

Date Submitted:	6/15/23
Date Filed:	6/23/23

Application Number:	E-2346
Public Hearing:	6/23/23

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:	CCG-1	Current Land Use Category:	CGC
Exception Sought:	TO OPERATE WITH A FULL SERVICE RESTAURANT (4COP)		Applicable Section of Ordinance Code:
Council District:	10	Planning District:	5
Previous Zoning Applications Filed (provide application numbers):			none
Notice of Violation(s):			none
Number of Signs to Post:	3	Amount of Fee:	\$1243.00
		Zoning Asst. Initials:	91
Neighborhood Associations:			NORTHWEST; Trout River Jax; Kinlock Civic Assc; STEELWOOD FOREST PARADISE PARK
Overlay:			none

PROPERTY INFORMATION	
1. Complete Property Address: 5045 SOUTEL DRIVE #25 JACKSONVILLE FL 32208	2. Real Estate Number: 038260-0010
3. Land Area (Acres): 10.43	4. Date Lot was Recorded: 2021
5. Property Located Between Streets: ARCHERY AVE AND LEANDER J SHAW JR DRIVE	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: BUILD OUT FOR A RESTAURANT	
8. Exception Sought: 4COP SFS LICENSE TO OPERATION WITH A FULL SERVICE RESTAURANT	
9. In whose name will the Exception be granted: ALLUSIONS RESTAURANT AND LOUNGE INC (DBA) ALLUSIONS RESTAURANT	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: BENFARAH LLC	11. E-mail: <i>RmRukab@gmail.com</i>
12. Address (including city, state, zip): 7400 103RD STREET JACKSONVILLE FL 32210	13. Preferred Telephone: <i>904-707-7690</i>

APPLICANT'S INFORMATION (if different from owner)	
14. Name: LAWRENCE YANCY	15. E-mail: lawrenceycancy@yahoo.com
16. Address (including city, state, zip): 1309 ST. JOHNS BLUFF ROAD NORTH BLDG A. SUITE 2. JACKSONVILLE FL 32225	17. Preferred Telephone: 904-568-4317

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>

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

18. Given the above definition of an "exception" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the request is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the exception and to meet the criteria set forth may result in a denial.

THE EXCEPTION IS PRESENTED BY ALLUSIONS RESTAURANT AND LOUNGE INC (DBA) ALLUSIONS RESTAURANT. A FULL SERVICE RESTAURANT THAT IS LOCATED IN CCG-1 ZONING THAT REQUIRE A ZONING EXCEPTION TO HAVE A 4COP SFS LICENSE . THIS ZONING EXCEPTION APPLICATION IS SUBMITTED TO THE PLANNING AND COMISSION BOARD FOR REVIEW TO HAVE A 4COP SFS LICENSE WITH A FULL SERVICE RESTAURANT. THE ADDRESS OF LOCATED IS: 5045 SOUTEL DRIVE #25 JACKSONVILLE FL, 32208

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.


Owner(s)

Print name: BENFARAH LLC

Signature: 

Applicant or Agent (if different than owner)

Print name: LAWRENCE YANCY

Signature: 

**An agent authorization letter is required if the application is made by any person other than the property owner.*

Owner(s)

Print name: _____

Signature: _____

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:

Planning and Development Department, Zoning Section

214 North Hogan Street, 2nd Floor

Jacksonville, Florida 32202

(904) 255-8300

EXHIBIT B

Agent Authorization - Individual

Date: 03/29/2023

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

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

Address: 5045 SOUTEL DRIVE #25 JACKSONVILLE FL RE#(s): 038260-0100

To Whom it May Concern:

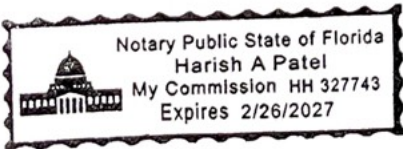
You are hereby advised that UNDERSIGNED, as OWNER of THE PROPERTY DESCRIBED IN, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers LAWRENCE YANCY to act as agent to file application(s) for 4COP SRX LICENSE AND WILL FULL SERVICE RESTAURANT 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.

By [Signature]

Print Name: Zouhaier Hamami

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 20 day of JULY 2023 by ZOUHAIER HAMAMI, who is personally known to me or who has produced FLORIDA DRIVER LICENSE as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)

HARISH A PATEL
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 26 FEB 2027

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 03/29/2023

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 5045 SOUTEL DRIVE #25 JACKSONVILLE FL RE#(s): 038260-0100

To Whom it May Concern:

I BENFARAH LLC, as OWNER of
5045 SOUTEL DRIVE #25 JACKSONVILLE FL 32208, 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 4COP SRX LICENSE WITH FULL SERVICE RESTAURANT submitted to the Jacksonville
Planning and Development Department.

