

Date Submitted:	2-22-24
Date Filed:	3/6/24

Application Number:	E-24-14
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:	006-1	Current Land Use Category:	000
Exception Sought:	Retail sale and serve of all alcoholic beverages for on-premise consumption.	Applicable Section of Ordinance Code:	656.313 A.IV (c)(1)
Council District:	7	Planning District:	4
Previous Zoning Applications Filed (provide application numbers):			
AD-00-134, E-04-1			
Notice of Violation(s):			
none found			
Number of Signs to Post:	2	Amount of Fee:	\$1586.
		Zoning Asst. Initials:	JIR
Neighborhood Associations:			
Ortega Forest Assoc., Ortega Pres. Soc.			
Overlay: none			

PROPERTY INFORMATION	
1. Complete Property Address: 5393 Roosevelt Blvd, #6, Jacksonville, FL	2. Real Estate Number: 102725-0020
3. Land Area (Acres): 77878	4. Date Lot was Recorded: 6/3/1985
5. Property Located Between Streets: Ortega Blvd and Yacht Club Rd	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: Restaurant / Sports Bar	
8. Exception Sought: Liquor license transfer	
9. In whose name will the Exception be granted: Water Oak 3000, LLC	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: Venetia Plaza LLC - Graham J. Edward Jr.	11. E-mail: terri@duvalrealtyinc.com
12. Address (including city, state, zip): Duval Realty Inc. - 6196 Lake Gray Blvd, Suite 103 Jacksonville FL 32244	13. Preferred Telephone:  (904) 367-1818

APPLICANT'S INFORMATION (if different from owner)	
14. Name: Taylor Strasser - Water Oak 3000, LLC	15. E-mail: taylor.strasser@gmail.com
16. Address (including city, state, zip): 4751 Eton Ln Jacksonville, FL 32210	17. Preferred Telephone: (904) 415-1889

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"> <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.

Lillian's Sports Grill has operated in this location for more than 20 years. It's owners are retiring. I purchased the business from them with aims to continue operating it in its exact current form. I need the zoning office's approval to transfer the liquor license from the previous owners to my new company.

This restaurant is a neighborhood institution. We are not changing it in any way. We simply wish to continue it as it has existed for more than 20 years.

## 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.coi.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coi.net/pao_propertySearch/Basic/Search.aspx), or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Letter from the Department of Children and Family Services (DCFS) – **day care uses only**
- Advisory opinion letter from the Environmental Quality Division (EQD) – **if required**

## FILING FEES

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

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

**AUTHORIZATION**

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

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

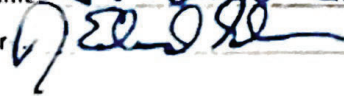
I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct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

Owner(s)

Print name:

J. Edward Graham

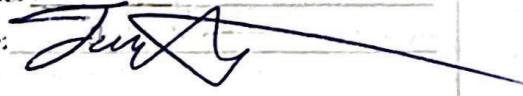
Signature:



Applicant or Agent (if different than owner)

Print name: Taylor Strasser

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: \_\_\_\_\_

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: 5393 Roosevelt Blvd RE#(s): 102725-0020

To Whom it May Concern:

I J. Edward Graham Owner of Venetia Plaza LLC  
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 ~~modification~~ Exception submitted to the Jacksonville Planning and Development  
Department.

(signature) [Handwritten Signature]

(print name) J. Edward Graham

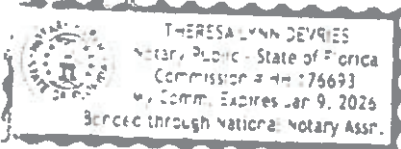
Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney,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

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 16<sup>th</sup> day of January 2024, by J. Edward Graham, as owner, of Venetia Plaza, LLC, a Florida corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Handwritten Signature]  
(Signature of NOTARY PUBLIC)

Theresa Lynn DeVries  
(Printed name of NOTARY PUBLIC)



State of Florida at Large. January 9, 2026  
My commission expires:

**Agent Authorization – Limited Liability Company (LLC)**

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: 5393 Roosevelt Blvd RE#(s): 102725-0020

To Whom It May Concern:

You are hereby advised that J. Edward Graham, as owner of Venetia Plaza, LLC, hereby certify that the \_\_\_\_\_ is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Water Oak 3000 LLC 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) J. Edward Graham

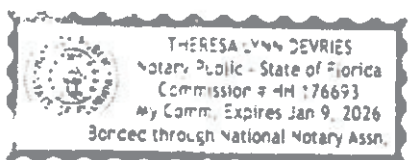
(print name) J. Edward Graham

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 16th day of January 2024 by J. Edward Graham, as owner of Venetia Plaza, LLC Florida corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Theresa Lynn DeVries  
(Signature of NOTARY PUBLIC)

Theresa Lynn DeVries  
(Printed name of NOTARY PUBLIC)



