

Date Submitted: <i>6/14/24</i>
Date Filed: <i>7/22/24</i>

Application Number: <i>E-24-43</i>
Public Hearing: 10/1/2024

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: <i>CC6-1</i>	Current Land Use Category: <i>CGC</i>	
Exception Sought: <i>The retail sale and serve of all alcoholic beverages for on-premises consumption.</i>	Applicable Section of Ordinance Code: <i>656.313A.IV.(c)(1)</i>	
Council District: <i>5</i>	Planning District: <i>3</i>	
Previous Zoning Applications Filed (provide application numbers): <i>E-98-12, V-98-10, E-90-127</i>		
Notice of Violation(s): <i>none found</i>		
Number of Signs to Post: <i>6</i>	Amount of Fee: <i>\$1551.</i>	Zoning Asst. Initials: <i>CJR</i>
Neighborhood Associations: <i>Lakewood Community</i>		
Overlay: <i>none</i>		

PROPERTY INFORMATION	
1. Complete Property Address: 1500 UNIVERSITY BLVD WEST JACKSONVILLE FL 32217	2. Real Estate Number: 147032-0000
3. Land Area (Acres): 9.01	4. Date Lot was Recorded: 1959
5. Property Located Between Streets: SAN JOSE BLVD AND UNIVERSITY BLVD WEST	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: RESTAURANT	
8. Exception Sought: + outdoor sales and service 4COP SFS LICENSE TO OPERATION WITH A FULL SERVICE RESTAURANT	
9. In whose name will the Exception be granted: OHJAX LLC (DBA) SCRMBLERS	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: GENERAL PROPERTY SUPPORT INC	11. E-mail: ICOR60@SCe:MAN.COM
12. Address (including city, state, zip): 1 SLEIMAN PKWY STE 270 JACKSONVILLE FL 32216	13. Preferred Telephone: 904-731-8806

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) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto; (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; (iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community; (iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community; (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; (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; (vii) Will not overburden existing public services and facilities; (viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and

- 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 TEN STAR ENTERPRISE LLC (DBA) SCRAMBLERS. A FULL SERVICE RESTAURANT THAT IS LOCATED IN A CCG-1 ZONING THAT REQUIRE A ZONING EXCEPTION TO HAVE A 4COP SFS LICENSE THIS ZONING EXCEPTION APPLICATION IS SUBMITTED TO BRING ALL OF THESE USAGE TOGETHER. THE LOCATION OF THIS RESTAURANT IS 1500 UNIVERSITY BLVD WEST JACKSONVILLE FL 32217. THERE IS ALSO A FULL RESTAURANT THERE NAME COWFORD THAT HAVE THE SAME USE THAT WAS APPROVED IN THIS ZONING AND PINK SALT RESTAURANT.

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		

PLANNING AND DEVELOPMENT DEPARTMENT

AUTHORIZATION

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

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

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

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

SUBMITTAL

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

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300



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**

Lakewood South Land Trust, General Property Support, Inc.,
 Owner Name

1500 University Blvd, West Jacksonville, FL 32217 Trustee
 Address(es) for Subject Property VTA 4/15/2019

147032-0000
 Real Estate Parcel Number(s) for Subject Property

Lawrence Yancy
 Appointed or Authorized Agent(s)

ZONING EXCEPTION
 Type of Request(s)/Application(s)

STATE OF Florida
 COUNTY OF Duval


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

- Affiant is the Vice President of General Property Support, Inc., a Florida
Corp. (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. *
- Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
- 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
 Michael Herzberg
 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 26th day of April, 2024, by Michael Herzberg, as Vice President for General Property Support, Inc. who is personally known to me or has produced identification and who took an oath.

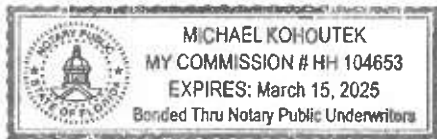
Type of identification produced N/A


 Notary Public Signature

Michael Kohoutek
 Printed/Typed Name – Notary Public

My commission expires: 3-15-25

[NOTARY SEAL]



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

1526 W UNIVERSITY BLVD

Property Detail

RE #	147032-0000
Tax District	GS
Property Use	1691 Shopping Ctr/Community
# of Buildings	3
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02695 LAKEWOOD UNIT 14
Total Area	392523

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)	\$4,232,800.00	\$4,232,800.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$11,714,300.00	\$11,922,000.00
Assessed Value	\$10,718,290.00	\$11,790,119.00
Cap Diff/Portability Amt	\$996,010.00 / \$0.00	\$131,881.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$10,718,290.00	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
18789-00496	5/6/2019	\$7,125,000.00	SW - Special Warranty	Unqualified	Improved
16614-02476	11/26/2013	\$19,168,600.00	SW - Special Warranty	Unqualified	Improved
14052-00048	6/12/2007	\$100.00	SW - Special Warranty	Unqualified	Improved
08750-02365	10/13/1997	\$14,400,182.00	WD - Warranty Deed	Unqualified	Improved
06776-01785	9/29/1989	\$5,966,000.00	SW - Special Warranty	Unqualified	Improved
04451-01052	8/8/1977	\$100.00	QC - Quit Claim	Unqualified	Improved
04358-00728	4/1/1977	\$635,000.00	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	252,559.00	\$152,041.00
1	SWSC6	Sprinkler Wet System	2	0	0	50,134.00	\$30,582.00
1	PVCC1	Paving Concrete	3	0	0	1,120.00	\$2,124.00
2	FWDC1	Fence Wood	3	0	0	60.00	\$293.00
2	PVCC1	Paving Concrete	2	0	0	15,908.00	\$27,648.00
2	LPMC1	Light Pole Metal	1	0	0	22.00	\$12,510.00
3	LITC1	Lighting Fixtures	1	0	0	22.00	\$6,358.00
3	GLSC1	Guardrail	2	0	0	168.00	\$1,315.00
3	WMCC1	Wall Masonry/Concrt	3	0	0	368.00	\$1,170.00
4	LPMC1	Light Pole Metal	3	0	0	4.00	\$2,354.00
4	CVPC2	Covered Patio	2	18	9	162.00	\$640.00
4	WMCC1	Wall Masonry/Concrt	1	0	0	2,735.00	\$8,697.00
5	SWSC6	Sprinkler Wet System	1	0	0	24,365.00	\$33,441.00
5	LITC1	Lighting Fixtures	3	0	0	4.00	\$1,040.00
6	FWIC1	Fence Wrought Iron	3	0	0	58.00	\$942.00
6	CPAC2	Carport Aluminum	1	0	0	285.00	\$1,789.00
7	PVCC1	Paving Concrete	1	0	0	240.00	\$592.00
8	FWIC1	Fence Wrought Iron	1	0	0	22.00	\$1,393.00

