEN VOYAGE CIR			JACKSONVILLE	FL	32257
155787 1052	LOTANE JOHN H		3389 MAIDEN VOYAGE CIR N			JACKSONVILLE	FL	32257-6300
155787 1046	MADDOX STUART R		3361 MAIDEN VOYAGE CIR N			JACKSONVILLE	FL	32257
155961 0020	MANDARIN APARTMENTS I LLC ET AL		C/O KIMBELL KEY LLC	P O BOX 21051		TAMPA	FL	33622
156026 1346	MARIN ALEJANDRO QUICENO		10464 W BIGTREE CIR			JACKSONVILLE	FL	32257
155787 1128	MATHEWS DARRICK T		3380 MAIDEN VOYAGE CIR N			JACKSONVILLE	FL	32257-6301
155886 0000	MAYBERRY LORI		10610 CYPRESSWOOD DR W			JACKSONVILLE	FL	32257
156026 1360	MCALPIN WILLIAM KENNETH II		10452 BIGTREE CIR W			JACKSONVILLE	FL	32257
156026 1334	MCAREE ANGELA		10547 BIGTREE CIR E			JACKSONVILLE	FL	32257
156026 1482	MERCADO JUSTIN J		10435 BIG TREE CIR W			JACKSONVILLE	FL	32257
155959 0000	MPA HOSPITALITY LLC		1224 S OCEAN SHORE BLVD			FLAGLER BEACH	FL	32136
155787 1040	MURPHY STEPHEN J		10534 MAIDEN VOYAGE CIR W			JACKSONVILLE	FL	32257
155959 0200	NATIONAL RETAIL PROPERTIES LP		450 S ORANGE AVE STE 900			ORLANDO	FL	32801
156026 1466	PATEL GAURAV ARVIND		10462 E BIGTREE CIR			JACKSONVILLE	FL	32257
156026 1488	PERRY MATTHEW		10439 BIGTREE CIR W			JACKSONVILLE	FL	32257
156026 1358	PETERSON DIAN LYN		10448 BIGTREE CIR W			JACKSONVILLE	FL	32257-6358
156026 1332	PEZALL CORINNE		10551 BIGTREE CIR E			JACKSONVILLE	FL	32257-6339
	PICKWICK PARK CIVIC ASSOCIATION	MANNY AKERS	3345 PICKWICK DRIVE SOUTH			JACKSONVILLE	FL	32257
155787 1030	RODRIGUEZ MANUEL A		3384 MAIDEN VOYAGE CIR S			JACKSONVILLE	FL	32257
155787 1054	ROMAN ARCIDES		3401 MAIDEN VOYAGE CIR N			JACKSONVILLE	FL	32257
158799 1000	SAFAR INVESTMENTS LLC		10501 SAN JOSE BLVD UNIT 7			JACKSONVILLE	FL	32257
156026 1478	SEIDMAN JAMIE L		10443 BIGTREE CIR W			JACKSONVILLE	FL	32257-6352
156026 1476	SHAW TED W		10447 BIGTREE CIR W			JACKSONVILLE	FL	32257-6352
156026 1342	SIRMON JOHN F SR		10474 BIGTREE CIR W			JACKSONVILLE	FL	32257
	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR			JACKSONVILLE	FL	32217
155916 0125	SPAULDING MARK J		3331 HARTLEY RD			JACKSONVILLE	FL	32257-6312
155787 1032	TAYLOR WILLIAM E		3376 MAIDEN VOYAGE CIR S			JACKSONVILLE	FL	32257-6319
155849 0000	THOMAS WESLEY D LIFE ESTATE		3356 HARTLEY RD			JACKSONVILLE	FL	32257-6313
156026 1202	TOWNHOMES OF BIGTREE ASSOCIATION INC		10175 FORTUNE PKWY SUITE 906			JACKSONVILLE	FL	32256
155959 0250	TWENTY SEVEN O SIX LTD		2706 HARVARD AVE			JACKSONVILLE	FL	32210
155919 1400	VENTURE PLACE PROPERTIES LLC		3121 VENTURE PL STE 1			JACKSONVILLE	FL	32257-6218
156026 1356	WHITTON JANE P LIFE ESTATE		PO BOX 207			COLUMBIA	AL	36319
156026 1338	WILKINSON EDGAR L		10484 BIGTREE CIR			JACKSONVILLE	FL	32257
156026 1330	WILLIAMS DYLAN ET		10543 BIGTREE CIR E			JACKSONVILLE	FL	32257
155787 1048	WRIGHT BRIAN		3369 MAIDEN VOYAGE CIR N			JACKSONVILLE	FL	32257
155919 0000	YOUNG MENS CHRISTIAN ASSOC OF FLORIDAS FIRST COAST		221 RIVERSIDE AVE			JACKSONVILLE	FL	32202-4907

Total: 71