

Application For Zoning Exception

Planning and Development Department Info

Application # 24-37 Staff Sign-Off/Date MGR / 06/26/2024
Filing Date N/A Number of Signs to Post 7
Current Land Use Category CGC
Exception Sought OUTSIDE SALES AND SERVICE IN CONJUNCTION WITH RESTAURANT WITH 4COP SFS BEER/WINE/LIQUOR
Applicable Section of Ordinance Code 656.313
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association NORTHWEST QUADRANT EQUITY OWNERS INC
Overlay N/A

Application Info

Tracking # 5638 Application Status SUFFICIENT
Date Started 05/29/2024 Date Submitted 05/29/2024

General Information On Applicant

Last Name First Name Middle Name
PATEL JAY L
Company Name
JAI GANESH 11, INC
Mailing Address
216 GUYETT AVE
City State Zip Code
HINESVILLE GA 31313
Phone Fax Email
4784943608 JAY.PATEL@WORLD OF BEER.COM

General Information On Owner(s)

Last Name First Name Middle Name
HAKIMIAN BENJAMIN
Company/Trust Name
H H CENTER LLC
Mailing Address
P O BOX 56678
City State Zip Code
JACKSONVILLE FL 32241
Phone Fax Email
9047574000 BLAKE@HAKIMIAN.US

Property Information

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

Map RE# Council District Planning District Current Zoning District(s)
Map 152836 0000 5 3 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

OFFICE / RESTARANT

Exception Sought

OUTSIDE SALES AND SERVICE IN CONJUNCTION WITH RESTAURANT WITH 4COP SFS
BEER/WINE/LIQUOR

In Whose Name Will The Exception Be Granted

JAI GANESH 11,INC. (WORLD OF BEER)

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.

YES

(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.

YES

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

WILL NOT

(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.

WILL NOT

(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.

WILL NOT

(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.

WILL NOT

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

WILL NOT

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

YES

(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.

YES

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	
14 Notifications @ \$7.00/each:	\$98.00
3) Total Application Cost:	\$1,271.00

*** 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.**

LEGAL DESCRIPTION

A PORTION OF TRACT 4, ACREAGE REPLAT OF SOUTHSIDE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 99, OF THE CURRENT PUBUC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF BONNEVAL AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD 202. (A 90 FOOT RIGHT OF WAY ACCORDING TO SRD RIGHT OF WAY MAP, SECTION 72292-2506, DATED MAY 9, 1972, FORMERLY BELFORT ROAD); THENCE NORTH $36^{\circ} 15' 04''$ WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY UNE OF BONNEVAL AVENUE, A DISTANCE OF 76.25 FEET TO A POINT SITUATE ON SAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE NORTH $50^{\circ} 49' 10''$ EAST, 25.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH $36^{\circ} 16' 27''$ WEST, 253.94 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 449.06 FEET, AN ARC DISTANCE OF 120.07 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH $28^{\circ} 36' 51''$ WEST, 119.71 FEET TO THE POINT OF COMPOUND CURVATURE OF ACURVE LEADING NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS Of 150.00 FEET, AN ARC DISTANCE OF 135.81 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH $04^{\circ} 58' 59''$ EAST, 131.22 FEET TO THE POINT Of REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 105.50 FEET, AN ARC DISTANCE OF 71.59 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH $11^{\circ} 29' 03''$ EAST, 70.23 FEET TO A POINT SITUATE ON SAID CURVE; THENCE SOUTH $75^{\circ} 17' 07''$ EAST, 299.16 FEET; THENCE NORTH $53^{\circ} 56' 21''$ EAST, 417.73 FEET; THENCE SOUTH $89^{\circ} 55' 00''$ EAST, 55.09 FEET; THENCE SOUTH $00^{\circ} 04' 30''$ EAST, 44.00 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 157.02 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH $18^{\circ} 04' 05''$ EAST, 154.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $36^{\circ} 03' 39''$ EAST, 150.00 FEET TO THE SAID NORTI-ERLY RIGHT OF WAY UNG OF J, TURNER BUTLER BOULEVARD; THENCE SOUTH $53^{\circ} 56' 21''$ WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 455.55 FEETTO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH $57^{\circ} 38' 18''$ WEST, 155.09 FEET; THENCE SOUTH $53^{\circ} 56' 21''$ WEST, 95.09 FEET; THENCE NORTH $81^{\circ} 10' 03''$ WEST, 35.29 FEET; THENCE NORTH $36^{\circ} 16' 27''$ WEST, 42.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS 1 HEREOF AS CONVEYED BY:
THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED ON 07/24/1997 IN
BOOK 8681 AT PAGE 718.

TOGETHER WITH RECIPROCAL EASEMENT RIGHTS OVER LANDS DESCRIBED
IN EXHIBIT "B" OF OFFICIAL RECORDS VOLUME 6364, PAGE 865 AND RE
RECORDED IN OFFICIAL RECORDS VOLUME 6376, PAGE 462.