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	384,800.00	Square Footage	\$4,232,800.00

Legal

LN	Legal Description
1	3-71 42-35-27E 8.83
2	LAKEWOOD UNIT NO 14
3	PT TRACT B, PT LOT 14
4	RECD O/R 18789-496

AFTER RECORDING RETURN TO:

Robert A. Heekin, Esq.
1 Sleiman Parkway, Suite 280
Jacksonville, Florida 32216

Real Estate Tax Folio Nos.
147032-0000 and 100431-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 6th day of May, 2019, by **KRG LAKEWOOD, LLC**, an Indiana limited liability company (the "Grantor"), whose address is 30 South Meridian, Suite 1100, Indianapolis, Indiana 46204, to **GENERAL PROPERTY SUPPORT, INC.**, a Florida corporation, as Trustee of **LAKWOOD SOUTH LAND TRUST** u/t/a dated April 15, 2019, whose address is 1 Sleiman Parkway, Suite 270, Jacksonville, Florida 32216 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, to the Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described land (the "Property"), situate, lying and being in the County of Duval, State of Florida, to-wit:

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is subject to (i) all real estate taxes and assessments not yet due and payable; (ii) comprehensive planning and zoning restrictions, prohibitions, limitations and other requirements imposed by governmental authorities; (iii) all easements, rights-of-way, covenants, conditions, restrictions and other matters of record; (iv) rights of tenants under recorded and unrecorded leases; and (v) all matters disclosed by that certain survey of the Real Estate herein conveyed dated November 5, 2013 and prepared by ECK Land Surveyors, Inc.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Property is free of any encumbrance made or suffered by said Grantor except those matters set forth herein, and that Grantor and its successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other.

Grantor is a limited liability company duly organized and validly existing under the laws of the State of Indiana, and the person executing this deed on behalf of Grantor is fully empowered to execute and deliver this deed. Grantor has full capacity to convey the Property and all necessary action for the making of such conveyance has been taken and done.

[REMAINDER OF PAGE INTENTIONALLY BLANK.
SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set its hand on the day and year first above written.

WITNESSES:

[Signature]
Signature

Matthew Imburgia
Printed Name

[Signature]
Signature

Darlene Rawland
Printed Name

"Grantor"

KRG LAKEWOOD, LLC,
an Indiana limited liability company

By: [Signature]

Printed Name: Scott E Murray

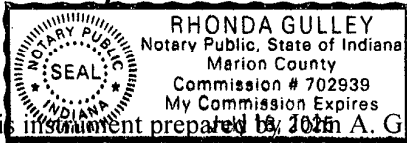
Name: EVP, General Counsel

STATE OF Indiana)
COUNTY OF Marion) ss:

The foregoing instrument was acknowledged before me, the undersigned authority, in the State and County aforesaid, on this 3rd day of May, 2019, by Scott E. Murray, as the EVP, General Counsel of KRG LAKEWOOD, LLC, an Indiana limited liability company, who is personally known to me or has produced _____ as proof of identification.

My Commission Expires:

July 18th, 2025



[Signature]
NOTARY PUBLIC

Rhonda Gulley
Printed Notary Signature

This instrument prepared by: [Signature] A. Grod, Esq., Kite Realty Group, 30 S. Meridian Street, Suite 1100, Indianapolis, IN 46204

Exhibit A

PARCEL A

A PARCEL OF LAND, BEING A PART OF TRACT "B" AND A PART OF LOT 14, BLOCK 3, LAKEWOOD UNIT NO. 14, AS RECORDED IN PLAT BOOK 23, PAGES 71 AND 71A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (SAN JOSE BOULEVARD), A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE SOUTHERLY RIGHT-OF-WAY OF UNIVERSITY BOULEVARD WEST, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE DUE EAST 175.0 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUE DUE EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID UNIVERSITY BOULEVARD 275.24 FEET TO A POINT; THENCE SOUTH 27 DEGREES 34 MINUTES 16 SECONDS EAST, 49.0 FEET; THENCE NORTH 63 DEGREES 29 MINUTES 58 SECONDS EAST, 46.0 FEET; THENCE DUE NORTH 23.0 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD WEST; THENCE DUE EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 583.54 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST, 330.36 FEET TO A POINT SITUATE IN THE NORTHERLY LINE OF LOT 10, BLOCK 3, LAKEWOOD UNIT NO. 14, AS RECORDED IN PLAT BOOK 23, PAGES 71 AND 71 A; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 323.0 FEET ALONG THE NORTHERLY LINE OF SAID BLOCK 3, LAKEWOOD UNIT NO. 14; THENCE SOUTH 64 DEGREES 49 MINUTES 30 SECONDS WEST, 50.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.0 FEET, A CENTRAL ANGLE OF 92 DEGREES 12 MINUTES 50 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 18 DEGREES 43 MINUTES 05 SECONDS WEST, 28.83 FEET; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 32.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 27 DEGREES 23 MINUTES 20 SECONDS EAST, 50.89 FEET TO A POINT SITUATE IN THE WESTERLY PROPERTY LINE OF SAID LOT 14, BLOCK 3, LAKEWOOD UNIT NO. 14; THENCE SOUTH 00 DEGREES 03 MINUTES 30 SECONDS EAST, 20.90 FEET ALONG THE SAID WESTERLY PROPERTY LINE OF LOT NO. 14 TO IT'S INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF FURMAN ROAD, A 60.0 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST, 31.60 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FURMAN ROAD TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 488.39 FEET, A CENTRAL ANGLE OF 28 DEGREES 39 MINUTES 30 SECONDS AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 75 DEGREES 36 MINUTES 45 SECONDS WEST, 241.75 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 244.28 FEET TO IT'S POINT OF TANGENCY; THENCE CONTINUE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FURMAN ROAD SOUTH 61 DEGREES 17 MINUTES 00 SECONDS WEST, 175.0 FEET TO IT'S INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 13; THENCE NORTH 28 DEGREES 43 MINUTES 00 SECONDS WEST, 497.07 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13, THENCE NORTH 30 DEGREES 38 MINUTES 30 SECONDS EAST, 178.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL H

PART OF THE J.M. SANCHEZ GRANT, SECTION 41, TOWNSHIP 3 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST WESTERLY CORNER OF TRACT "B", LAKEWOOD UNIT NO. 14, AS RECORDED IN PLAT BOOK 23, PAGES 71 AND 71A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 28°43'00" WEST, 62.89 FEET, ALONG THE NORTHEASTERLY LINE OF SAN JOSE BOULEVARD (A 100.0 FOOT RIGHT-OF-WAY); THENCE NORTH 30°13'33" EAST, 113.78 FEET, TO THE SOUTH LINE OF UNIVERSITY BOULEVARD WEST (AN 80.0 FOOT RIGHT-OF-WAY); THENCE DUE EAST, 63.85 FEET, ALONG THE SOUTH LINE OF SAID UNIVERSITY BOULEVARD WEST, TO THE WESTERLY LINE OF SAID TRACT "B"; THENCE SOUTH 30°38'30" WEST, 178.38 FEET, ALONG THE WESTERLY LINE OF SAID TRACT "B", TO THE POINT OF BEGINNING.