State of Florida at Large. January 9, 2026  
My commission expires:

**VENETIA PLAZA LLC**  
6300 SEA MIST CT  
WILMINGTON, NC 28409-2143

**Primary Site Address**  
5393 ROOSEVELT BLVD  
Jacksonville FL 32210-

**Official Record Book/Page**  
17402-02175

**Title #**  
6509

**5393 ROOSEVELT BLVD**

**Property Detail**

<b>RE #</b>	102725-0020
<b>Tax District</b>	GS
<b>Property Use</b>	1692 Shopping Ctr/Nbhd
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	01776 ORTEGA COS R/P PT ORTEGA
<b>Total Area</b>	77878

**Value Summary**

Value Description	2023 Certified	2024 In Progress
<b>Value Method</b>	Income	Income
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$1,359,720.00	\$1,359,720.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$2,806,200.00	\$2,782,400.00
<b>Assessed Value</b>	\$2,533,960.00	\$2,782,400.00
<b>Cap Diff/Portability Amt</b>	\$272,240.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$2,533,960.00	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
<a href="#">17402-02175</a>	12/7/2015	\$100.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">08833-01587</a>	1/14/1998	\$1,060,000.00	SW - Special Warranty	Qualified	Improved
<a href="#">07315-01497</a>	4/15/1992	\$278,900.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">06950-00350</a>	8/17/1990	\$1,000.00	CT - Certificate of Title	Unqualified	Improved
<a href="#">06433-01818</a>	11/6/1987	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">06433-01815</a>	7/21/1987	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">06427-01152</a>	11/6/1987	\$799,300.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">05979-01053</a>	6/3/1985	\$177,777.00	QC - Quit Claim	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	47,653.00	\$40,982.00
2	FWDC1	Fence Wood	1	0	0	98.00	\$479.00
3	LPMC1	Light Pole Metal	1	0	0	3.00	\$2,047.00
4	LITC1	Lighting Fixtures	1	0	0	4.00	\$1,156.00
5	PVCC1	Paving Concrete	1	0	0	140.00	\$265.00

**Land & Legal**

**Land**

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	89,248.00	Square Footage	\$1,338,720.00
2	9103	TOWER SITE	CCG-1	0.00	0.00	Common	1,400.00	Square Footage	\$21,000.00

**Legal**

LN	Legal Description
1	15-63 42-3S-26E 2.081
2	ORTEGA COS R/P
3	PT TRACT 1 RECD O/R 17402-2175

**Buildings**

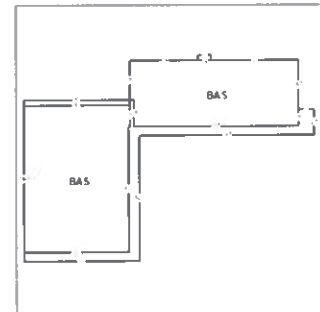
**Building 1**

Building 1 Site Address  
5393 ROOSEVELT BLVD Unit  
Jacksonville FL 32210-

<b>Building Type</b>	1602 - SHOP CTR NBHD
<b>Year Built</b>	1969
<b>Building Value</b>	\$775,396.00

Type	Gross Area	Heated Area	Effective Area
Patio	505	0	25
Base Area	14020	14020	14020

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Exterior Wall	15	15 Concrete Blk
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted





Canopy	4015	0	1004	Air Cond	4	4 Packaged Unit
Base Area	9917	9917	9917	Ceiling Wall Finish	5	5 S Ceil Wall Fin
Addition	60	60	60	Comm Htg & AC	1	1 Not Zoned
Total	28517	23997	25026	Comm Frame	3	3 C-Masonry

Element	Code	Detail
Stories	1.000	
Baths	71.000	
Rooms / Units	15.000	
Avg Story Height	14.000	

**2023 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$2,533,960.00	\$0.00	\$2,533,960.00	\$26,069.61	\$28,676.57	\$26,215.08
Public Schools: By State Law	\$2,806,200.00	\$0.00	\$2,806,200.00	\$7,454.45	\$8,932.13	\$8,233.95
By Local Board	\$2,806,200.00	\$0.00	\$2,806,200.00	\$5,178.49	\$6,308.34	\$5,720.16
FL Inland Navigation Dist.	\$2,533,960.00	\$0.00	\$2,533,960.00	\$73.72	\$72.98	\$72.98
Water Mgmt Dist. SJRWMD	\$2,533,960.00	\$0.00	\$2,533,960.00	\$454.73	\$454.34	\$454.34
School Board Voted	\$2,806,200.00	\$0.00	\$2,806,200.00	\$0.00	\$2,806.20	\$0.00
			Totals	\$39,231.00	\$47,250.56	\$40,696.51

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$2,303,600.00	\$2,303,600.00	\$0.00	\$2,303,600.00
<b>Current Year</b>	\$2,806,200.00	\$2,533,960.00	\$0.00	\$2,533,960.00