City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity

HH Center LLC

Owner Name

7077 Bonneval Rd, Jacksonville, FL 32216

Address(es) for Subject Property

Re: 152836-0000

Real Estate Parcel Number(s) for Subject Property

Jay Patel dba World of Beer

Appointed or Authorized Agent(s)

Zoning variance (alcohol permit)

Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Benjamin Hakimian, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Manager of HH Center, LLC, a Florida Limited Liability Company (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant

Benjamin Hakimian

Printed/Typed Name of Affiant

* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

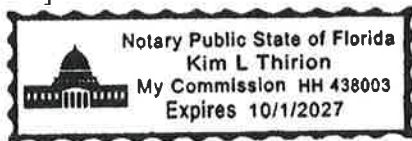
NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of June, 2024, by Benjamin Hakimian, as manager for HH Center, LLC, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____

Kim L Thirion
Notary Public Signature

[NOTARY SEAL]



Kim L Thirion
Printed/Typed Name – Notary Public

My commission expires: 10/1/27

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

EXHIBIT A
DESCRIPTION OF LAND

Real property in the City of Jacksonville, County of Duval, State of Florida, described as follows:

A PORTION OF TRACT 4, ACREAGE REPLAT OF SOUTHSIDE FARMS, AS RECORDED IN PLAT BOOK 14, PAGE 99, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF BONNEVAL AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD 202, (A 90 FOOT RIGHT OF WAY ACCORDING TO SRD RIGHT OF WAY MAP, SECTION 72292-2506, DATED MAY 9, 1972, FORMERLY BELFORT ROAD); THENCE NORTH 36° 15' 04" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF BONNEVAL AVENUE, A DISTANCE OF 76.25 FEET TO A POINT SITUATE ON SAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE NORTH 50° 49' 10" EAST, 25.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 36° 16' 27" WEST, 253.94 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 449.06 FEET, AN ARC DISTANCE OF 120.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28° 36' 51" WEST, 119.71 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 135.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04° 58' 59" EAST, 131.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 105.50 FEET, AN ARC DISTANCE OF 71.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11° 29' 03" EAST, 70.23 FEET TO A POINT SITUATE ON SAID CURVE; THENCE SOUTH 75° 17' 07" EAST, 299.16 FEET; THENCE NORTH 53° 56' 21" EAST, 417.73 FEET; THENCE SOUTH 89° 55' 00" EAST, 55.09 FEET; THENCE SOUTH 00° 04' 30" EAST, 44.00 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 157.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18° 04' 05" EAST, 154.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36° 03' 39" EAST, 150.00 FEET TO THE SAID NORTHERLY RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD; THENCE SOUTH 53° 56' 21" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 455.55 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 57° 38' 16" WEST, 155.09 FEET; THENCE SOUTH 53° 56' 21" WEST, 95.09 FEET; THENCE NORTH 81° 10' 03" WEST, 35.29 FEET; THENCE NORTH 36° 16' 27" WEST, 42.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS THEREOF AS CONVEYED BY:

THAT CERTAIN SPECIAL WARRANTY DEED AS RECORDED ON 07/24/1997 IN BOOK 8681 AT PAGE 718.

TOGETHER WITH RECIPROCAL EASEMENT RIGHTS OVER LANDS DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS VOLUME 6364, PAGE 865 AND RE RECORDED IN OFFICIAL RECORDS VOLUME 6376, PAGE 462.

FOR INFORMATIONAL PURPOSES ONLY:

7077 Bonneval Road, Jacksonville, FL
Parcel Identification No. 152836-0000

01-GWD.12 Date: October 26, 2017

T. S. No. 6451561; 25507-1
R/W Map Sheet No. 4
Tax Parcel No. 152836-0000

This instrument prepared by
or under the direction of:
David M. Robertson
Chief Counsel District Two
Florida Department of Transportation
1109 South Marion Avenue
Lake City, Florida 32025-5874

PARCEL NO.	104.1
SECTION NO.	72280
F.P. NO.	4165012
STATE ROAD NO.	9 (I-95) and 202 (JTB Blvd)
COUNTY OF	Duval

WARRANTY DEED

THIS WARRANTY DEED, Made the 4th day of December, 2017, by HH CENTER, LLC, a Florida limited liability company, Post Office Box 56678, Jacksonville, Florida 32241, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, to wit:

SEE Exhibit "A", attached hereto and by reference made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

HH Center, LLC
a Florida limited liability company

Koko Head
Witness:
Print Name: Koko Head

Benjamin S. Hakimian
By: Benjamin S. Hakimian
Its: Manager

Zena Aufiero-Todor
Witness:
Print Name: Zena Aufiero-Todor

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4th day of December, 2017, by Benjamin S. Hakimian, Manager, of HH Center, LLC, a Florida limited liability company, on behalf of said limited liability company, ☒ who is personally known to me or ☐ who has produced _____ as identification.