ONLINE SERVICES

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- [File a Complaint](#)
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- [View Application Status](#)
- [Find Exam Information](#)
- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

LICENSEE DETAILS

4:02:07 PM 4/9/2024

Licensee Information

Name:	OHJAX5 LLC (Primary Name) SCRAMBLERS (DBA Name)
Main Address:	2778 CENTENNIAL RD TOLEDO Ohio 43617
County:	OUT OF STATE
License Mailing:	2778 CENTENNIAL RD TOLEDO OH 43617
County:	OUT OF STATE
License Location:	1500 UNIVERSITY BLVD W JACKSONVILLE FL 32217
County:	DUVAL

License Information

License Type:	Permanent Food Service
Rank:	Seating
License Number:	SEA2616257
Status:	Current,Active
Licensure Date:	03/13/2024
Expires:	06/01/2024

Special Qualifications Qualification Effective

No Plan Review	03/13/2024
Duval JUN	
150-249 SEATS	
Risk Level 2	03/13/2024

Alternate Names

--

- [View Related License Information](#)
- [View License Complaint](#)
- [View Recent Inspections](#)



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

Detail by Entity Name

Florida Profit Corporation
GENERAL PROPERTY SUPPORT, INC.

Filing Information

Document Number	P10000032670
FEI/EIN Number	80-0592577
Date Filed	04/15/2010
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/27/2018
Event Effective Date	NONE

Principal Address

1 SLEIMAN PARKWAY
SUITE 270
JACKSONVILLE, FL 32216

Mailing Address

1 SLEIMAN PARKWAY
SUITE 270
JACKSONVILLE, FL 32216

Registered Agent Name & Address

Walker, Kevin
1 SLEIMAN PARKWAY
SUITE 270
JACKSONVILLE, FL 32216

Name Changed: 02/16/2023

Officer/Director Detail

Name & Address

Title DP

SLEIMAN, ANTHONY T
1 SLEIMAN PARKWAY, SUITE 270
JACKSONVILLE, FL 32216

Title DVP

SLEIMAN, JOSEPH E
1 SLEIMAN PARKWAY, SUITE 270
JACKSONVILLE, FL 32216

Title DVPS

SLEIMAN, ELI TJR
1 SLEIMAN PARKWAY, SUITE 270
JACKSONVILLE, FL 32216

Title V

HERZBERG, MICHAEL W
1 SLEIMAN PARKWAY - SUITE 270
JACKSONVILLE, FL 32216

Title COO

McNaughton, Michael H.
1 Sleiman Parkway, Suite 270
Jacksonville, FL 32216

Annual Reports

Report Year	Filed Date
2021	01/14/2021
2022	03/03/2022
2023	02/16/2023

Document Images

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Detail by Entity Name

Foreign Limited Liability Company
OHJAX5 LLC

Filing Information

Document Number M24000004492
FEI/EIN Number 88-4224925
Date Filed 03/26/2024
State OH
Status ACTIVE

