

Date Submitted:
Date Filed: 8/28/23

Application Number: E.23.64
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: CCG1	Current Land Use Category: CGC	
Exception Sought: Restaurant	Applicable Section of Ordinance Code: 656.313 A, IV(C)(1)	
Council District: 6	Planning District: CPAC-PD3 Southeast	
Previous Zoning Applications Filed (provide application numbers):		
Notice of Violation(s): NONE		
Number of Signs to Post: 2	Amount of Fee: 1,257	Zoning Asst. Initials: LF.
Neighborhood Associations: Southeast, Mandarin Garden Club		
Overlay:		

PROPERTY INFORMATION	
1. Complete Property Address: 11148 San Jose Boulevard, Jacksonville, FL 32223	2. Real Estate Number: 156084-0010
3. Land Area (Acres): 1.26	4. Date Lot was Recorded: 03/02/2004
5. Property Located Between Streets: San Jose and Old River	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: Restaurant	
9. In whose name will the Exception be granted: Royal Jacksonville LLC	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: Kan Ki Inc	11. E-mail: Jay3221100@gmail.com
12. Address (including city, state, zip): 11148 San Jose Boulevard, Jacksonville, FL 32223	13. Preferred Telephone: 904-322-1100

APPLICANT'S INFORMATION (if different from owner)	
14. Name: Royal Jacksonville LLC	15. E-mail: ucf0205@gmail.com
16. Address (including city, state, zip): 11148 San Jose Boulevard, Jacksonville, FL 32223	17. Preferred Telephone:

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

PLANNING AND DEVELOPMENT DEPARTMENT

- 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.

We are trying to apply for liquor license. The previous owner Kan-ki Inc got a liquor license before. We will take over the restaurant and operate under a new company Royal Jacksonville LLC.

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.

<p>Owner(s) Print name: <u>Jay Kim</u> Signature: <u>[Signature]</u></p>	<p>Applicant or Agent (if different than owner) Print name: <u>Mingmian You</u> Signature: <u>[Signature]</u></p> <p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>
<p>Owner(s) Print name: _____ Signature: _____</p>	

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

Property Ownership Affidavit - Corporation

Date: _____

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: 11148 San Jose Boulevard, Jacksonville, FL 32223 RE#(s): 156084-0010

To Whom it May Concern:

I Jay Kim, as Kan-Ki inc Owner of Kan-Ki inc corporation, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for 4COP submitted to the Jacksonville Planning and Development Department.

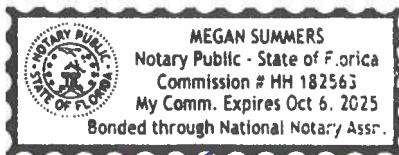
(signature) [Signature]
(print name) Jay Kim

Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 03 day of August 2023, by Jay Kim, as owner of Kan-Ki inc, a Royal Jacksonville LLC corporation, who is personally known to me or who has produced FLDL as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)



Megan Summers
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 10/06/25

Agent Authorization - Corporation

Date: _____

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: 11148 San Jose Boulevard, Jacksonville, FL 32223 RE#(s): 156084-0010

To Whom it May Concern:

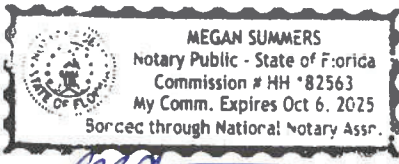
You are hereby advised that Jay Kim, as owner of Kan-Ki inc, a corporation organized under the laws of the state of FL, hereby authorizes and empowers Royal Jacksonville LLC to act as agent to file application(s) for 4 COP Liquor License for the above referenced property and in connection with such authorization 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) Jay Kim

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 03 day of August 2023, by Jay Kim, as owner of Kan-Ki inc, a Royal Jacksonville LLC corporation, who is personally known to me or who has produced FLDL as identification and who took an oath.