(Notary Seal)

Koko Head
Print Name: Koko Head
Notary Public
My Commission Expires: 2/12/19

Exhibit "A"

Section No. 72280 State Road No. 9 (I-95) & SR 202 J. Turner Butler Boulevard Duval County
F.P. No. 4165012

Parcel 104

FEE SIMPLE

A Part Of Tract 4, As Per Plat Of Acreage Replat Of Southside Farms, As Recorded In Plat Book 14, Page 99, Of The Current Public Records Of Duval County, Florida, A Part Of Lot 9, Block 5, As Per Plat Of Southside Farms, As Recorded In Plat Book 13, Page 58, Of Said Current Public Records, And Lying In The Francis Richard Grant, Section 56, Township 3 South, Range 27 East, City Of Jacksonville, Said Duval County, Florida, Being More Particularly Described As Follows:

Commence At The Intersection Of The Baseline Of Survey Of State Road No. 9, I-95 (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map Section 72280, F.P. No. 4165012), With The Baseline Of Survey Of State Road No. 202, J. Turner Butler Boulevard (A Variable Width Right Of Way, As Per Said Florida Department Of Transportation Right Of Way Map); Thence South 54°16'00" West, Along Said Baseline Of Survey Of State Road No. 202, A Distance Of 1,608.75 Feet; Thence North 35°44'00" West, A Distance Of 55.00 Feet To The Intersection Of The Northwestern Existing Right Of Way Line Of Said State Road No. 202 With The Northeasterly Existing Right Of Way Line Of Bonneval Road (A Variable Width Right Of Way), And The **Point Of Beginning**; Thence North 80°50'24" West, Along Said Northeasterly Existing Right Of Way Line Of Bonneval Road, A Distance Of 4.66 Feet; Thence North 54°37'15" East, A Distance Of 98.44 Feet; Thence North 58°21'50" East, A Distance Of 27.98 Feet; Thence North 54°18'52" East, A Distance Of 326.37 Feet; Thence South 35°43'38" East, A Distance Of 5.79 Feet; Thence North 54°18'52" East, A Distance Of 61.51 Feet; Thence South 35°43'38" East, A Distance Of 4.56 Feet To Said Northwestern Existing Right Of Way Line Of Said State Road No. 202; Thence Along Said Northwestern Existing Right Of Way Line, The Following 3 Courses And Distances: 1) South 54°16'00" West, 261.16 Feet; 2) South 57°57'57" West, 155.00 Feet; 3) South 54°16'00" West, 95.09 Feet To The **Point Of Beginning**.

Containing: 3,564 Square Feet, More Or Less.

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

HH CENTER LLC 
PO BOX 56678
JACKSONVILLE, FL 32241

Primary Site Address
7077 BONNEVAL RD
Jacksonville FL 32216-

Official Record Book/Page
18400-01725

Tile #
7516

7077 BONNEVAL RD

Property Detail

RE #	152836-0000
Tax District	GS
Property Use	1800 Office 3+ Sty
# of Buildings	3
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02828 SOUTHSIDE FARMS R/P PT
Total Area	301732

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$2,630,296.00	\$2,630,296.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$15,552,200.00	\$14,242,500.00
Assessed Value	\$14,890,841.00	\$14,242,500.00
Cap Diff/Portability Amt	\$661,359.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$14,890,841.00	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
18400-01725	12/4/2017	\$17,900.00	RW - Right of Way	Unqualified	Improved
17461-02177	2/12/2016	\$11,400,000.00	SW - Special Warranty	Qualified	Improved
16644-00747	12/21/2013	\$42,840,000.00	SW - Special Warranty	Unqualified	Improved
07894-02241	6/23/1994	\$7,428,600.00	SW - Special Warranty	Unqualified	Improved
06857-01676	12/9/1988	\$100.00	WD - Warranty Deed	Unqualified	Improved
06857-01673	12/9/1988	\$100.00	QC - Quit Claim	Unqualified	Improved
06857-01665	12/9/1988	\$6,990,800.00	WD - Warranty Deed	Unqualified	Improved
06840-01608	1/31/1990	\$100.00	QC - Quit Claim	Unqualified	Improved
06253-01104	12/31/1986	\$4,866,200.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	175,394.00	\$105,587.00
1	PVCC1	Paving Concrete	2	0	0	1,777.00	\$13,308.00
1	PVCC1	Paving Concrete	3	0	0	1,920.00	\$14,379.00
2	WMCC1	Wall Masonry/Concrt	3	0	0	78.00	\$1,067.00
2	DKWC2	Deck Wooden	2	38	20	760.00	\$21,649.00
2	LPMC1	Light Pole Metal	1	0	0	14.00	\$7,961.00
3	ELCC6	Elevator Collective	1	0	0	3.00	\$138,373.00
4	ESCC6	Elevator Stops Coltv	1	0	0	18.00	\$37,234.00
5	SWSC6	Sprinkler Wet System	1	0	0	118,734.00	\$72,428.00
6	PVCC1	Paving Concrete	1	0	0	1,982.00	\$3,758.00
7	WMCC1	Wall Masonry/Concrt	1	0	0	217.00	\$690.00
8	WMCC1	Wall Masonry/Concrt	1	0	0	154.00	\$490.00
9	LPMC1	Light Pole Metal	1	0	0	2.00	\$1,763.00
10	PVCC1	Paving Concrete	1	0	0	350.00	\$1,029.00
11	PVAC1	Paving Asphalt	1	0	0	1,666.00	\$1,719.00

On File

12	BVMC6	Money Vault	1	0	0	80.00	\$17,843.00
13	FCLC1	Fence Chain Link	1	0	0	28.00	\$147.00
14	LITC1	Lighting Fixtures	1	0	0	87.00	\$49,029.00
15	WMCC1	Wall Masonry/Concrt	1	0	0	228.00	\$2,683.00
16	FVYC1	Fence Vinyl	1	0	0	18.00	\$191.00
17	LPMC1	Light Pole Metal	1	0	0	5.00	\$12,084.00