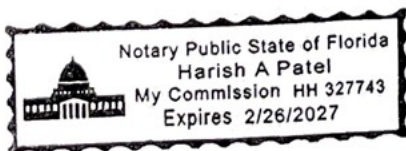
(signature) _____

(print name) _____

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 this 20 day of
JULY 2023, by ZOUHAIER HAMAMI, as
OWNER, of BENFARAH LLC, a Limited Liability
Company, who is personally known to me or who has produced FLORIDA DRIVER LICENSE
as identification and who took an oath.



HAP

(Signature of NOTARY PUBLIC)

HARSH A PATEL

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 26 FEB 2027

G:\JOINT\Applications\Exhibits\Ownership AffidavitForm LLC.docx

last update: 1/12/2017

Prepared By and Return To:

J. Riley Williams, PLC
2141 Park Street
Jacksonville, FL 32204

Order No.: 21-0588-16

Property Appraiser's Parcel I.D. (folio) Number:
038260-0010

***CORRECTIVE SPECIAL WARRANTY DEED**

THIS CORRECTIVE WARRANTY DEED dated October 22, 2021, by Holzendorf Properties, LLP, a Florida limited liability partnership, existing under the laws of Florida, and having its principal place of business at 526 Stockton Street, Jacksonville, FL 32204, (the "Grantor"); to Benfarah, LLC, a Florida limited liability company, whose post office address is 7400 103rd Street, Jacksonville, FL 32210 (the "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 corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Duval, State of Florida, viz:

Exhibit "A" attached.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the 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; claiming by, through or under Grantor, but not otherwise, and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/2020.

*** THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING GIVEN TO CORRECT A SCRIVENER'S ERROR CONTAINED IN THE LEGAL DESCRIPTION OF THE ORIGINAL SPECIAL WARRANTY DEED DATED JUNE 30, 2021 AND RECORDED IN OFFICIAL RECORDS BOOK 19844, PAGE 2317 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("ORIGINAL DEED"), IN WHICH A PORTION OF THE LEGAL DESCRIPTION OF THE ORIGINAL DEED WAS INCORRECTLY STATED AND THE CORRECT LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED IS SET FORTH IN THE ATTACHED EXHIBIT "A". THE FULL STATE OF FLORIDA DOCUMENTARY STAMP TAX DUE ON THIS TRANSACTION WAS PAID ON THE ORIGINAL SPECIAL WARRANTY DEED.**

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

Signed, sealed and delivered in presence of:

[Handwritten Signature]
Witness Signature

RONALD W. RUSSELL
Printed Name of First Witness

[Handwritten Signature]
Witness Signature

EMILY VVANAKES
Printed Name of Second Witness

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization this 22nd day of October, 2021 by Paul V. Jones, Jr., President of W.W. Gay Mechanical Contractor, Inc., Manager of Holzendorf Properties, LLP, a Florida Limited Liability Partnership on behalf of the Partnership

[Handwritten Signature]

Notary Public

Printed Name: Christian L Graham

Commission # GG240931

My Commission Expires: 7/23/2022



CHRISTIAN L. GRAHAM
Notary Public, State of Florida
My Comm. Expires July 23, 2022
Commission No. GG 240931

Holzendorf Properties, LLP, a Florida limited liability partnership

BY: [Handwritten Signature]
Paul V. Jones, Jr., President of W.W. Gay Mechanical Contractor, Inc., Manager

EXHIBIT "A"