**2023 TRIM Property Record Card (PRC)**

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

**Property Record Card (PRC)**

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

- [2023](#)
- [2022](#)
- [2021](#)
- [2020](#)
- [2019](#)
- [2018](#)
- [2017](#)
- [2016](#)
- [2015](#)
- [2014](#)

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



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

## Detail by Entity Name

Florida Limited Liability Company  
VENETIA PLAZA, LLC

### Filing Information

**Document Number** L15000196951  
**FE/EIN Number** N/A  
**Date Filed** 11/25/2015  
**State** FL  
**Status** ACTIVE

### Principal Address

6196 Lake Gray Blvd  
Suite 103  
Jacksonville, FL 32244

Changed: 03/27/2023

### Mailing Address

6196 Lake Gray Blvd  
Suite 103  
Jacksonville, FL 32244

Changed: 03/27/2023

### Registered Agent Name & Address

DUVAL REALTY, INC.  
6196 Lake Gray Boulevard  
Suite 103  
JACKSONVILLE, FL 32244

Name Changed: 03/20/2017

Address Changed: 04/01/2020

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

GRAHAM, J. EDWARD, JR  
6196 Lake Gray Blvd  
Suite 103



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

## Detail by Entity Name

Florida Limited Liability Company  
WATER OAK 3000, LLC

### Filing Information

**Document Number** L23000436691  
**FEI/EIN Number** 93-3621284  
**Date Filed** 09/20/2023  
**State** FL  
**Status** ACTIVE