[Handwritten Signature]
(Signature of NOTARY PUBLIC)

Megan Summers
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 10/06/25

15.00
6488.58

Prepared By and Return To:

Doc# 2004070682
Book: 11664
Pages: 2029 - 2031
Filed & Recorded
03/02/2004 01:30:57 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 13.00
TRUST FUND \$ 2.00
DEED DOC STAMP \$ 6,688.58

→ Leonardo J. Maiman, Esquire
AKERMAN SENTERFITT, Attorneys at Law
2500 Bank of America Tower
50 North Laura Street
Jacksonville, FL 32202

NE03-3412

SPECIAL WARRANTY DEED

THIS INDENTURE, is made effective as of the 27th day of February, 2004, by and between **NEKIYAH, LTD., a Florida limited partnership** (Tax Identification No.: 59-3574967) whose mailing address is c/o Century 21 Car Wash of Mandarin, Inc., 9000 Cypress Green Drive, Suite 102-B, Jacksonville, Florida 32256 ("Grantor") in favor of **KAN-KI, INC., a Florida corporation**, whose mailing address is 4483 Southside Boulevard, Jacksonville, Florida 32245 ("Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, as shown on **Exhibit A** attached hereto and by this reference made a part hereto ("Property").

Property Appraiser's Parcel I.D. Number: 156084-0000.

Together with all tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To Have and to Hold, the same in fee simple forever.

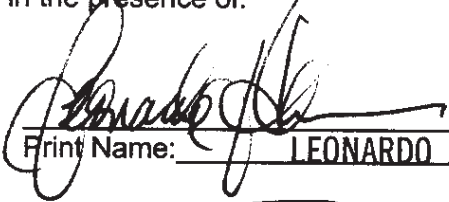
Subject to ad valorem real estate taxes for 2004 and subsequent years; zoning restrictions and prohibitions imposed by governmental authority or common to the subdivision.


And Grantor does hereby covenant unto Grantee that Grantor is lawfully seized of said land; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

{JA114427;1}

IN WITNESS WHEREOF, the said Grantor has executed this instrument as of the day and year first above written.

Signed, sealed and delivered in the presence of:

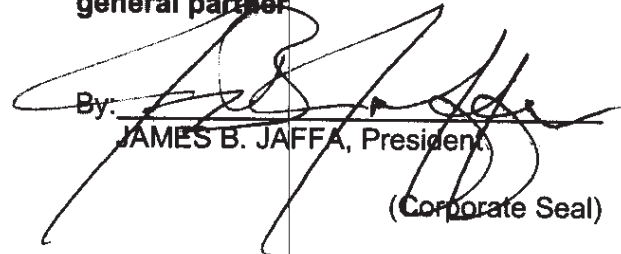

Print Name: LEONARDO J. MAIMAN


Print Name: Stephen F. Madden

GRANTOR:

NEKIYAH, LTD., a Florida limited partnership

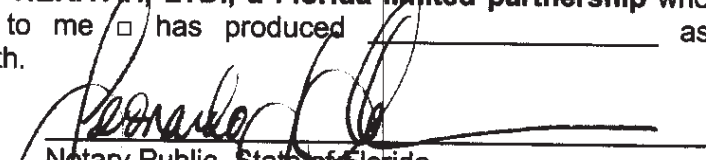
By: CENTURY 21 CAR WASH OF MANDARIN, INC., a Florida corporation
general partner

By: 
JAMES B. JAFFA, President
(Corporate Seal)

Address:
9000 Cypress Green Drive, Suite 102-B
Jacksonville, Florida 32256

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of February, 2004, by JAMES B. JAFFA, as President of CENTURY 21 CAR WASH OF MANDARIN, INC., a Florida corporation, general partner of **NEKIYAH, LTD., a Florida limited partnership** who (check one) is personally known to me has produced _____ as identification and who did not take an oath.


Notary Public, State of Florida
Printed Name: _____
My Commission Expires: _____
My Commission Number is: _____



Leonardo J. Maiman
MY COMMISSION # CC922284 EXPIRES
July 16, 2004
BONDED THROUGH FARM INSURANCE, INC.

EXHIBIT A**Legal Description**

A PART OF THE HENRY HARTLEY DONATION, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF RIVER ROAD (A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (SAN JOSE BOULEVARD, A 100.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 18°28'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 729.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°38'53" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 33.29 FEET; THENCE NORTH 83°13'48" WEST, A DISTANCE OF 354.69 FEET; THENCE NORTH 06°50'00" EAST, A DISTANCE OF 137.09 FEET; THENCE SOUTH 83°13'48" EAST, A DISTANCE OF 415.23 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 18°28'00" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 136.20 FEET TO THE POINT OF BEGINNING.

{JA114427;1}

Letter of Agency for KAN KI INC

KAN KI INC.