PART OF TRACT III, SHERWOOD FOREST SHOPPING CENTER, TOGETHER WITH A PART OF THE FORMER RIGHT-OF-WAY OF ARCHER AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 64 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF SOUTEL DRIVE (A 66.0 FOOT RIGHT-OF-WAY) WITH THE SOUTHERLY LINE OF ARCHERY AVENUE (A 70.0 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY PLAT BOOK 28, PAGES 69 AND 69A); THENCE SOUTH 35°27'20" WEST, 780.00 FEET, ALONG THE WESTERLY LINE OF SAID SOUTEL DRIVE; THENCE NORTH 54°32'40" WEST, 150.00 FEET; THENCE NORTH 35°27'20" EAST, 80.00 FEET; THENCE NORTH 54°32'40" WEST, 91.00 FEET; THENCE SOUTH 35°27'20" WEST, 230.00 FEET; THENCE SOUTH 54°32'40" EAST, 241.00 FEET, TO THE WESTERLY LINE OF SAID SOUTEL DRIVE; THENCE SOUTH 35°27'20" WEST, 540.97 FEET, ALONG THE WESTERLY LINE OF SAID SOUTEL DRIVE; THENCE NORTH 54°32'40" WEST, 298.75 FEET; THENCE SOUTH 81°57'40" WEST, 209.21 FEET, TO THE EASTERLY LINE OF SIBBALD ROAD (AN 80.0 FOOT RIGHT-OF-WAY); THENCE NORTH 08°02'20" WEST, 324.97 FEET, ALONG THE EASTERLY LINE OF SAID SIBBALD ROAD; THENCE NORTH 81°57'40" EAST, 215.00 FEET; THENCE NORTH 35°27'20" EAST, 414.08 FEET; THENCE NORTH 08°02'20" WEST, 744.03 FEET, TO THE SOUTHERLY LINE OF SAID ARCHERY AVENUE; THENCE NORTH 81°57'40" EAST, 190.22 FEET, ALONG THE SOUTHERLY LINE OF SAID ARCHERY AVENUE TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 531.41 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE SOUTHERLY LINE OF SAID ARCHERY AVENUE, THROUGH A CENTRAL ANGLE OF 43°29'40", AN ARC DISTANCE OF 403.40 FEET (CHORD BEARING AND DISTANCE OF SOUTH 76°17'30" EAST, 393.78 FEET), TO ITS POINT OF TANGENCY; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID ARCHERY AVENUE, SOUTH 54°32'40" EAST, 526.93 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT PART RECORDED IN OFFICIAL RECORDS BOOK 11517 PAGE 248 AND OFFICIAL RECORDS BOOK 14978 PAGE 971 AND OFFICIAL RECORDS BOOK 19278 PAGE 822 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



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

Detail by Entity Name

Florida Limited Liability Company
 BENFARAH, LLC

Filing Information

Document Number L21000194117
FEI/EIN Number 86-3724749
Date Filed 04/26/2021
Effective Date 05/01/2021
State FL
Status ACTIVE

Principal Address

5045 SOUTEL DR.
 JACKSONVILLE, FL 32208

Mailing Address

5045 Soutel Drive
 11
 JACKSONVILLE, FL 32208

Changed: 04/13/2023

Registered Agent Name & Address

HAMAMI, ZOUHAIER
 7400 103RD STREET
 JACKSONVILLE, FL 32210

Authorized Person(s) Detail

Name & Address

Title MGR

HAMAMI, ZOUHAIER
 7400 103RD ST
 JACKSONVILLE, FL 32210

Annual Reports

Report Year	Filed Date
2022	04/11/2022
2023	04/13/2023

On File



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

Detail by Entity Name

Florida Profit Corporation

ALLUSIONS RESTAURANT AND LOUNGE, INC

Filing Information

Document Number P23000003448
FEI/EIN Number NONE
Date Filed 01/10/2023
Effective Date 01/09/2023
State FL
Status ACTIVE

Principal Address

5045 SOUTEL DRIVE
 25
 JACKSONVILLE, FL 32208

Mailing Address

2509 VICTORIA POINT DRIVE
 JACKSONVILLE, FL 32218

Registered Agent Name & Address

THOMPSON, AVERRELL
 1301 RIVERPLACE BLVD
 800
 JACKSONVILLE, FL 32207

Officer/Director Detail

Name & Address

Title P

NORMAN, LISA
 2509 VICTORIA POINT DRIVE
 JACKSONVILLE, FL 32218

Annual Reports

No Annual Reports Filed

Document Images

[01/10/2023 -- Domestic Profit](#) [View image in PDF format](#)

**Electronic Articles of Incorporation
For**

/////
P23000003448
FILED
January 10, 2023
Sec. Of State
tburch

ALLUSIONS RESTAURANT AND LOUNGE, INC

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

ALLUSIONS RESTAURANT AND LOUNGE, INC

Article II

The principal place of business address:

5045 SOUTEL DRIVE
25
JACKSONVILLE, FL. US 32208

The mailing address of the corporation is:

2509 VICTORIA POINT DRIVE
JACKSONVILLE, FL. US 32218

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

1000

Article V

The name and Florida street address of the registered agent is:

AVERRELL THOMPSON
1301 RIVERPLACE BLVD
800
JACKSONVILLE, FL. 32207

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: AVERRELL THOMPSON

P23000003448
FILED
January 10, 2023
Sec. Of State
tburch

Article VI

The name and address of the incorporator is:

AVERRELL THOMPSON
1301 RIVERPLACE BLVD
800
JACKSONVILLE, FL 32207

Electronic Signature of Incorporator: AVERRELL THOMPSON

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
LISA NORMAN
2509 VICTORIA POINT DRIVE
JACKSONVILLE, FL. 32218 US

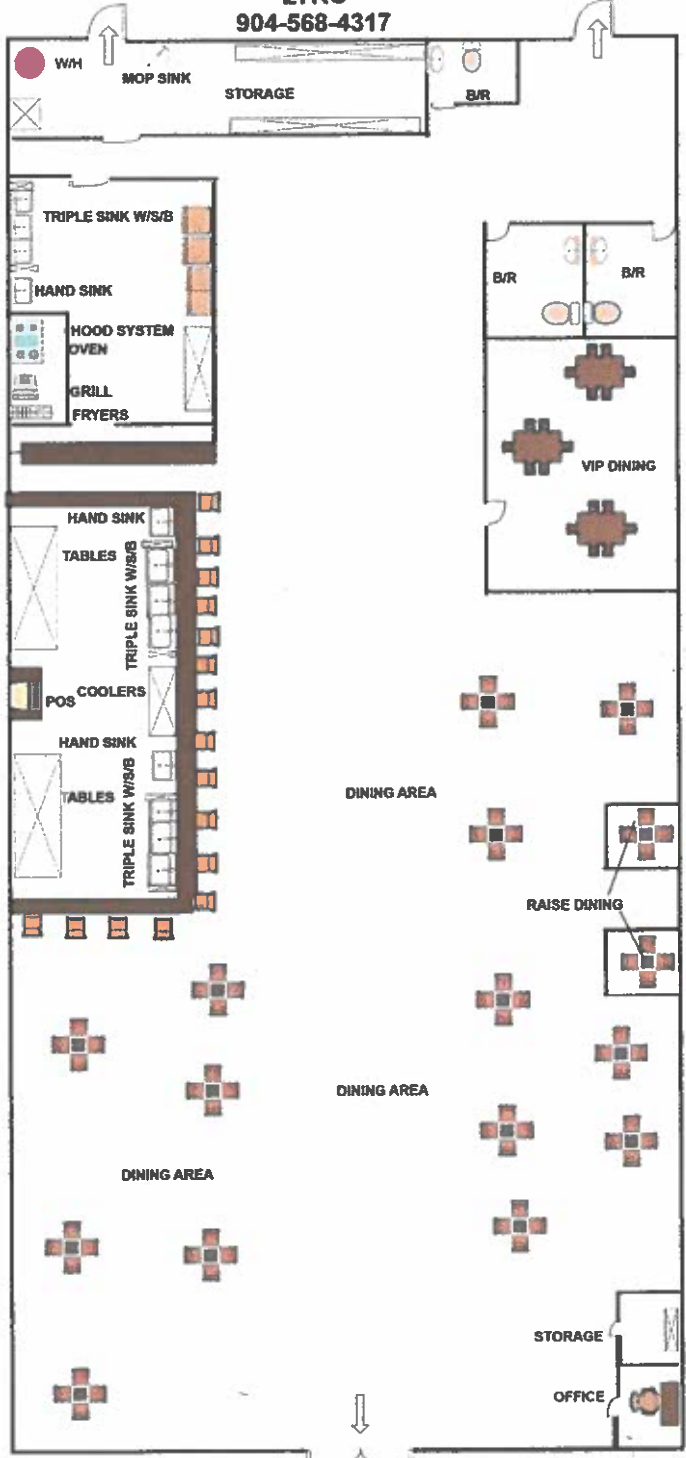
Article VIII

The effective date for this corporation shall be:

01/09/2023



LYRC
904-568-4317



DISCLAIMER
 THIS IS NOT AN ARCHITECTURAL, INTERIOR DESIGN, OR
 ENGINEERING DESIGN, SPECIFICATIONS, OR LAYOUTS
 AND NOT USED FOR CONSTRUCTIONS UNLESS
 REVIEWED AND APPROVED BY A LICENSED ARCHITECT
 OR ENGINEER

ALLUSIONS FLOOR SKETCH



SLAB FOUNDATION SURVEY OF

WORK OF SURVEY IS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1901, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, WHICH ARE HEREBY INCORPORATED BY REFERENCE INTO THIS SURVEY. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1901, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, WHICH ARE HEREBY INCORPORATED BY REFERENCE INTO THIS SURVEY. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1901, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, FLORIDA, WHICH ARE HEREBY INCORPORATED BY REFERENCE INTO THIS SURVEY.