### Principal Address

5393 Roosevelt Blvd, 6  
JACKSONVILLE, FL 32210

Changed: 01/26/2024

### Mailing Address

5393 Roosevelt Blvd, 6  
JACKSONVILLE, FL 32210

Changed: 01/26/2024

### Registered Agent Name & Address

STRASSER, TAYLOR  
3546 ST. JOHNS BLUFF RD., UNIT 106  
JACKSONVILLE, FL 32224

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRP

STRASSER, TAYLOR  
3546 ST. JOHNS BLUFF RD., UNIT 106  
JACKSONVILLE, FL 32224

Title MGRS

STRASSER, CLIFTON  
3546 ST. JOHNS BLUFF RD., UNIT 106  
JACKSONVILLE, FL 32224

Title MGRT

STRASSER, RYAN  
3546 ST. JOHNS BLUFF RD., UNIT 106  
JACKSONVILLE, FL 32224

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	02/03/2024

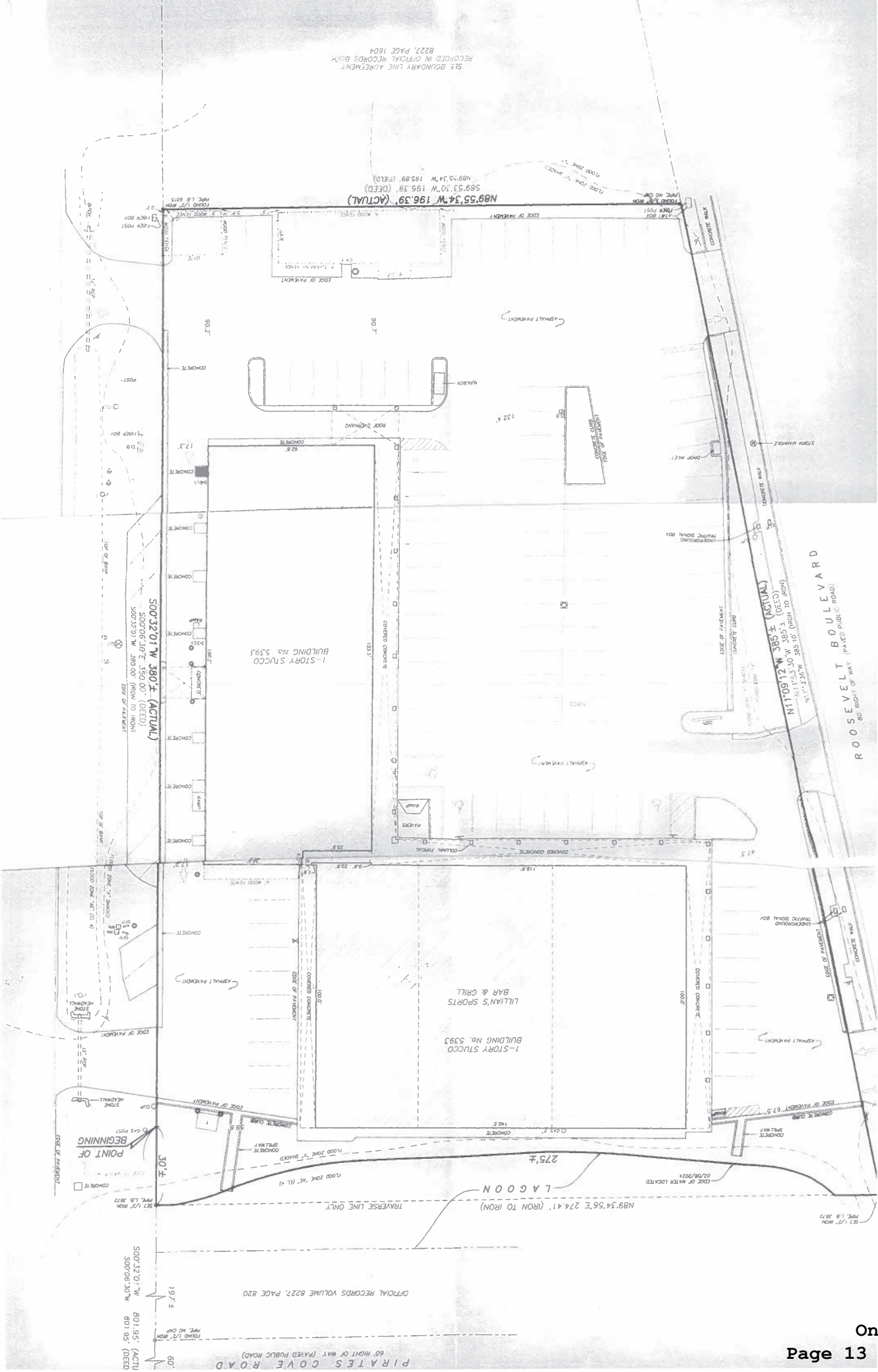
**Document Images**

[02/03/2024 -- ANNUAL REPORT](#)

View image in PDF format

[09/20/2023 -- Florida Limited Liability](#)

View image in PDF format



SEE BOUNDARY LINE AGREEMENT  
 RECORDED IN OFFICIAL RECORDS BOOK  
 8227, PAGE 1604

N89°55'34"W 196.39' (ACTUAL)  
 S89°53'30"W 196.39' (DEED)  
 N89°55'34"W 195.89' (FIELD)

S00°32'01"W 390.1'± (ACTUAL)  
 S00°06'50"E 350.00' (DEED)  
 S00°32'01"W 380.00' (IRON TO IRON)

N11°09'12"W 365'± (ACTUAL)  
 N11°09'12"W 365'± (DEED)  
 N11°09'12"W 355'± (IRON TO IRON)

LILLIAN'S SPORTS  
 BAR & GRILL  
 1-STORY STUDIO  
 BUILDING NO. 5393

1 STORY STUDIO  
 BUILDING NO. 5395

N89°34'56"E 274.41' (IRON TO IRON)  
 LAGOON

S00°32'01"W  
 S00°06'50"E  
 801.95' (ACTU)  
 800.95' (DEED)

OFFICIAL RECORDS VOLUME 8227, PAGE 820

PIRATES COVE ROAD  
 60' RIGHT OF WAY (PAVED PUBLIC ROAD)

**AEC**  
**INTEGRATED**  
**ALI MARAR**  
 2532 CORTEZ ROAD  
 JACKSONVILLE, FL 32246

**LILLIAN'S SPORTS BAR**  
**COU SUBMISSION**  
 5393 ROOSEVAL BLVD  
 UNIT #6  
 JACKSONVILLE, FL 32210

REV. #	DATE

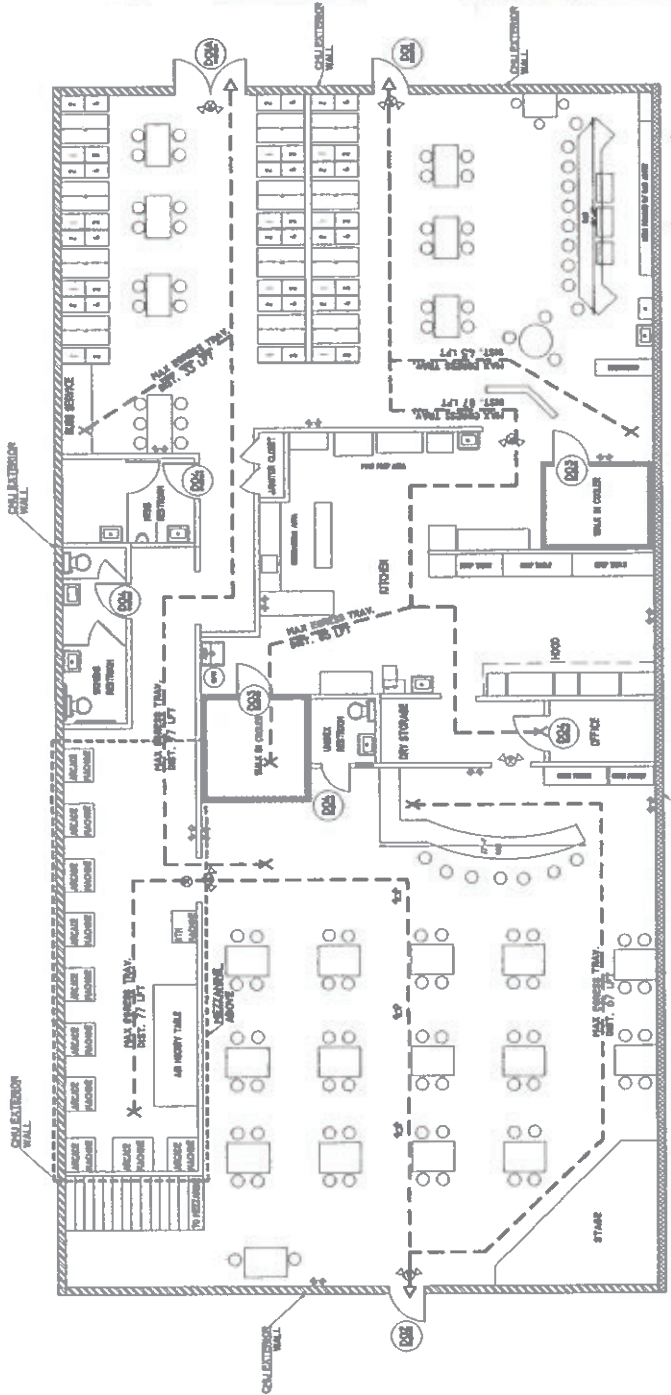
**A-01**  
 EXISTING/ LIFE  
 SAFETY PLAN