Principal Address

2778 CENTENNIAL RD
TOLEDO, OH 43617

Mailing Address

2778 CENTENNIAL RD
TOLEDO, OH 43617

Registered Agent Name & Address

MCCURDY, SHAWN
12348 SWEETFERN LN
JACKSONVILLE, FL 32225

Authorized Person(s) Detail

Name & Address

Title MGR

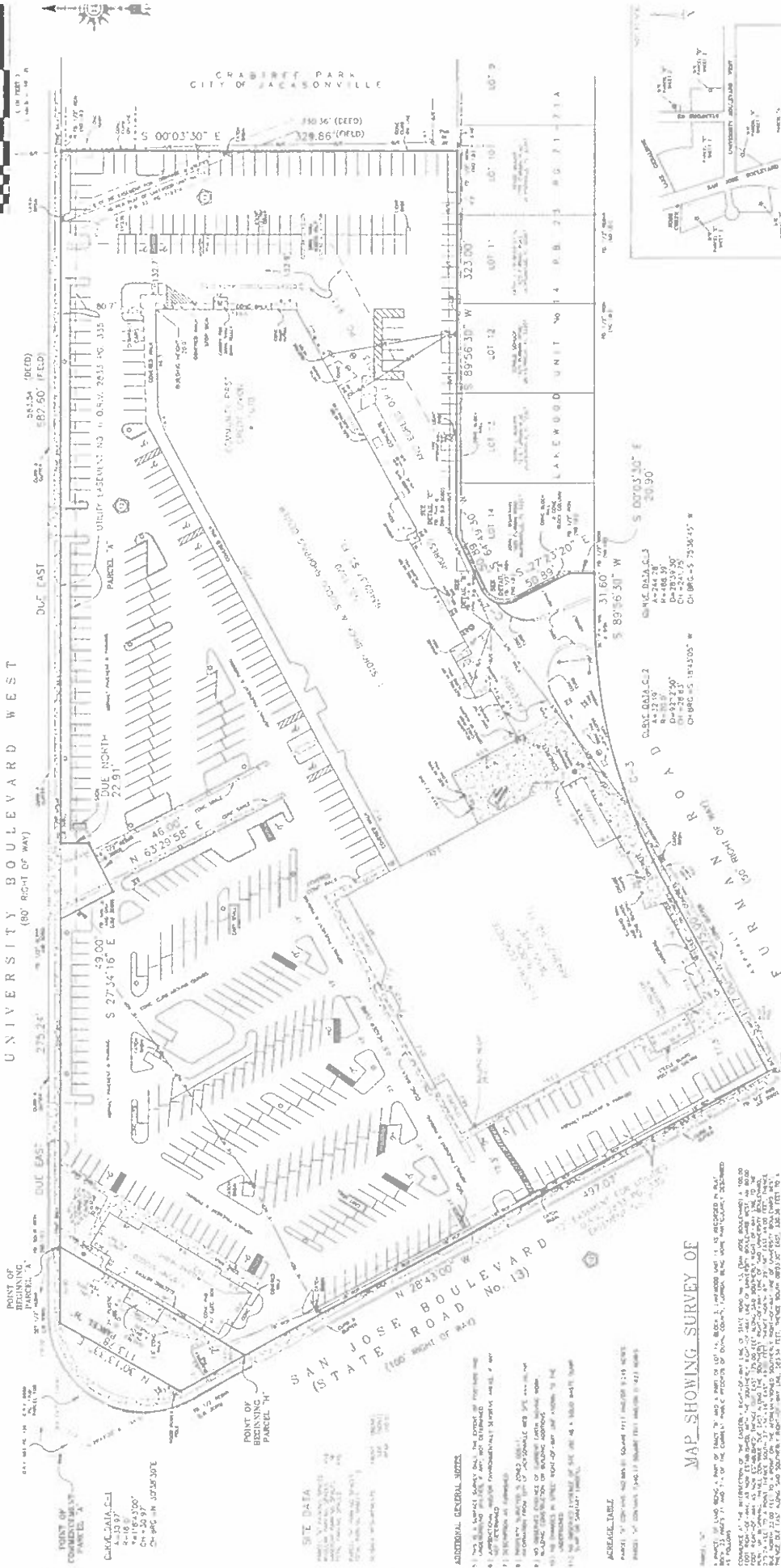
MCCURDY, SHAWN
12348 SWEETFERN LN
JACKSONVILLE, FL 32225

Title MGR

BUERK, PHILIP
5927 BUECHLER BND
COLUMBUS, OH 43228

Title MGR

GRAPHIC SCALE



SCHEDULE OF CONDITIONS

- 1) CORNER at the NW CORNER 23' NORTH AND 45' WEST
- 2) CORNER at the SW CORNER 23' NORTH AND 45' WEST
- 3) 10' EASEMENT
- 4) 10' EASEMENT
- 5) 10' EASEMENT
- 6) 10' EASEMENT
- 7) 10' EASEMENT
- 8) 10' EASEMENT
- 9) 10' EASEMENT
- 10) 10' EASEMENT



ROCK LAND SURVEYORS, INC.
 100 UNIVERSITY STREET
 JACKSONVILLE, FLORIDA 32202
 PHONE: 904-764-1111
 FAX: 904-764-1112

LEGEND

- 1. Survey Boundary
- 2. Easement
- 3. Easement
- 4. Easement
- 5. Easement
- 6. Easement
- 7. Easement
- 8. Easement
- 9. Easement
- 10. Easement

GENERAL NOTE

- 1) This is a plat of a survey.
- 2) This is a plat of a survey.
- 3) This is a plat of a survey.
- 4) This is a plat of a survey.
- 5) This is a plat of a survey.
- 6) This is a plat of a survey.
- 7) This is a plat of a survey.
- 8) This is a plat of a survey.
- 9) This is a plat of a survey.
- 10) This is a plat of a survey.

SCALE: 1" = 100' (AS SHOWN ON THIS PLAN)

MAP SHOWING SURVEY OF

ADDITIONAL GENERAL NOTES

- 1) This is a plat of a survey.
- 2) This is a plat of a survey.
- 3) This is a plat of a survey.
- 4) This is a plat of a survey.
- 5) This is a plat of a survey.
- 6) This is a plat of a survey.
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- 8) This is a plat of a survey.
- 9) This is a plat of a survey.
- 10) This is a plat of a survey.

ADDITIONAL NOTES

- 1) This is a plat of a survey.
- 2) This is a plat of a survey.
- 3) This is a plat of a survey.
- 4) This is a plat of a survey.
- 5) This is a plat of a survey.
- 6) This is a plat of a survey.
- 7) This is a plat of a survey.
- 8) This is a plat of a survey.
- 9) This is a plat of a survey.
- 10) This is a plat of a survey.

On File
 Page 16 of 26

UNIVERSITY BOULEVARD WEST
 UNIVERSITY BOULEVARD EAST
 STATE ROAD 13
 LAKEROOD UNIT No. 4 P.B. 23 R.G. 1-71A

CERTIFIED TO KRC DEVELOPMENT, LLC

Applicable Codes and Life Safety Information Summary:

- 2021 Florida Building Code
- 2020 Florida Mechanical Code
- 2020 Florida Electrical Code (FEC)
- 2020 Florida Plumbing Code
- 2020 Florida Building Code
- Energy Conservation
- 2021 Uniform Code of Ordinances
- 2021 International Fire Code
- 2021 ASHRAE 90.1
- 2017 U.B.C. Chapter 11B 2009 NFPA 701.1
- 2016 A.L.A. Accessibility Code
- 2018 IFBC - International
- 2018 International Fuel Gas Code
- 2018 Florida Fire Prevention Code
- 2018 NFPA 72 Fire Alarm Systems
- 2018 NFPA 72 Fire Alarm Systems
- A-2 (Restaurant) (FBC 303.3)
- Assembly (Restaurant)
- Mixed Use, Separated
- Exits: Type II, Not sprinkled
- FBC 1004.6.2, NFPA 101 Table 7.1.1.2
- 75'-0"
- Storeroom
- 3004 s.f.
- Work Area (Kitchen)
- Work Area (Restaurant)
- 3504 s.f.
- No
- No
- Automated Fire Detectors: No
- Admittance: No
- Exit Travel Distance: 200'-0" (Not Sprinklered)
- Max. Dead End Corridor: 20'-0"
- Occupant Load: 200 (FBC Table 1004.1.2, NFPA 101 Table 7.1.1.2)
- Maximum: 8
- Delivery: 14
- Work: 6
- Total: 890
- Travel Distance, fire and length, with 8 means of egress width
- Number of exits: 3 (FBC Table 1004.1.2, NFPA 101 Table 7.1.1.2)
- Min. Corridor Width (FBC Table 1004.2, NFPA 101 Table 7.1.1.2)
- Min. Travel Distance (FBC Table 1004.2, NFPA 101 Table 7.1.1.2)
- Min. Dead-end Corridor (FBC Table 1004.1.2, NFPA 101 Table 7.1.1.2)
- Min. Common Path of Travel (FBC Table 1004.1.2, NFPA 101 Table 7.1.1.2)
- Egress Capacity Factor: 0.2 (Not Sprinklered)
- Exit Signs: Yes (FBC 1007 Exception 152, NFPA 101 7.1.1.2.3)
- Means of Egress Illumination: Yes (FBC 1006.1, NFPA 101 7.1.1.2.3.1)
- Emergency Lighting: Yes (FBC 1006.1, NFPA 101 7.1.1.2.3.2)
- Tenest Suppression: Not Required
- The resistance rating requirements for building elements
- Per 2021 IFBC
- Structural Frame
- Columns, girders, trusses
- Beams with interior
- Non-bearing walls and partitions
- Elevator > 30'
- Elevator > 4' 30'
- Roof structure
- Floor structure
- Roof construction
- Including support and beams less than 20'
- 20' or more
- 0 hr
- 0 hr
- N/A

Plumbing Fixtures Count Table

218	B - Business, Total Occupants - Net A, Net F, Number Provided	Number Provided
Lavatories	1 per 75	3
Water Closets	Male & Female: 1 per 75	3 Total
Urinals	50% substitution of WC, max (FPC 424.2)	1 Total
Sinks	1 per 600	0
Service Sinks per APFC 403.1	1 per 600	0
		1 Total

General Life Safety Plan Notes:

- A. Verify final location of fire extinguishers with fire marshal
- B. Fire extinguisher pressure to be mounted at 35' A.F.T. to bottom of extinguisher vehicle unless other rule control.