CONDUCTED BY: **ELLIS, CURTIS & KOOPER, INC.**
 14100 W. STATE ROAD 10, SUITE 100
 BOCA RATON, FLORIDA 33433

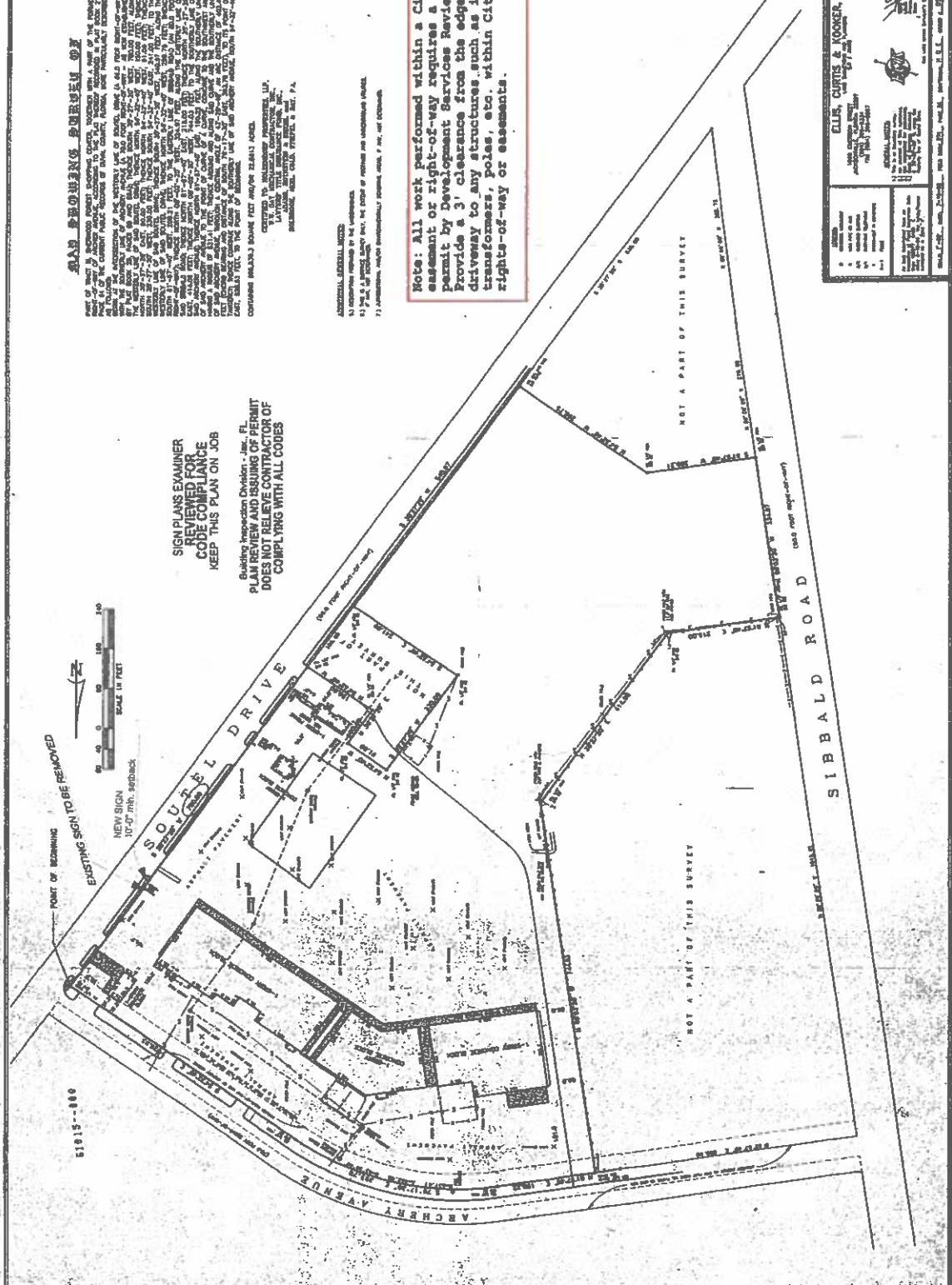
ADDITIONAL GENERAL NOTES:

1. All dimensions are in feet and inches.
2. All bearings are true bearings.
3. All distances are in feet and inches.
4. All angles are in degrees, minutes and seconds.
5. All curves are in feet and inches.
6. All curves are in feet and inches.
7. All curves are in feet and inches.

Note: All work performed within a City easement or right-of-way requires a separate permit by Development Services Review Group. Provide a 3' clearance from the edge of the driveway to any structures, such as inlets, transformers, poles, etc. within City rights-of-way or easements.

SIGN PLANS EXAMINER REVIEWED FOR CODE COMPLIANCE. KEEP THIS PLAN ON JOB.