DWG NO: 23-704706-000  
 DESIGNED BY: Ali Marar  
 DATE: 12/15/2023  
 TIME: 10:48

**BUILDING PLANS EVALUATED FOR PERMITS FOR CONSTRUCTION - JAC., FL.**  
 Building Inspection Division - Jac., FL  
 Building Department - Jac., FL  
**PLAN REVIEW AND ISSUING OF PERMIT DOES NOT RELIEVE CONTRACTOR OF COMPLYING WITH ALL CODES.**



**REVIEWED**  
 Ali Marar - December 14, 2023  
 NO EXCEPTIONS  
 ALL EXCEPTIONS AS NOTED



**EDWARD JONES (BUSINESS)**

**EXISTING FLOOR PLAN/LIFE SAFETY PLAN**  
 SCALE: 1/8"=1'

ROOM NO.	SIZE	EXISTING DOOR SCHEDULE	REMARKS
D01	3'-0" x 6'-0"	VERTICAL	VERTICAL GLASS DOOR WITH 1/2\"/>
D02	3'-0" x 6'-0"	ALUMINUM	ALUMINUM DOOR WITH 1/2\"/>
D03	3'-0" x 6'-0"	ALUMINUM	ALUMINUM DOOR WITH 1/2\"/>
D04	3'-0" x 6'-0"	ALUMINUM	ALUMINUM DOOR WITH 1/2\"/>

WALL TYPE	WALL DESCRIPTION
W01	CONCRETE
W02	CONCRETE
W03	CONCRETE
W04	CONCRETE

**APPLICABLE CODE**

- FLORIDA BUILDING CODE 2020, 7TH EDITION
- FLORIDA PLUMBING CODE 2020, 7TH EDITION
- FLORIDA MECHANICAL CODE 2020, 7TH EDITION
- NATIONAL ELECTRICAL CODE 2017
- FLORIDA FIRE PREVENTION CODE 2020, 7TH EDITION

BASED ON NFPA 101A & NFPA 101B, 2020 LIFE SAFETY CODE.

**SCOPE OF WORK:**

- EXISTING 4,920 SQ FT RESTAURANT SPACE (LILLIAN'S SPORTS BAR) SHALL TO BE MAINTAINED AS IS.
- EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SHALL TO BE MAINTAINED AS IS.
- EXISTING LIGHTING, ELECTRICAL SERVICE, AND PANELS TO BE MAINTAINED AS IS.

**CODE SUMMARY:**

- CONSTRUCTION TYPE III B (UP) WITH NO FIRE RESISTANCE
- 1 STORY BUILDING IN CATEGORY II AREA
- SPACE AREA: 4,920 SQ. FT. (GROSS AREA)
- MAXIMUM EXIT TRAVEL DISTANCE 200 FT (ASSEMBLY OCCUPANCY WITH NO FIRE SPERATORS THROUGHOUT THE BUILDING)