Code Analysis Plan & Fire Safety Legend

- Exit Access
- Path of Exit Access
- Start of Path
- Common path of egress travel and point (Per Table 1006.3.2.2)
- Accessible Egress Route (Per 1005)
- Dead End Corridor
- Corridor Width (Per 1004.4)
- Line of Corridor Measurement
- Exit Discharge
- Area Sign
- Document Load for area
- Area size (square feet)
- Life Safety Egress Route (Per 1005)
- Smoke Detector
- Portable Hand Held Fire Extinguisher (Classification 1B B)
- Wall Mounted Fire Extinguisher Cabinet (Classification A.D.2) B
- Two Hour Rated Entry System
- Exit Signs (Compliance with Electrical Drawings)
- 1-hour Fire Rated Assembly
- 2-hour Fire Rated Assembly
- Egress Load and Capacity
- Accessible Clearance Floor Space

Seating Types / Counts

Type	Quantity Provided	Accessible Provided	Lighting (ft. c)
Dining Room	30	1	5 (48" x 24")
Breakfast Booth	48	3	12 (48" x 24")
Bar Top - Bar stools	30	0	6 (24" x 24")
Four Top - Bar stools	8	0	2 (24" x 24")
Four Top - High top stools	4	0	1 (24" x 24")
St. Top - Rectangular	88	3	11 (24" x 24")
Large Round	8	1	1 (24" x 24")
Dining Room Total	166	4	42

Bar Top - Bar stools
 When dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and seating spaces in the dining surface shall comply with 1004.302. In addition, when work surfaces are provided for use by other than employees, at least 5 percent shall comply with 902.

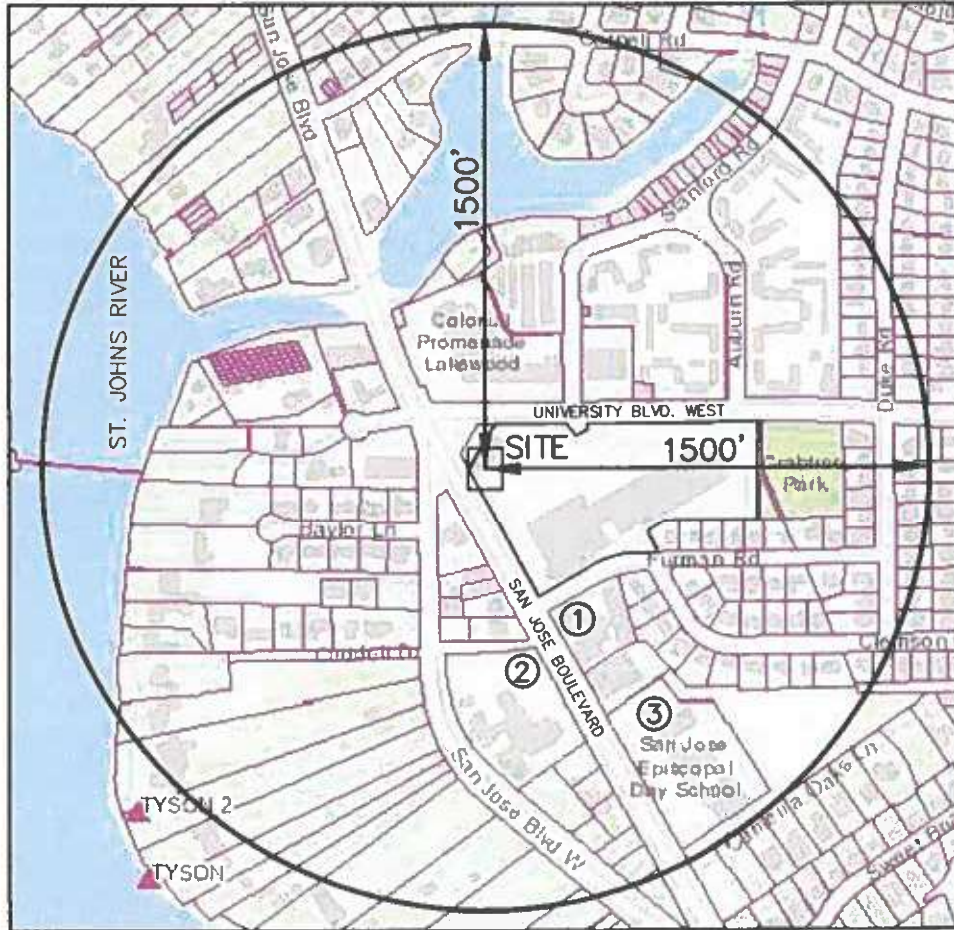
Occupant Load (Table 1004.1.1)

Use	Area	% of Total	Floor Area	Net or Gross Occupant	Comments
Fixed Seating - Banquets	35 SF	1%	Net	8	Per FBC 1004.6.10' / Seak
Fixed Seating - Banquets	48 SF	1%	Gross	8	Per FBC 1004.6.10' / Seak
Fixed Seating - Booth	77 SF	2%	Net	12	Per FBC 1004.6.24' / Seak
Fixed Seating - Booth	77 SF	2%	Net	12	Per FBC 1004.6.24' / Seak
Fixed Seating - Booth	77 SF	2%	Net	12	Per FBC 1004.6.24' / Seak
Kitchen	108 SF	3%	Gross	6	
Services	396 SF	12%	Gross	20	
Tables and Chairs	498 SF	15%	Net	34	
Tables and Chairs	148 SF	5%	Net	77	
Tables and Chairs	418 SF	13%	Net	28	
Making	114 SF	4%	Gross	8	
Gross Total	4078 SF	100%		218	



MAP OF

PART OF SECTION 42, TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE, MORE PARTICULARLY DESCRIBED AS PART OF LOT 14 AND, PART OF TRACT B, LAKEWOOD UNIT 14, AS RECORDED IN OFFICIAL RECORD BOOK 18789, PAGE 496 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



VICINITY MAP
SCALE: 1" = 500'

NOTES:

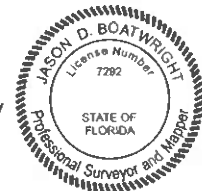
1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE ARE THREE (3).