Building Inspector/Division - Use, FL
 PLAN REVIEW AND ISSUING OF PERMIT DOES NOT RELIEVE CONTRACTOR OF COMPLYING WITH ALL CODES



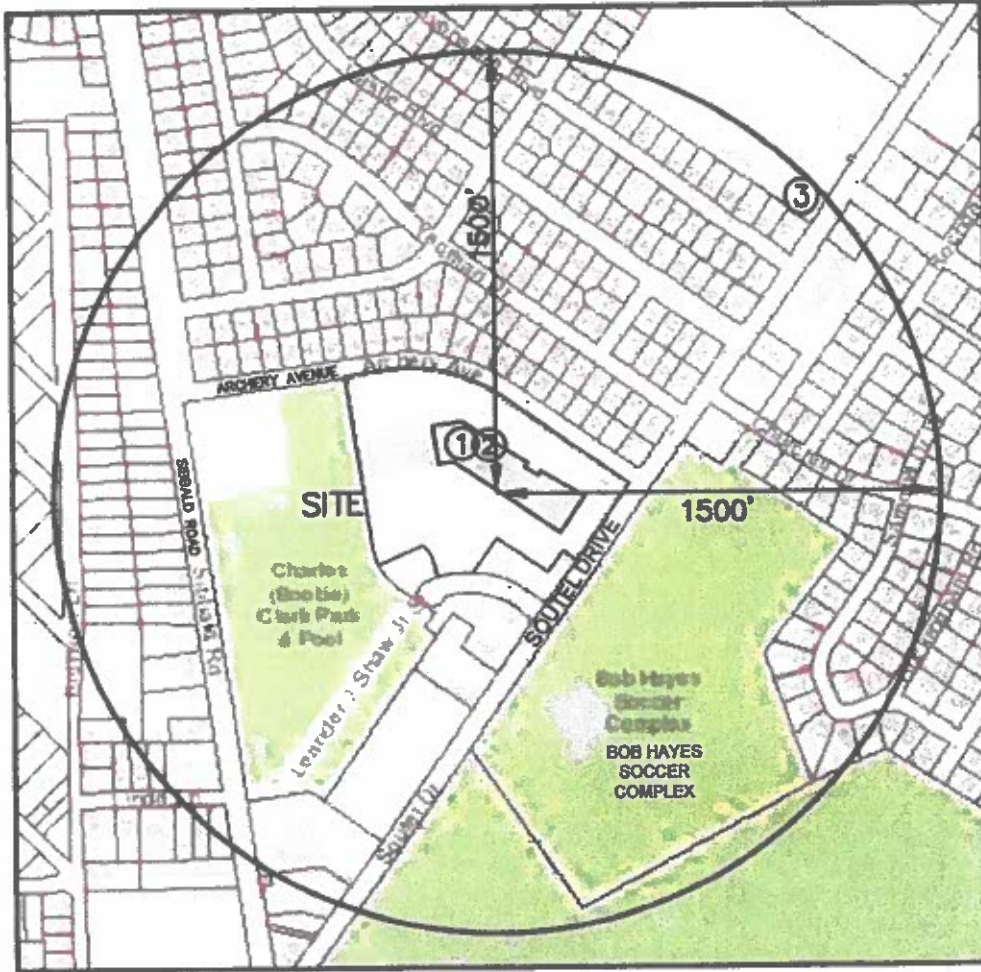
<p>ELLIS, CURTIS & KOOPER, INC. 14100 W. STATE ROAD 10, SUITE 100 BOCA RATON, FLORIDA 33433 TEL: 561-993-1100 FAX: 561-993-1101</p>	
<p>PROFESSIONAL SEAL CURTIS ELLIS SURVEYOR No. 12345 State of Florida</p>	<p>PROFESSIONAL SEAL CURTIS ELLIS SURVEYOR No. 12345 State of Florida</p>

S-22-514697-000
 RCV: 4/27/2022 1:35 PM

MAP OF

A PORTION OF SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA

REAL ESTATE L.D. NUMBER: 038260-0010



VICINITY MAP
SCALE: 1" = 500'

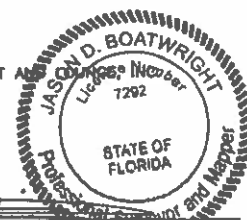
NOTES:

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 THREE (3):

SUBJECT SITE:
5045-25 SOUTEL DRIVE,
JACKSONVILLE, FL 32208

- ① **UNIQUE CHILDCARE & LEARNING ACADEMY**
5045-50 SOUTEL DRIVE
JACKSONVILLE, FL 32208 160'±
- ② **FELLOWSHIP CHURCH OF GOD IN CHRIST**
5045-38 SOUTEL DRIVE
JACKSONVILLE, FL 32208 120'±
- ③ **INNER CITY CHRISTIAN SCHOOL**
4819 SOUTEL DRIVE
JACKSONVILLE, FL 32208 1380'±

CERTIFIED TO:
ALLUSIONS RESTAURANT

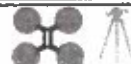


JASON D. BOATWRIGHT, P.E.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DATE: JUNE 1, 2023	FILE: 2023-0815
SHEET 1 OF 1	DRAWN BY: ADT SCALE: 1" = 500'

BOATWRIGHT LAND SURVEYORS, INC.