**OCCUPANCY: ASSEMBLY A-2 - RESTAURANT**  
 OCCUPANCY DESIGN LOAD ACCORDING TO  
 IBC 2020 & NFPA 1-2020 :

- 1- ASSEMBLY SPACE (TABLES & CHAIRS):  
2220 SQFT (NET) / 15 = 143 OCCUPANTS
- 2- ASSEMBLY SPACE (BOOTH SEATING):  
1 OCC PER 15' BOOTH SEATING = 72 OCCUPANTS
- 3- ASSEMBLY SPACE (BAR SEATING):  
1 OCC PER 24' BOOTH SEATING = 20 OCCUPANTS
- 4- ASSEMBLY SPACE (BAR SEATING):  
332 SQFT (NET) / 15 = 23 OCCUPANTS
- 5- BUSINESS (CHECKOUT/SERVICE COUNTERS/OFFICES/USLERS SERVICE):  
280 SQFT (GROSS) / 150 = 2 OCCUPANT
- 6- KITCHEN COMMERCIAL (333 SQFT (GROSS) / 200 = 6 OCCUPANTS
- 7- STORAGE AREA (STORAGE ROOM + WALK IN COOLER + MEZANINE):  
725 SQFT (GROSS) / 300 = 3 OCCUPANT
- 8- CIRCULATION AREAS - 405 SQFT = 0 OCCUPANTS

**TOTAL OCCUPANCY = 274 OCCUPANTS**

# MAP SHOWING SURVEY OF

A PORTION OF TRACT 1, ORTEGA COMPANY'S REPLAT, SECTION 42, TOWNSHIP 3 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 15, PAGE 63, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



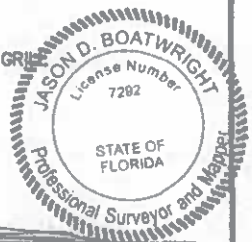
**VICINITY MAP**  
SCALE: 1" = 500'

**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 ARE NONE (0).

**SUBJECT SITE:**  
5393 ROOSEVELT BOULEVARD  
UNIT No. 6  
JACKSONVILLE, FL 32210  
R.E.# 102725-0020

CERTIFIED TO:  
WATER OAK 3000, LLC.;  
D/B/A LILJIAN'S SPORTS GRILL



**JASON D. BOATWRIGHT, P.S.M.**  
FLORIDA LICENSED SURVEYOR and MAPPER No. 15 7282  
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. 1B 3672  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE:  
JANUARY 10, 2024  
SHEET 1 OF 1

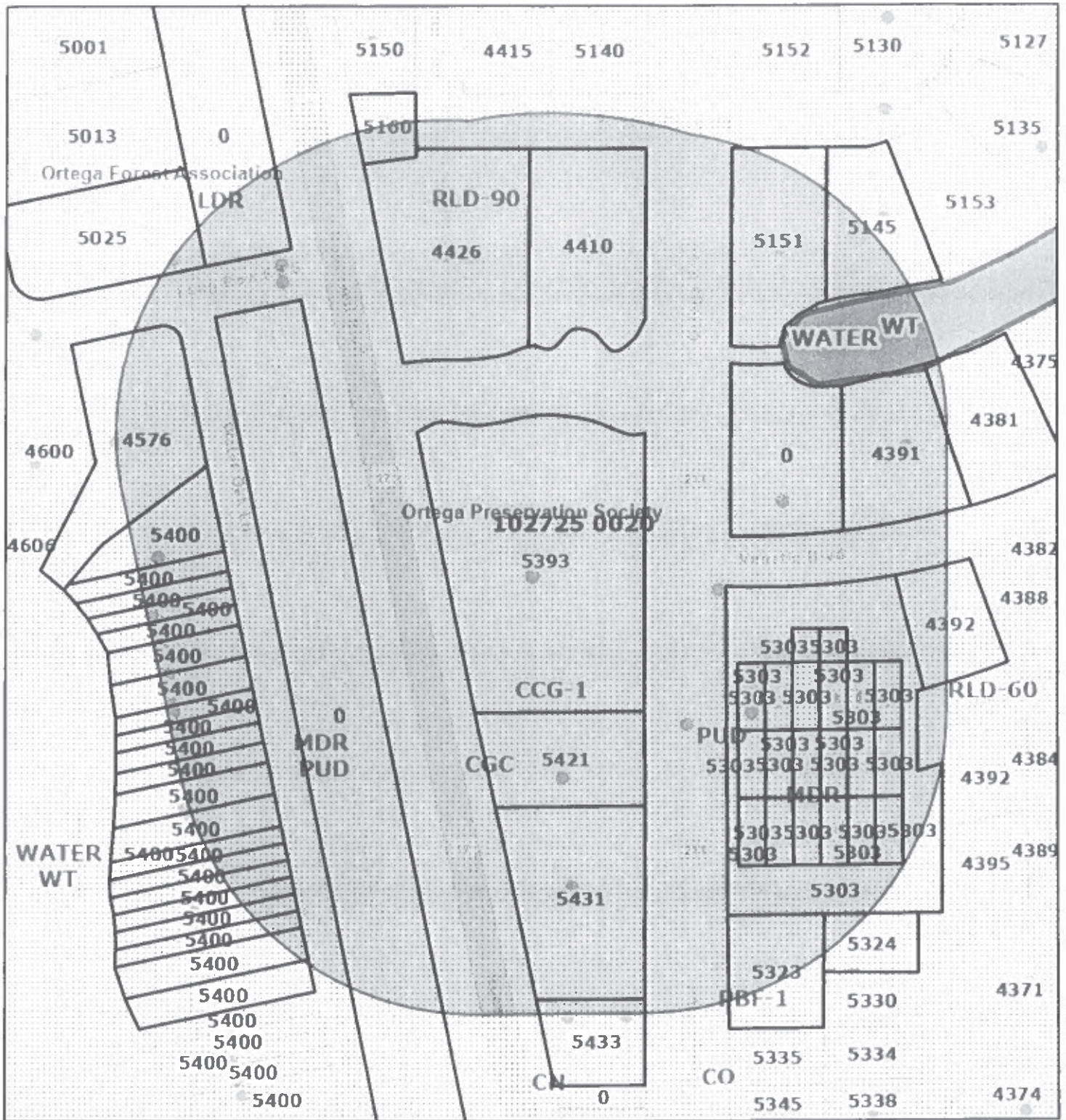
FILE: 2024-0030  
DRAWN BY: ADT  
SCALE: 1" = 500'