SUBJECT SITE:
1500 UNIVERSITY BOULEVARD WEST
JACKSONVILLE, FL 32217
R.E.# 147032-0000

- ① LAKEWOOD UNITED METHODIST CHURCH & PRESCHOOL
6133 SAN JOSE BOULEVARD
JACKSONVILLE, FL 32217 - 535'±
- ② SAN JOSE BAPTIST CHURCH
6140 SAN JOSE BOULEVARD
JACKSONVILLE, FL 32217 - 660'±
- ③ SAN JOSE CHURCH OF CHRIST
6233 SAN JOSE BOULEVARD
JACKSONVILLE, FL 32217 - 920'±

CERTIFIED TO:
• OHJAX5, LLC.
• SCRAMBLERS

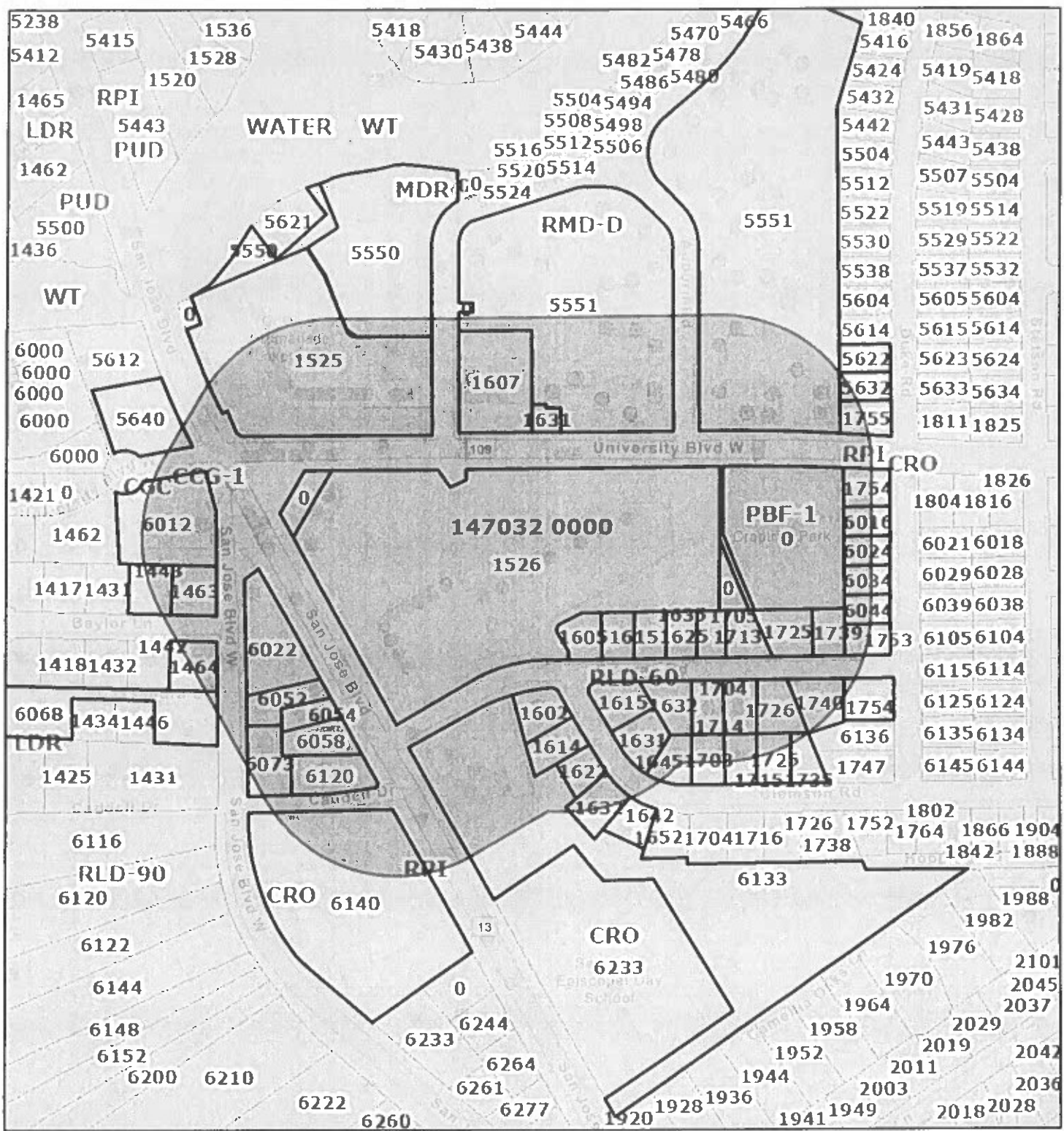
Digitally signed by
Jason Boatwright
Date: 2024.03.28
15:35:44 -04'00'



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3872
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DATE: MARCH 26, 2024 SHEET 1 OF 1	FILE: 2024-0410 DRAWN BY: ADT SCALE: 1" = 500'
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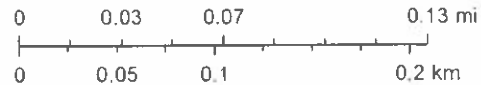
1500 University Blvd W Land Development Review



June 17, 2024

1:4,514

- Parcels
 - Address Points
 - Height Restriction Zones
 - HORIZONTAL SURFACE ELEV 150'
 - Military Accident Potential Zones
 - APZZ
- Notice Zones
 - MILITARY
 - Land Use
 - Panel Index
 - Zoning



Esri Community Maps Contributors, City of Jacksonville, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