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	263,015.00	Square Footage	\$2,630,150.00
2	9607	RETENTION POND	CCG-1	0.00	0.00	Common	0.86	Acreage	\$146.00

Legal

LN	Legal Description
1	14-99 56-3S-27E 6.898
2	SOUTHSIDE FARMS R/P
3	PT TRACT 4,
4	13-58 SOUTHSIDE FARMS
5	PT TRACT 9 BLK 5,
6	RECD O/R 17461-2177
7	(EX PT RW RECD O/R 18400-1725
8	BEING PARCEL 104)

Buildings

Building 1

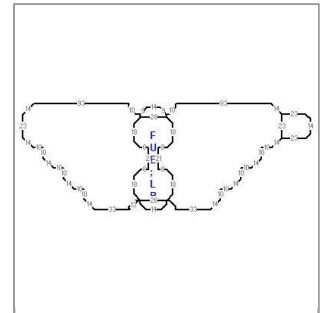
Building 1 Site Address
7077 BONNEVAL RD Unit
Jacksonville FL 32216-

Building Type	1801 - OFFICE 3-8 STY
Year Built	1988
Building Value	\$10,744,276.00

Type	Gross Area	Heated Area	Effective Area
Base Area	17443	17443	17443
Finished upper story 5	87215	87215	87215
Canopy	192	0	48
Finished upper story 5	11730	11730	11730
Lobby Good	2346	2346	2932
Canopy	198	0	50
Canopy	22	0	6
Canopy	647	0	162
Total	119793	118734	119586

Element	Code	Detail
Exterior Wall	22	22 Precast Panel
Exterior Wall	28	28 Glass Thermo
Roof Struct	12	12 Reinfrcd Conc
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	5	5 Chilled Water
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	2	2 Htg & AC Zoned
Comm Frame	1	1 A-Fireproof St

Element	Code	Detail
Stories	6.000	
Restrooms	12.000	
Baths	97.000	
Rooms / Units	25.000	
Avg Story Height	12.000	



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	\$14,890,841.00	\$0.00	\$14,890,841.00	\$144,730.97	\$168,518.16	\$154,053.20
Public Schools: By State Law	\$15,552,200.00	\$0.00	\$15,552,200.00	\$46,722.34	\$49,502.65	\$45,633.27
By Local Board	\$15,552,200.00	\$0.00	\$15,552,200.00	\$32,457.30	\$34,961.35	\$31,701.60
FL Inland Navigation Dist.	\$14,890,841.00	\$0.00	\$14,890,841.00	\$409.25	\$428.86	\$428.86
Water Mgmt Dist. SJRWMD	\$14,890,841.00	\$0.00	\$14,890,841.00	\$2,524.53	\$2,669.93	\$2,669.93
School Board Voted	\$15,552,200.00	\$0.00	\$15,552,200.00	\$0.00	\$15,552.20	\$0.00
			Totals	\$226,844.39	\$271,633.15	\$234,486.86

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$14,438,300.00	\$12,788,924.00	\$0.00	\$12,788,924.00
Current Year	\$15,552,200.00	\$14,890,841.00	\$0.00	\$14,890,841.00

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

<u>2022</u>
<u>2021</u>
<u>2020</u>
<u>2019</u>
<u>2018</u>
<u>2017</u>
<u>2016</u>
<u>2015</u>
<u>2014</u>

- 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
HH CENTER, LLC

Filing Information

Document Number L16000015939
FEI/EIN Number 81-1240218
Date Filed 01/22/2016
Effective Date 01/22/2016
State FL
Status ACTIVE

Principal Address

c/o Hakimian Holdings, Inc.
7077 BONNEVAL ROAD
SUITE 400
JACKSONVILLE, FL 32216

Changed: 05/27/2020

Mailing Address

c/o Hakimian Holdings, Inc.
PO Box 56678
JACKSONVILLE, FL 32241

Changed: 05/27/2020

Registered Agent Name & Address

HAKIMIAN, BENJAMIN
c/o Hakimian Holdings, Inc.
7077 BONNEVAL ROAD
SUITE 400
JACKSONVILLE, FL 32216

Name Changed: 05/27/2020

Address Changed: 05/27/2020

Authorized Person(s) Detail

Name & Address

Title Manager

HAKIMIAN, BENJAMIN S
c/o Hakimian Holdings, Inc.
7077 BONNEVAL ROAD
SUITE 400
JACKSONVILLE, FL 32216

Title Controller

Aufiero-Todd, Zena R
c/o Hakimian Holdings, Inc.
7077 BONNEVAL ROAD
SUITE 400
JACKSONVILLE, FL 32216