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



RE	LNAME	MAIL_ADDR1	MAIL_CITY	IL_ST	MAIL_ZIP
038371 0000	ADRIEN ALEXANDER	8850 YEOMAN DR	JACKSONVILLE	FL	32208
038412 0000	ALTO ASSET COMPANY 1 LLC	5001 PLAZA ON THE LAKE	AUSTIN	TX	78746
038385 0000	ARLINE JAMES ESTATE	5258 FREDERICKSBURG AVE	JACKSONVILLE	FL	32208-1632
038398 0000	BAKER JESSICA PRICE	151 EAST 4TH ST	JACKSONVILLE	FL	32206
038365 0000	BARNES GEORGE A ET AL	4991 SOUDEL DR	JACKSONVILLE	FL	32208-1858
038260 0100	BENFARAH LLC	7400 103RD ST	JACKSONVILLE	FL	32210
038394 0000	BENJAMIN DESSO AND MILDRED J TRUST	C/O DESSO & MILDRED BENJAI	JACKSONVILLE	FL	32208
038375 0000	BJAMIN INVESTMENTS LLC	10125 RAMSEY FALLS DR	JACKSONVILLE	FL	32222
038403 0000	BROCK MARY J	5159 ARCHERY AVE	JACKSONVILLE	FL	32208-1886
038370 0000	CARTER LORISE L	8842 YEOMAN DR	JACKSONVILLE	FL	32208
038383 0000	CHISHOLM ANNETTE LOUISE	5244 FREDERICKSBURG AVE	JACKSONVILLE	FL	32208-1632
030049 0000	CITY OF JACKSONVILLE	C/O CITY REAL ESTATE DIV	JACKSONVILLE	FL	32202
038407 0000	CRANE DARRYL T ET AL	5129 ARCHERY AVE	JACKSONVILLE	FL	32208
038378 0000	DAVIS AMY L	5208 FREDERICKSBURG AVE	JACKSONVILLE	FL	32208-1632
030107 0000	DHC MAINTENANCE SEVICES INC	PO BOX 5887	CLEARWATER	FL	33758-5887
038420 0000	DURHAM DIANE KING	8869 YEOMAN DR	JACKSONVILLE	FL	32208
038260 0070	EAGLE & TIGER LLC	7400 103RD ST	JACKSONVILLE	FL	32210
038384 0000	EASTON DOROTHY M	5250 FREDERICKSBURG AV	JACKSONVILLE	FL	32208-1632
038259 0200	FRALIN GROUP INC	5065 SOUDEL DR	JACKSONVILLE	FL	32208
038380 0000	GIBSON YVONNE LIFE ESTATE	5224 FREDERICKSBURG AVE	JACKSONVILLE	FL	32208
038397 0000	GRAYSTONE RIVERTOWN LLC	4591 SAN JUAN AVE	JACKSONVILLE	FL	32210
038381 0000	GREEN DERRYL S	3326 N ARDISIA RD	JACKSONVILLE	FL	32209
038372 0000	JAMES JANETTE ET AL	8858 YEOMAN DR	JACKSONVILLE	FL	32208-1830
038414 0000	JOHNSON KIETHON D	1503 CHALLENGER CT W 1503	JACKSONVILLE	FL	32233
038382 0000	JONES LEVY J	5238 FREDERICKSBURG AVE	JACKSONVILLE	FL	32208-1632
038399 0000	JP FLORIDA INVESTMENTS LLC	1918 COLUMBIA ST UNIT 3	SAN DIEGO	CA	92101
038396 0000	LAWSON TORIANO A JR	5231 ARCHERY AVE	JACKSONVILLE	FL	32208
038386 0000	LEWIS JOHN W ESTATE	5302 FREDERICKSBURG AVE	JACKSONVILLE	FL	32208-1634
038404 0000	LINDSAY JOYCE	5151 ARCHERY AVE	JACKSONVILLE	FL	32208-1886
038369 0000	MABLE PAMELA Y	8836 YEOMAN DR	JACKSONVILLE	FL	32208-1830
038405 0000	MARQUIS BENJAMIN	43586 RATLIFF RD	CALLAHAN	FL	32011
038417 0000	MCNEAL MICHAEL ET AL	C/O MICHAEL MCNEAL	JACKSONVILLE	FL	32208-1851