On File

A	B	C	D	E	F	G	H	I
1 RE	LNAME	LNAMEZ	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADE	MAIL_CITY	MAIL_ZIP	
2	147026 0000	TURRILL KAY C	1614 CLEMSON RD		JACKSONVILLE	FL	32217-2305	
3	147026 0010	LAKEWOOD CHURCH OF JACKSONVILLE INC	6133 SAN JOSE BLVD		JACKSONVILLE	FL	32217	
4	147039 0000	ANDRE PIERRE C	1754 FURMAN RD		JACKSONVILLE	FL	32217-2321	
5	147024 0000	MCGRATH JOAN LIFE ESTATE	1632 CLEMSON RD		JACKSONVILLE	FL	32217	
6	147011 0000	RICHARDSON GARY WAYNE ET AL	C/O RICHARDSON EDWARD HOWARD	1735 CLEMSON RD	JACKSONVILLE	FL	32217-2304	
7	147052 0000	GARCIA RICHARD MYERSTON	1713 FURMAN RD		JACKSONVILLE	FL	32217	
8	147038 0000	SIEGRIST KAREN CONNOR	6844 MADRID AVE		JACKSONVILLE	FL	32217	
9	147053 0000	PALOMBO VICKI L ET AL	1705 FURMAN RD		JACKSONVILLE	FL	32217	
10	147049 0000	BAKER CHERYL ANN	1753 FURMAN RD		JACKSONVILLE	FL	32217-2369	
11	147056 0000	LEPLEY HEATHER N	1615 FURMAN RD		JACKSONVILLE	FL	32217	
12	147016 0000	ALSOBROOK CARROLL ESTATE	1631 CLEMSON RD		JACKSONVILLE	FL	32217-2367	
13	147050 0000	JOINER STEPHANIE C ET AL	1739 FURMAN RD		JACKSONVILLE	FL	32217-2369	
14	147030 0000	PEREZ SALVADOR ISAAC	1605 FURMAN RD		JACKSONVILLE	FL	32217	
15	147047 0000	COMPTON CAREY MICHAEL	6034 DUKE RD		JACKSONVILLE	FL	32217-2315	
16	147031 0000	CITY OF JACKSONVILLE	ATT CITY REAL ESTATE	214 N HOGAN ST 10TH FLOOR	JACKSONVILLE	FL	32202	
17	147015 0000	SWILLEY MONA D	1645 CLEMSON RD		JACKSONVILLE	FL	32217	
18	100431 0000	LAKEWOOD SOUTH LAND TRUST	1 SLEIMAN PKWY STE 270		JACKSONVILLE	FL	32216	
19	147046 0000	MILLS DOROTHY B	6024 DUKE RD		JACKSONVILLE	FL	32217-2315	
20	147051 0000	CONNOR STEPHEN A	1725 FURMAN RD		JACKSONVILLE	FL	32217-2369	
21	147034 0000	DIFFENBAUGH DAVID GUY	1632 FURMAN RD		JACKSONVILLE	FL	32217	
22	147055 0000	SCHUCK DONALD	4410 KETCHAM ST # 21		ELMHURST	NY	11373-3660	
23	147044 0000	JEDA JOHNS INVESTMENTS LLC	12469 LYDIA WOODS CT		JACKSONVILLE	FL	32258	
24	147036 0000	PITNEY ELIZABETH P	10 MCCAMPBELL RD		HOLMDEL	NJ	07733	
25	147014 0000	WIGHTMAN JOHN E	1703 CLEMSON RD		JACKSONVILLE	FL	32217-2304	
26	147045 0000	HAYES KATHRYN B	6016 DUKE RD		JACKSONVILLE	FL	32217-2315	
27	147013 0000	1715 CLEMSON LLC	1765 HOLLY OAKS RAVIND DR		JACKSONVILLE	FL	32225	
28	147037 0000	LEVY BRYAN	1726 FURMAN RD		JACKSONVILLE	FL	32217-2321	
29	147054 0000	CROWDER KATHY J ET AL	1635 FURMAN RD		JACKSONVILLE	FL	32217-2320	
30	147048 0000	PARKER MELISSA D	6044 DUKE RD		JACKSONVILLE	FL	32217	
31	147017 0000	MURTHA CRYSTAL RENAE	1615 CLEMSON RD		JACKSONVILLE	FL	32217-2367	
32	147035 0000	CHEMLAR DORIS M	1704 FURMAN RD		JACKSONVILLE	FL	32217-2321	
33	147012 0000	ZHENG XIU ZHI ET AL	1725 CLEMSON RD		JACKSONVILLE	FL	32217	
34	147023 0005	LEWIS REMOH E	1642 CLEMSON RD		JACKSONVILLE	FL	32217	
35	147025 0025	BASS CLEO	7249 TRAILS END		JACKSONVILLE	FL	32277	
36	146421 0000	MHC 96 FORT MYERS FL LLC	41 FLATBUSH AVE STE 3C		BROOKLYN	NY	11217	
37	146419 0100	LAKEWOOD NORTH LAND TRUST	1 SLEIMAN PKWY STE 270		JACKSONVILLE	FL	32216	
38	146421 0100	ARIEN PROPERTIES LLC	6140 FORDHAM CIR W		JACKSONVILLE	FL	32217	
39	146497 0000	DUNBAR JOSEPH E	5622 DUKE RD		JACKSONVILLE	FL	32207	
40	146496 0000	KNUE KEITH A	5632 DUKE RD		JACKSONVILLE	FL	32207-7789	
41	146495 0000	SEABASS FINCH & LILY LLC	1755 UNIVERSITY BLVD W		JACKSONVILLE	FL	32217	
42	146422 0000	VILLAGE AT SAN JOSE LP	PO BOX 7933		JACKSONVILLE	FL	32238	
43	097639 0510	SAN JOSE BLVD REALTY LLC	4521 SHARON RD SUITE 275		CHARLOTTE	NC	28211	
44	100434 1000	LAKEWOOD WEST LAND TRUST	1 SLEIMAN PKWY STE 270		JACKSONVILLE	FL	32216	
45	146938 0000	LEHMANN EDWARD GEORGE III	1463 BAYLOR LN		JACKSONVILLE	FL	32217	
46	146939 0000	** CONFIDENTIAL **	1443 BAYLOR LN		JACKSONVILLE	FL	32217-2301	
47	146949 0000	YOUNG MICHAEL A	1464 BAYLOR LN		JACKSONVILLE	FL	32217-2301	
48	100423 0010	SAFAR ANTON N	6068 SAN JOSE BLVD W		JACKSONVILLE	FL	32217	
49	100451 0010	SAN JOSE BAPTIST CHURCH	6140 SAN JOSE BV		JACKSONVILLE	FL	32217-2394	
50	100440 0000	6120 SAN JOSE BLVD LLC	6120 SAN JOSE BV		JACKSONVILLE	FL	32217	
51	100444 0100	MEADOWS INCORPORATED	4141 SOUTHPOINT DR E SUITE B		JACKSONVILLE	FL	32216	
52	100439 0500	D'ARONZO PROPERTIES LLC	6058 SAN JOSE BLVD		JACKSONVILLE	FL	32217	
53	100439 0000	STONER BRYAN INVESTMENTS LLC	6115 ARLINGTON EXPY		JACKSONVILLE	FL	32211	
54	100443 0005	ARITAN LLC	9635 BEAULIERC BLUFF RD		JACKSONVILLE	FL	32257	
55	100435 0000	6022 SAN JOSE LLC	6803 OLD KINGS RD S		JACKSONVILLE	FL	32217	
56		SOUTHEAST	4222 LALOSA DR		JACKSONVILLE	FL	32217	
57		LAKEWOOD COMMUNITY	5522 STETSON RD		JACKSONVILLE	FL	32207	