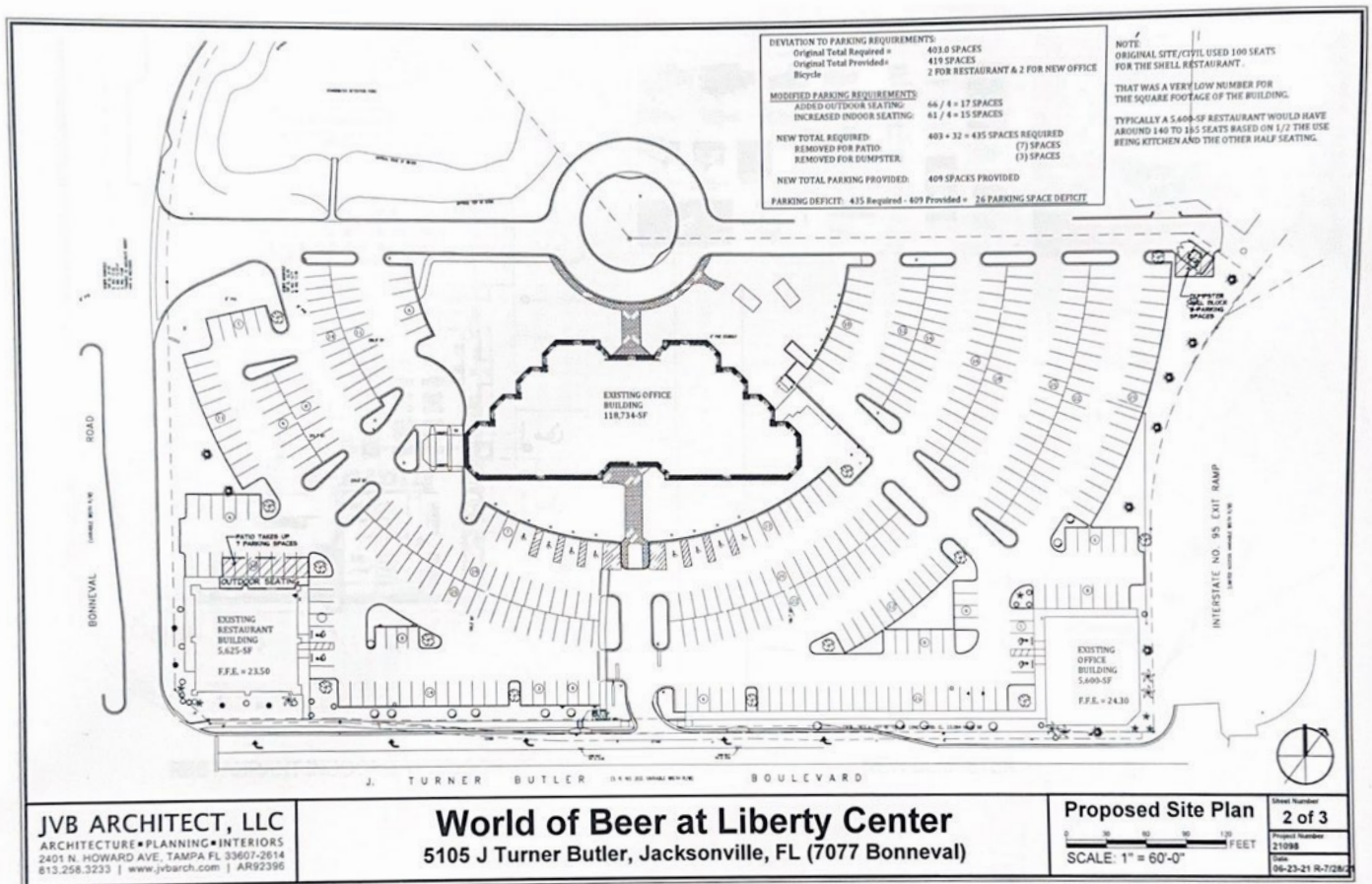
Annual Reports

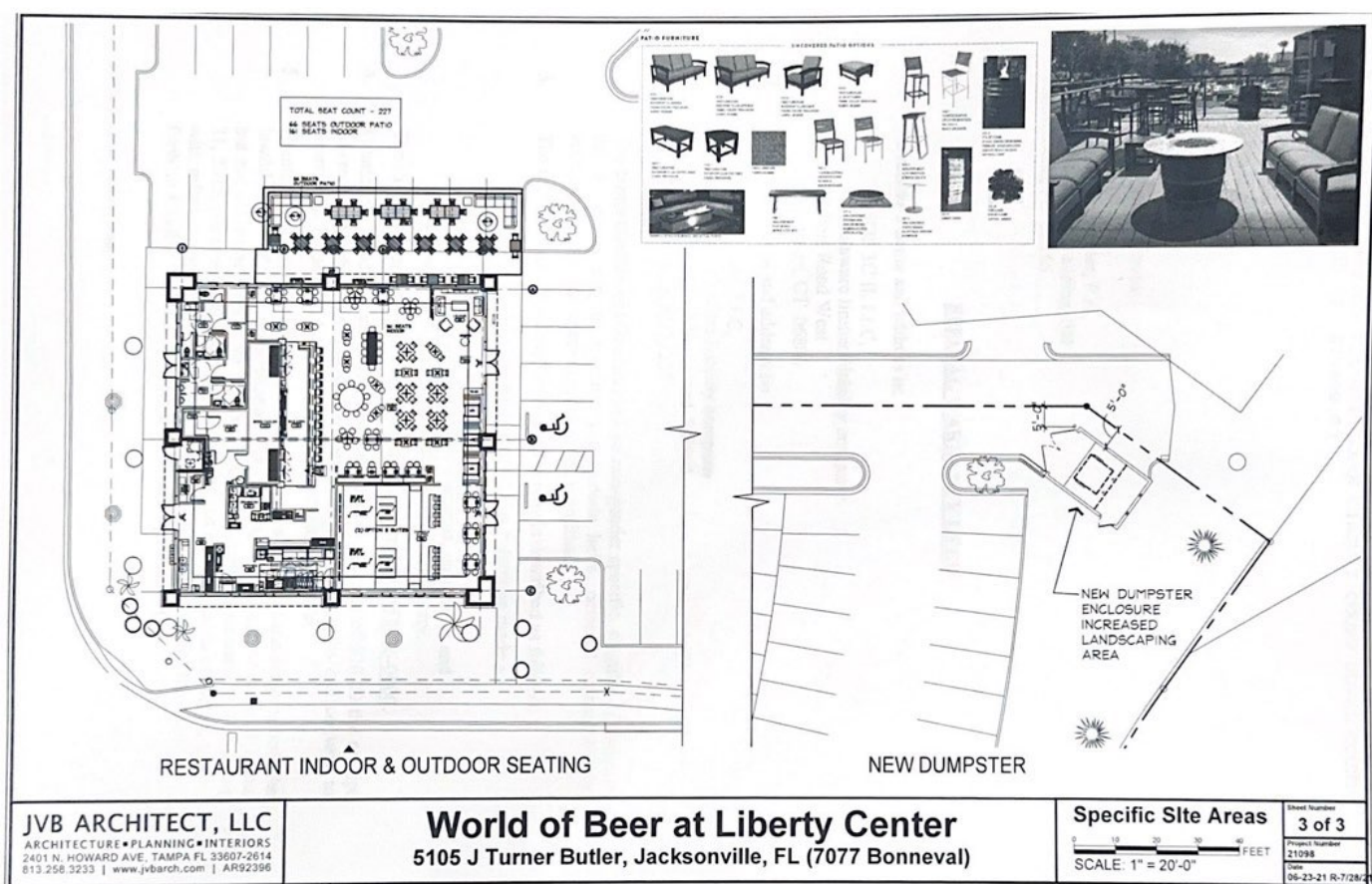
Report Year	Filed Date
2019	04/26/2019
2020	05/27/2020
2021	04/21/2021

Document Images

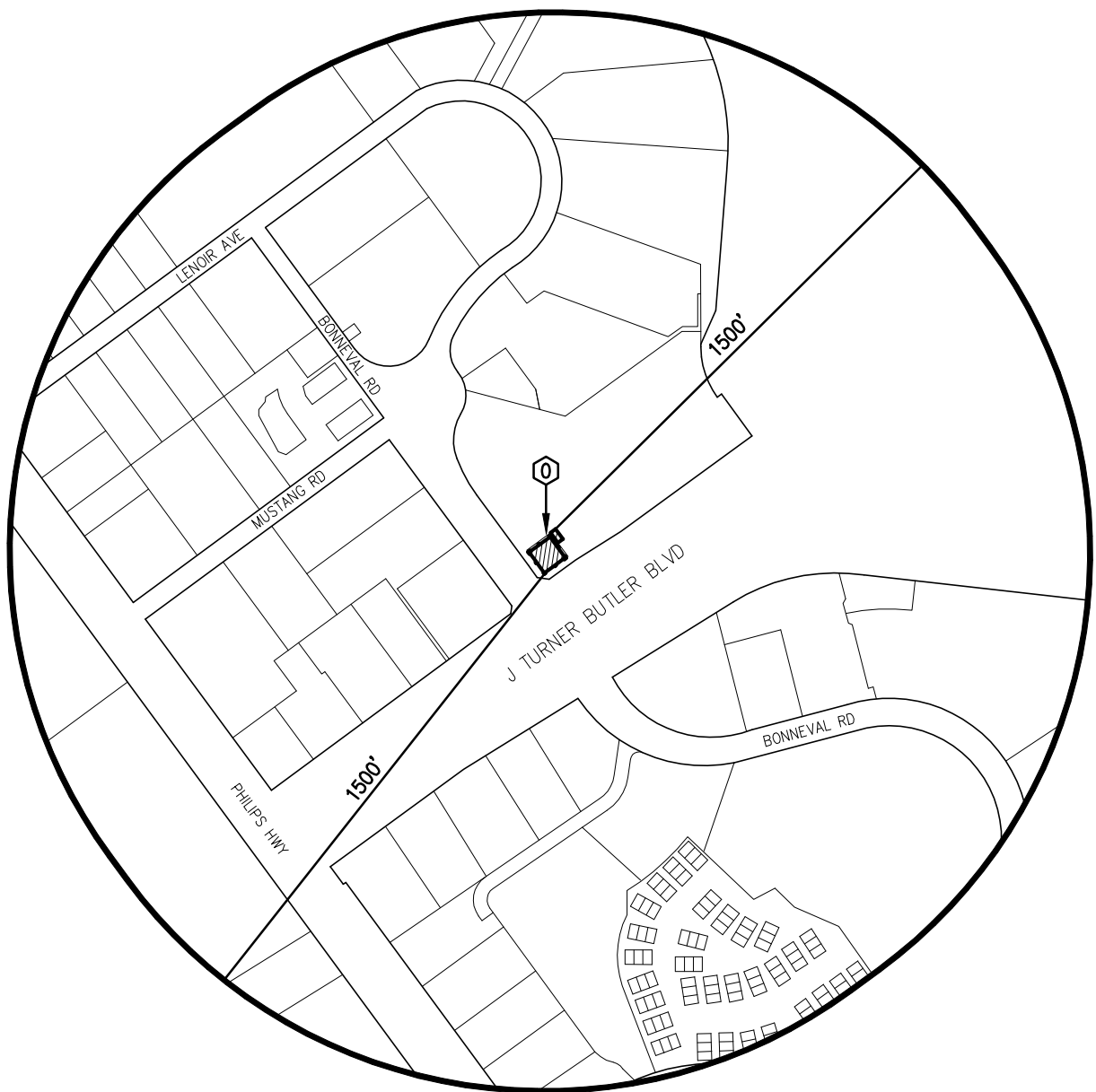
04/21/2021 -- ANNUAL REPORT	View image in PDF format
05/27/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
04/16/2018 -- ANNUAL REPORT	View image in PDF format
02/22/2017 -- ANNUAL REPORT	View image in PDF format
01/22/2016 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations





MAP SHOWING SPECIAL PURPOSE LIQUOR LICENSE SURVEY



ESTABLISHMENT

O. PROPOSED LICENSE LOCATION
7077 BONNEVAL RD

DISTANCE FROM O IN FEET
0'

DATE: SEPTEMBER 28, 2021

prepared for:

SCALE: 1" = 500'

HOSPITALITY LEADERS JAX 1 INC.

prepared by:

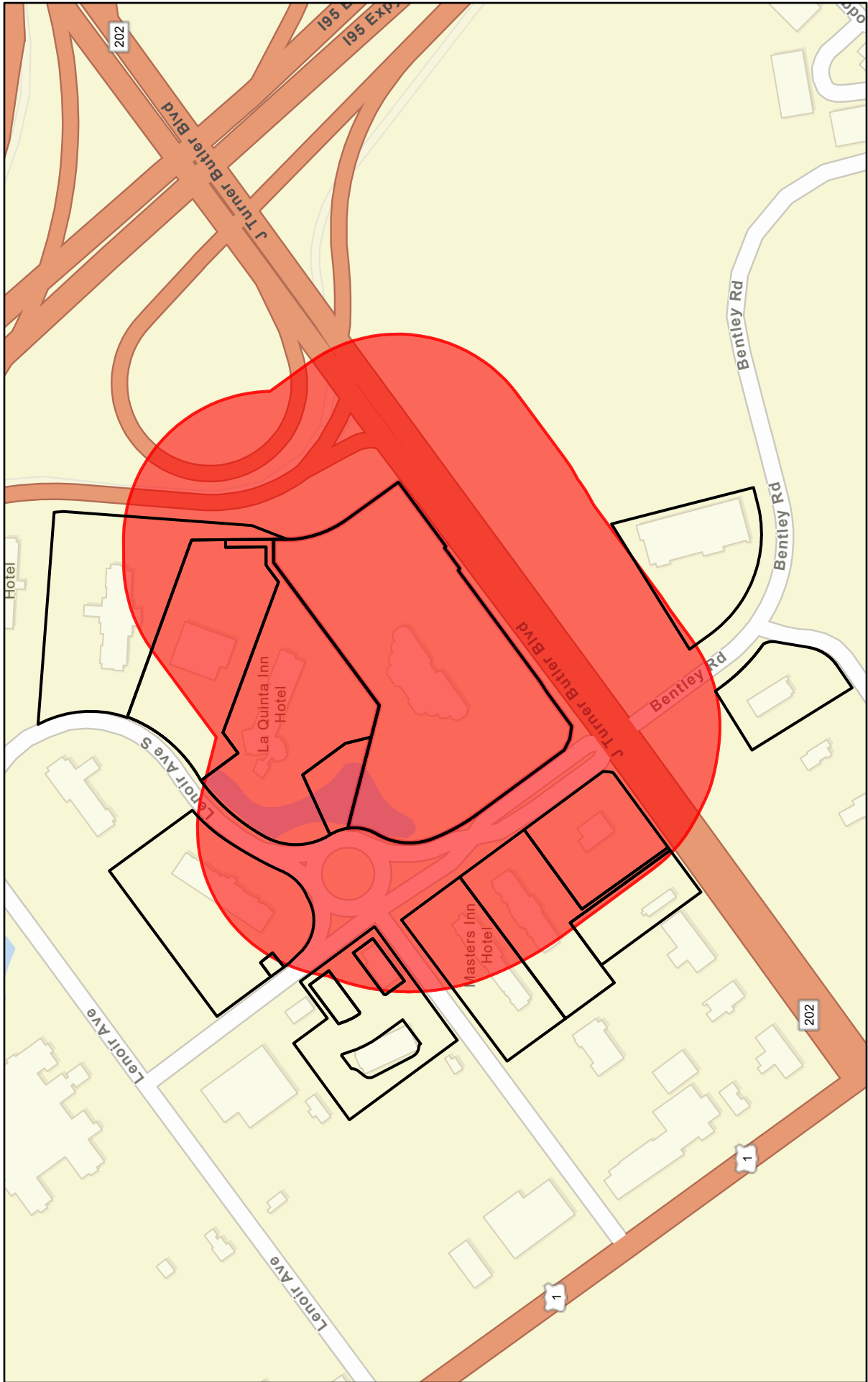
PREPARED BY:
CROASDELL COMPANY
ENGINEERS • SURVEYORS • PLANNERS
429 EAST ADAMS STREET, JACKSONVILLE, FLORIDA 32202
PHONE #904.356.5649 • FAX #904.356.7824
LB 6219 • WWW.CROASDELL.NET • SINCE 1925

CERTIFICATION: The undersigned certifies that she is a land surveyor registered by the State of Florida, and that this drawing was prepared by her pursuant to Section 656.804, Jacksonville Ordinance Code, that all locations of schools, churches and adult entertainment facilities within a radius of 1500 feet are shown, that the distances shown hereon are in accordance with the requirements of Section 656.806, Jacksonville Ordinance Code to the best of my knowledge and belief.