11148 San Jose Blvd.
Jacksonville, FL 32223
Cell: 904-322-1100
Jay3221100@gmail.com

July 10th, 2023

Project: Hot Pot & BBQ

TO: Department of Planning and Development

Building Inspection Division

I, Jae Y. Kim, do hereby attest that I am the person that holds, or I am authorized on behalf of the party that holds, fee simple interest in the following parcel(s)/Property(s):

Common Street Address: 11148 SAN JOSE BLVD. JACKSONVILLE, FL 32223

Tax Map Reference Numbers Further: FEI/EIN Number 20-0601111

I hereby authorize the persons and/or entities listed as the AUTHORIZED AGENT below to act on my behalf for the purpose of submitting documents, amending documents, meeting with staff, attending public meetings and hearings, and as a the AUTHORIZED AGENT of the property ownership of KAN KI INC. The following information below is searchable to confirm the property ownership. Please contact the AUTHORIZED AGENT or KANKI INC. President for any further questions in regards to the letter of agency.

Florida Profit Corporation

KAN-KI, INC.

Filing Information

Document Number

P04000017722

FE/EIN Number

20-0601111

Date Filed

01/20/2004

State

FL

Status

ACTIVE

Last Event

REINSTATEMENT

Event Date Filed

03/29/2017

Principal Address

11148 SAN JOSE BLVD
JACKSONVILLE, FL 32223

Changed: 03/28/2006

Mailing Address

11148 SAN JOSE BLVD
JACKSONVILLE, FL 32223

Changed: 03/31/2010

Registered Agent Name & Address

KIM, JAE Y
11148 SAN JOSE BLVD
JACKSONVILLE, FL 32223

Name Changed: 03/29/2017

Address Changed: 03/24/2015

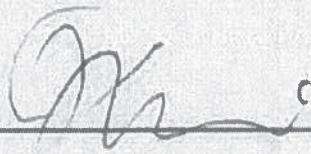
Officer/Director Detail

Name & Address

Title President

kim, Jae Y
10058 chester rd lake rd e
jacksonville, FL 32256

Property Owner Signature): _____



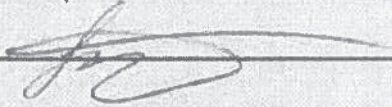
Date 07/10/2023

Print Name of Property Owner Address: 11148 Sun Tice Blvd, Jacksonville, FL 32223

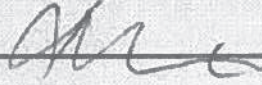
Email of Property Owner: JAY3221100@gmail.com

Print Name Of Witness: Jay Kim Jr

Signature of Witness: _____



Authorized Agent Signature _____



Date: 07/10/2023

Print Name: Jae Y. Kim

Address: 10058th Chester Lake Rd. E Jacksonville, FL 32256

Email/Phone of Authorized Agent: Jay3221100@gmail.com 904-322-1100

Jae Y. Kim

President, Kanki Inc

President of Kanki Inc Signature _____





Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation

KAN-KI, INC.

Filing Information

Document Number P04000017722
FEI/EIN Number 20-0601111
Date Filed 01/20/2004
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 03/29/2017

Principal Address

11148 SAN JOSE BLVD
JACKSONVILLE, FL 32223

Changed: 03/28/2006

Mailing Address

11148 SAN JOSE BLVD
JACKSONVILLE, FL 32223

Changed: 03/31/2010

Registered Agent Name & Address

KIM, JAE Y
11148 SAN JOSE BLVD
JACKSONVILLE, FL 32223

Name Changed: 03/29/2017

Address Changed: 03/24/2015

Officer/Director Detail

Name & Address

Title President

kim, Jae Y

10058 chester rd lake rd e
jacksonville, FL 32256

Annual Reports

Report Year	Filed Date
2021	03/22/2021
2022	02/08/2022
2023	01/31/2023

Document Images

01/31/2023 -- ANNUAL REPORT	View image in PDF format
02/08/2022 -- ANNUAL REPORT	View image in PDF format
08/11/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/22/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
04/01/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- REINSTATEMENT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
02/04/2011 -- ANNUAL REPORT	View image in PDF format
03/31/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
02/05/2008 -- ANNUAL REPORT	View image in PDF format
01/21/2007 -- ANNUAL REPORT	View image in PDF format
03/28/2006 -- ANNUAL REPORT	View image in PDF format
04/19/2005 -- ANNUAL REPORT	View image in PDF format
01/20/2004 -- Domestic Profit	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company
ROYAL JACKSONVILLE, LLC