**BOATWRIGHT LAND SURVEYORS, INC.**

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

On File

# 5393 Roosevelt BV #6 Land Development Review



February 23, 2024

1:2,257

- Parcels
- Address Points
- Neighborhood Associations
- Height Restriction Zones
  - HORIZONTAL SURFACE ELEV 50'
  - HORIZONTAL SURFACE ELEV 150'
- Notice Zones
  - MILITARY
  - Land Use
  - Panel Index
  - Zoning



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_ADC	MAIL_CITY	MAIL_FL	MAIL_ZIP
1	LANIER ALISA G LIFE ESTATE		5400 WATER OAK LN UNIT 303			JACKSONVILLE	FL	32210
2	ELIUS ANNETTE VALENTINE		5303 ORTEGA BLVD 204			JACKSONVILLE	FL	32210
3	WARD RICHARD DAVID		4576 S LONG BOW RD			JACKSONVILLE	FL	32210
4	OGLETREE SAMUEL H JR		5400 WATER OAK LN 106			JACKSONVILLE	FL	32210
5	BORLAND LEE MARGARET		5303 ORTEGA BLVD 101			JACKSONVILLE	FL	32210
6	CRABTREE CAMILLE F LIVING TRUST		5303 ORTEGA BLVD 206			JACKSONVILLE	FL	32210
7	SPENCE MARY E ESTATE		5400 WATER OAK LN UNIT 308			JACKSONVILLE	FL	32210
8	PEDRICK JANE O		5303 ORTEGA BLVD 201			JACKSONVILLE	FL	32210-8432
9	KINNER MANUELA B		5400 WATER OAK LN 301			JACKSONVILLE	FL	32210-8244
10	SIMMONS SIDNEY S		4391 VENETIA BLVD			JACKSONVILLE	FL	32210-8427
11	OHSUNG CORPORATION		2139 HARBOR LAKE DR			ORANGE PARK	FL	32003
12	ANDRAS ANDRAS GYORGY		5400 WATER OAK LN 103			JACKSONVILLE	FL	32210
13	RPM AUTOMOTIVE VENTURES LLC ET AL		5180 SIESTA DEL RIO DR W			JACKSONVILLE	FL	32258
14	MCCARTY BETTY ANN LIFE ESTATE		C/O BETTY ANN MCCARTY	5303 ORTEGA BLVD 208		JACKSONVILLE	FL	32210
15	GRAVES JASON		4410 PIRATES COVE RD			JACKSONVILLE	FL	32210
16	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
17	CUSHMAN CHRISTINE DITTMAR		2926 GRAND AVE			JACKSONVILLE	FL	32210
18	RUNION JOHN		5303 ORTEGA BLVD UNIT 302			JACKSONVILLE	FL	32210
19	MORI MARK		5400 WATER OAK LN UNIT 307			JACKSONVILLE	FL	32210
20	LYNNE PIERCE ATLEE REVOCABLE TRUST		5400 WATER OAK LN 204			JACKSONVILLE	FL	32210-8243
21	FRAZIER CAROLINE W TRUST		C/O CAROLINE W FRAZIER	5400 WATER OAK LN 302		JACKSONVILLE	FL	32210
22	ADAMS ASHLEY W		3891 TIMUQUANA RD			JACKSONVILLE	FL	32210
23	BRINKLEY PHYLIS M LIFE ESTATE		5303 ORTEGA BLVD 203			JACKSONVILLE	FL	32210-8432
24	PHILLIPS JOHN M		5151 PIRATES COVE RD			JACKSONVILLE	FL	32210-8311
25	JAMES RICHARD OHORA TRUST		5303 ORTEGA BLVD #106			JACKSONVILLE	FL	32210
26	BEARD WIRT A JR		4238 LAKESIDE DR 102			JACKSONVILLE	FL	32210
27	SMITH JAMES LAWRENCE		5303 ORTEGA BLVD UNIT 104			JACKSONVILLE	FL	32210
28	HOUSE TYLER BERNARD		5145 PIRATES COVE RD			JACKSONVILLE	FL	32210
29	PULIGNANO NICHOLAS V JR		4567 ORTEGA ISLAND DR			JACKSONVILLE	FL	32210
30	MEEK SUSAN COLLINS ET AL		5303 ORTEGA BLVD 105			JACKSONVILLE	FL	32210
31	STUBBS MARY PAT ET AL		5400 WATER OAK LN	UNIT 102		JACKSONVILLE	FL	32210
32	WEST SARA M		5160 ARAPAOE AVE			JACKSONVILLE	FL	32210
33	RENOVATE JAX LLC		600 ST JOHNS BLUFF RD N			JACKSONVILLE	FL	32225
34	EDWARD T HOBIN AND DEBORAH W HOBIN JOINT REVOCABLE		10425 NOTTINGHAM FOREST DR			BROOKSVILLE	FL	34601
35	WALLACE GINGER P		5400 WATER OAK LN 202			JACKSONVILLE	FL	32210
36	RYDER SARAH HUDLOW		5303 ORTEGA BLVD 305			JACKSONVILLE	FL	32210
37	MABRY KATHERINE B		5303 ORTEGA BLVD # 207			JACKSONVILLE	FL	32210
38	INGLIS PHILIP L		5303 ORTEGA BLVD UNIT 202			JACKSONVILLE	FL	32210
39	BROOKE DIANE S		4426 PIRATES COVE RD			JACKSONVILLE	FL	32210
40	SPRUNT STEPHEN K ET AL		C/O STEPHEN K SPRUNT (POA)	5303 ORTEGA BLVD APT 103		JACKSONVILLE	FL	32210-8432
41	WULBERN EDWARD R		2939 APACHE AVE			JACKSONVILLE	FL	32210
42	SANOW DOROTHY PATRICIA PORTMANN TRUST		5303 ORTEGA BLVD 306			JACKSONVILLE	FL	32210
43	BURNETT VICTORIA		4521 SUSSEX AVE	BLDG 5 UNIT 1		JACKSONVILLE	FL	32210
44	FREEMAN PAMELA R LIFE ESTATE		5303 ORTEGA BLVD UNIT 102			JACKSONVILLE	FL	32210
45	GIBSON REBECCA E		5324 DELLA ROBBIA WAY			JACKSONVILLE	FL	32210
46	C S X TRANSPORTATION INC		500 WATER ST STE 800			JACKSONVILLE	FL	32202
47	CAMPBELL RICHARD W		5025 WATER OAK LN			JACKSONVILLE	FL	32210-8153