SIGNED: Lisa A. Davis
Lisa A. Davis, Professional Surveyor & Mapper No. 6182

UNLESS THIS MAP/REPORT BEARS THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER, IT IS FOR
INFORMATION PURPOSES ONLY AND IS NOT VALID.

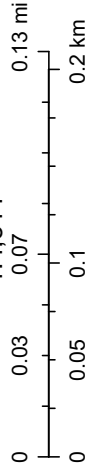
Land Development Review



May 30, 2024

30165257_T-2024-5638

1:4,514



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

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
152832 0500	ANIRA HOTELS INC		ATTN: MIKE MATHUR	4940 MUSTANG RD		JACKSONVILLE	FL	32216
152594 5100	BENTLEY POINTE LLC		P O BOX 357742			GAINESVILLE	FL	32635
152821 1002	BUTLER PARK CONDOMINIUM ASSOCIATION INC		6960 BONNEVAL RD #102			JACKSONVILLE	FL	32216
152835 0025	CAVALIER FLORIDA LP		545 E JOHN CARPENTER FWY			IRVING	TX	75062
152835 0050	CRACKER BARREL OLD COUNTRY STORE INC		305 HARTMANN DR			LEBANON	TN	37087-2519
152821 1050	DENTAL PROPERTY INVESTMENTS LLC		6960 BONNEVAL RD UNIT 102			JACKSONVILLE	FL	32216
152836 0000	HH CENTER LLC		PO BOX 56678			JACKSONVILLE	FL	32241
152835 0200	JACKSONVILLE JTB HOTEL LIMITED PARTNERSHIP		4670 LENOIR AVE S			JACKSONVILLE	FL	32216-4033
152594 4300	MCDONALDS CORPORATION		MCDONALDS CORP ATTN DEPT 027 RE TAX	110 CARPENTER ST		JACKSONVILLE	FL	32216-4033
152832 0000	PEARL HOTEL LLC		7030 BONNEVAL AVE			CHICAGO	IL	60607
152832 0100	PONGA JACKSONVILLE CORP		264 ALMERIA AVE			JACKSONVILLE	FL	32216
152837 1010	SOUTHPOINT LODGING LLC ET AL		121 AZALEA POINT DR N			CORAL GABLES	FL	33134
152829 0200	WAFFLE HOUSE INC		5986 FINANCIAL DR			PONTE VEDRA BEACH	FL	32082-3664
152821 1005	ZIGGY HOLDINGS LLC		C/O ISLAND MANAGEMENT LLC	20 THORNDAL CIR		NORCROSS	GA	30071
	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR			DARIEN	CT	06820
	NORTHWEST QUADRANT EQUITY OWNERS INC	RAMON DAY	7077 BONNEVAL RD STE 400			JACKSONVILLE	FL	32217
	BAYMEADOWS COMMUNITY COUNCIL	CLIFF JOHNSON III	7621 PUTTERS COVE DR			JACKSONVILLE	FL	32216
152837 1005	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST			JACKSONVILLE	FL	32256
						JACKSONVILLE	FL	32202

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR734366
User: Read, Madeline - PDCU

Date: 5/31/2024
Email: MRead@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Jay L. Patel (Jai Ganesh 11, INC)
Address: 216 Guyett Avenue, Hinesville, GA 31313
Description: Zoning Exception Application (Z-5638 7077 Bonneval Rd)

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1271.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1271.00

Total Due: \$1,271.00

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

Account No: CR734366
REZONING/VARIANCE/EXCEPTION

Date: 5/31/2024

Name: Jay L. Patel (Jai Ganesh 11, INC)
Address: 216 Guyett Avenue, Hinesville, GA 31313
Description: Zoning Exception Application (Z-5638 7077 Bonneval Rd)

Total Due: \$1,271.00

**Jim Overton
Duval County**

Date Time: 06/24/2024 02:26PM

Drawer: P04

Clerk: JMH

Transaction: 6342407

Item	Paid
CR Processing:	\$1,271.00
CR731366	
Jay L. Patel (Jai Ganesh H, INC)	
216 Clayett Avenue, Hinesville, GA 31313	
Total:	\$1,271.00

Receipt: 460-25-00500669

Total Tendered	\$1,271.00
Credit or Debit Card:	\$1,271.00
Visa CC#XXXX-7457	
Confirmation number:	
HE796175148	
AID: A0000000031010	
TDS: env	
Application Label: VISA	
DEBIT	
Auth Code: 032637	
Balance:	\$0.00
Convenience Fee:	\$31.78
Total Charged:	\$1,302.78

Paid By: JAY PATEL