038416 0000	MCWILLIAMS DEIDRE RENEE	5121 DUNSTAN RD	JACKSONVILLE	FL	32208-1859
038411 0000	MERCHANTS BANKCARD SYSTEMS OF FLORIDA INC	PO BOX 40593	JACKSONVILLE	FL	32203
038374 0000	MIMS DORIS L	8872 YEOMAN DR	JACKSONVILLE	FL	32208-1830
038393 0000	NAVON ARIEL	307 NAHAL SHILO ST	REVAVA 4483900 ISRAEL		
038379 0000	PARKS FLORENCE	5216 FREDERICKSBURG AVE	JACKSONVILLE	FL	32208-1632
038408 0000	R & R ACQUISITIONS FL LLC	5025 CORONADO DR	EL DORADO HILLS	CA	95762
038368 0000	REED MARGIE ESTATE	8828 YEOMAN DR	JACKSONVILLE	FL	32208-1830
038366 0000	RESIDENTIAL HOME BUYER JACKSONVILLE LLC	P O BOX 4090	SCOTTSDALE	AZ	85261
038390 0000	REVEN HOUSING FLORIDA LLC	PO BOX 19201	JACKSONVILLE	FL	32245
038392 0000	ROD NAE HOLDING COMPANY	2933 N MYRTLE AVE SUITE 200	JACKSONVILLE	FL	32209
038391 0000	ROSS CARRIE	5307 ARCHERY AVE	JACKSONVILLE	FL	32208-1887
038406 0000	SFR INVESTMENTS V BORROWER 1 LLC	P O BOX 4090	SCOTTSDALE	AZ	85261
038418 0000	SIMMONS MARQUIS SR	8855 YEOMAN DR	JACKSONVILLE	FL	32208
038376 0000	SIMOND LARRY JAMES	8888 YEOMAN DR	JACKSONVILLE	FL	32208
038513 0000	SMITH HELENA	5229 FREDERICKSBURG AVE	JACKSONVILLE	FL	32208-1631
038410 0000	SMITH RITA LIFE ESTATE	4427 ROANOKE BLVD	JACKSONVILLE	FL	32208
038409 0000	SMITH RITA M LIFE ESTATE	4427 ROANOKE BLVD	JACKSONVILLE	FL	32208-1124
038400 0000	SRMZ 1 LLC	5001 PLAZA ON THE LAKE	AUSTIN	TX	78746
038260 0050	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	1109 S MARION AVE	LAKE CITY	FL	32025-5874
038377 0000	SUMLAR BILLY	5202 FREDERICKSBURG AVE	JACKSONVILLE	FL	32208-1632
038402 0000	TATE CHRISTOPHER W	321 SUN MARSH CT	ST JOHNS	FL	32259
038367 0000	TERRY LILLIAN ZACKERY ESTATE	8820 YEOMAN DR	JACKSONVILLE	FL	32208-1830
038395 0000	TRUITT INEZ J ESTATE	5239 ARCHERY AVE	JACKSONVILLE	FL	32208-1831
038373 0000	VIKSTROM ANDREAS B	14637 MAGNOLIA BLVD APT 1	SHERMAN OAKS	CA	91403
038514 0000	WALLACE DEBORAH H	5221 FREDERICKSBURG AVE	JACKSONVILLE	FL	32208-1631
038497 0000	WARREN WILLIAM H III	44183 CATIES WAY	CALLAHAN	FL	32011
038413 0000	WILLIAMS DANNETT W	8817 YEOMAN DR	JACKSONVILLE	FL	32208-1850
038401 0000	WILLIAMS LAURA E	11374 BLOSSOM RIDGE DR	JACKSONVILLE	FL	32218
038512 0000	WITHERSPOON JOANNE	12529 GATELY OAKS LN E	JACKSONVILLE	FL	32225
	NORTHWEST	9381 ARBOR OAK LN	JACKSONVILLE	FL	32208
	TROUT RIVER JAX	3404 TROUT RIVER BLVD	JACKSONVILLE	FL	32208
	SHERWOOD FOREST COMMUNITY NETWORK, INC.	5045 DONNYBROOK AV	JACKSONVILLE	FL	32216
	SHERWOOD FOREST PARADISE PARK	9121 SPOTTSWOOD RD	JACKSONVILLE	FL	32208
	KINLOCK CIVIC ASSOCIATION	6455 MANHATTAN DR	JACKSONVILLE	FL	32219