	A	B	C	D	E	F	G	H	I
49	102674 0155	NESBITT HARRISON W JR		4392 VENETIA BLVD			JACKSONVILLE	FL	32210-8428
50	102725 0030	MEADOWS INCORPORATED		4141 SOUTHPOINT DR E SUITE B			JACKSONVILLE	FL	32216
51	102820 0229	MYERS MILLICENT		5303 ORTEGA BLVD 301			JACKSONVILLE	FL	32210
52	102153 1236	ELLER JOAN N ESTATE		5400 WATER OAK LN 401			JACKSONVILLE	FL	32210
53	102153 1244	SUMNER GINGER		97003 KATFISH DR			YULEE	FL	32097
54	102153 1276	CLEMENTS KATHY		5400 WATER OAK LN 101			JACKSONVILLE	FL	32210
55	102153 1268	HATLEY RHONDA		5400 WATER OAK LN 105			JACKSONVILLE	FL	32210
56	102153 1270	EDENFIELD EVELYN A		5400 WATER OAK LN 104			JACKSONVILLE	FL	32210
57	102153 1264	MERTON JILL HERNDON		14581 BALD EAGLE DR			FORT MYERS	FL	33912 1855
58	102153 1256	WRIGHT JANNEICE CALDWELL		5400 WATER OAK LN UNIT 205			JACKSONVILLE	FL	32210
59	102820 0235	COOK JACQUELIN D		5303 ORTEGA BLVD UNIT 304			JACKSONVILLE	FL	32210
60	102820 0200	SOUTHPOINTE ASSOCIATION INC		5303 ORTEGA BV			JACKSONVILLE	FL	32210-8446
61		SOUTHWEST CPAC	CHRISTINA PURDY	6008 LAKE COVE AV			JACKSONVILLE	FL	32222
62		ORTEGA FOREST ASSOCIATION	WILLIAM BELL	4735 WAVERLY LN			JACKSONVILLE	FL	32210
63		ORTEGA PRESERVATION SOCIETY	RICHARD HARDIN	2822 CHEROKEE AV			JACKSONVILLE	FL	32210

59  
 X 7  
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 413 Notice  
 + 1173 Fee  
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 \$1,586 Total