Filing Information

Document Number	L23000149283
FEI/EIN Number	NONE
Date Filed	03/24/2023
Effective Date	03/23/2023
State	FL
Status	ACTIVE

Principal Address

11148 San Jose Blvd
Jacksonville, FL 32223

Changed: 04/20/2023

Mailing Address

222 OSPREY MARSH LN
ST. AUGUSTINE, FL 32086

Registered Agent Name & Address

EAFL TAX SERVICES LLC
1420 CELEBRATION BLVD
SUITE 200
CELEBRATION, FL 34747

Authorized Person(s) Detail

Name & Address

Title AMBR

YOU, MINGMIAN
222 OSPREY MARSH LN
ST. AUGUSTINE, FL 32086

Annual Reports

No Annual Reports Filed

Document Images

MAP SHOWING

11148 SAN JOSE BOULEVARD RE# 156084 0010
 A PORTION OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY FLORIDA.



(IN FEET)
 1 inch = 500 ft.

GENERAL NOTES

1. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THIS SURVEY WAS MADE IN ACCORDANCE WITH CITY OF JACKSONVILLE ZONING CODE, SECTION 656.8, AND SHOWS THE LOCATION OF ALL CHURCHES, SCHOOLS, ADULT ENTERTAINMENT OR SERVICES FACILITIES (AS DEFINED IN SECTIONS 656.802 AND 656.1101) WITHIN A 1500' RADIUS FROM THE LIMITS OF THE SITE.

ADDRESSES

- ① 800' TO 11244 SAN JOSE BOULEVARD
- ② 1100' TO 11270 SAN JOSE BOULEVARD

JOB NO. 2023-544
 DRAFTER EJC
 DATE 08/15/23
 SCALE 1"=500'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

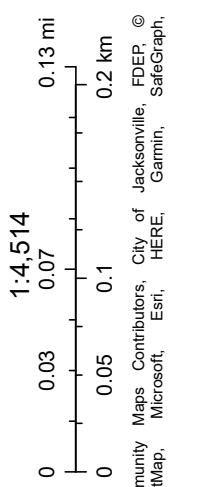
THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

(Signature)
 No. 6788

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 280-2703
 WWW.CLARYASSOC.COM

CHECKED BY: MICHAEL J. COLLIGAN P.S.M. CERT. NO. 6788

Land Development Review



1:4,514

Parcels
 Zoning

CPAC
 CPAC-PD3 – Southeast

Address Points
 Land Use

Council District
 Panel Index

Esri Community Maps Contributors, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP
156081 0030	11113 SAN JOSE BLVD LLC		700 THIRD ST SUITE 203		NEPTUNE BEACH	FL	32266
156056 0500	11200 SAN JOSE BLVD LLC		114 WEST ST		WILLMINGTON	MA	01887
156081 0020	AGREE STORES LLC		32301 WOODWARD AVE		ROYAL OAK	MI	48073
156057 0000	GREENBAUM DIANE W LIFE ESTATE ET AL		2905 OLD RIVER RD		JACKSONVILLE	FL	32223
156091 0000	HARDEES RESTAURANTS LLC		C/O TAX DEPT	6700 TOWER CIR SUITE 1000	FRANKLIN	TN	37067
156056 0010	LCR 11190 SAN JOSE LLC		111 S WACKER DR SUITE 3350		CHICAGO	IL	60606
156056 0020	MANDARIN BAPTIST CHURCH INC		11244 SAN JOSE BV		JACKSONVILLE	FL	32223
156084 0025	NEKIYAH LTD		11150-4 SAN JOSE BV		JACKSONVILLE	FL	32223
156081 0040	PTW STASSNEY LLC ET AL		200 S ORANGE AVE		SARASOTA	FL	34236
156045 0000	REAL ESTATE EQUITIES INC		1 SLEIMAN PKWY STE 270		JACKSONVILLE	FL	32216
156081 0000	RIVERPLACE SHOPPING CENTER LLC		C/O KIMCO REALTY CORP	500 NORTH BROADWAY SUITE 201	JERICO	NY	11753
	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR		JACKSONVILLE	FL	32217
	MANDARIN GARDEN CLUB	STACIA SNUGGS	2892 LORETTO RD		JACKSONVILLE	FL	32223