FPL →

SPECIAL WARRANTY DEED

THIS DEED is made as of September 18, 2000, between DEERWOOD VILLAGE MALL, LTD., a Florida limited partnership, herein the "grantor," and DEERWOOD VILLAGE MALL, L.C., a Florida limited liability company, post-office address, 2101 Corporate Blvd., N.W., Suite 300, Boca Raton, Florida 33431, herein the "grantee". (As used herein, the terms grantor and grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

Doc# 2000217117
Book: 9746
Pages: 1350 - 1353
Filed & Recorded
09/19/2000 04:42:55 PM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 2.50
DEED DOC STAMP \$ 47,775.00
RECORDING \$ 17.00

For Clerk's Use Only

WITNESSETH, That the grantor in consideration of One Dollar and other valuable considerations paid by the grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed and by these presents does hereby grant, bargain, sell, and convey unto the grantee forever all of that certain property in Duval County, Florida, described on Exhibit A attached hereto.

Real estate parcel no.: 14863-1000

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the grantee in fee simple. And the grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons claiming by, through, or under grantor, and no others.

This conveyance is subject to those matters set forth in Exhibit B attached hereto, and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

DEERWOOD VILLAGE MALL, LTD.

By The Village Group, Ltd., a Florida
limited partnership, its general partner

By The Village Group, Inc., a Florida
corporation, its general partner

By Amy R. Patterson
Guy R. Patterson
Its President

Charles L. Cranford
Printed CHARLES L. CRANFORD

ETHEENE T. HOPE
Printed ETHEENE T. HOPE

9424 Baymeadows Road, Suite 129
Jacksonville, Florida 32256

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this September 15, 2000, by Guy R. Patterson, President of The Village Group, Inc., a Florida corporation, as general partner on behalf of The Village Group, Ltd., a Florida limited partnership, as general partner of Deerwood Village Mall, Ltd., a Florida limited partnership, on behalf of the limited partnership. He is personally known to me or has produced _____ as identification.



Charles L. Cranford
MY COMMISSION # CC587958 EXPIRES
October 5, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

Charles L. Cranford

Printed _____

Notary Public, County and State aforesaid
Serial No.:
My commission expires:

(Notarial Seal)

EXHIBIT A

Book 9746 Page 1352

A parcel of land, in Section 25, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For Point of Reference, commence at the point of intersection of the Westerly right of way line of Southside Boulevard (Alternate U.S. Highway No. 1, State Road No. 115, a 300-foot right of way), with the Southerly right of way line of Baymeadows Road (a 100 foot right of way), said point being the Northeast corner of lands described in the public records of said county, in Official Records Volume 3675, Page 1109, and run North 88 degrees 34 minutes 20 seconds West, along said Southerly right of way line of Baymeadows Road and along the Northerly boundary line of said property described in Official Records Volume 3675, Page 1109, a distance of 340.00 feet to the Northwest corner of the aforementioned property for Point of Beginning.

From the Point of Beginning thus described, run South 1 degree 25 minutes 40 seconds West, along the Westerly boundary line of said property described in Official Records Volume 3675, Page 1109, a distance of 705.40 feet to the Southwest corner thereof, said point being located on a curve in the Northerly right of way line of Baymeadows By-Pass (a 100 foot right of way) as said road is described in Official Records Volume 3310, Page 1194, Public Records of said County; run thence along said Northerly right of way and along the arc of a curve, concave Northeasterly and having a radius of 1859.86 feet, a chord distance of 357.41 feet to a point, the bearing of the aforementioned chord being North 81 degrees 00 minutes 42 seconds West, run thence North 1 degree 25 minutes 40 seconds East a distance of 323.72 feet to a point; run thence South 88 degrees 34 minutes 20 seconds East, a distance of 34.30 feet to a point; run thence North 1 degree 25 minutes 40 seconds East a distance of 334.66 feet to a point in the aforementioned Southerly right of way line of Baymeadows Road; run thence South 88 degrees 34 minutes 20 seconds East, along said right of way line, a distance of 320.00 feet to the Point of Beginning.

TOGETHER WITH THE NON-EXCLUSIVE REAL PROPERTY EASEMENTS AS CREATED BY:

1. Restated Declaration of Easements and Restrictions dated September 19, 1986, recorded in Official Records Volume 6198, Page 2282.
2. Reciprocal Easement Agreement dated February 15, 1974, recorded in Official Records Volume 3675, Page 1111.
3. Reciprocal Easement Agreement dated October 9, 1978, recorded in Official Records Volume 4761, Page 760.

EXHIBIT B

1. Mortgage, Assignment of Rents and Security Agreement from Legg Mason Real Estate Services South, Inc., a Florida corporation, to Deerwood Village Mall, Ltd., a Florida limited partnership, recorded February 28, 1997, in Official Records Book 8557, page 1781, and assigned in Official Records Book 8557, page 1820 and Official Records Book 8557, page 1821, and further assigned in Official Records Book 8656, page 1027, of the public records of Duval County, Florida.
2. Assignment of Leases and Rents recorded in Official Records Book 8557, page 1796, as assigned in Official Records Book 8557, page 1820 and Official Records Book 8557, page 1821, and further assigned in Official Records Book 8656, page 1027, of the public records of Duval County, Florida.
3. Financing Statement recorded in Official Records Book 8557, page 1814, as assigned in Official Records Book 8557, page 1819 and in Official Records Book 8656, page 1014, of the public records of Duval County, Florida.
4. Restated Declaration of Easements and Restrictions recorded in Official Records Book 6198, page 2282, of the public records of Duval County, Florida.
5. Reciprocal Easement Agreement recorded in Official Records Book 3675, page 1111, of the public records of Duval County, Florida.
6. Reciprocal Easement Agreement recorded in Official Records Book 4761, page 760, of the public records of Duval County, Florida.

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Date: 6/17/2024
 Email: CRule@coj.net

Account No: CR737258
 User: Rule, Cynthia - PDD5
REZONING/VARIANCE/EXCEPTION

Name: GENERAL PROPERTY SUPPORT INC / LAWRENCE YANCY
 Address: 1500 UNIVERSITY BV WEST JACKSONVILLE, FL 32217
 Description: APPLICATION FOR ZONING EXCEPTION

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	000000000	000000	0000000	1551.00	0.00
00111	140302	342218	000000	000000000	000000	0000000	0.00	1551.00

Jim Overton
 Duval County
 Date Time: 07/22/2024 10:12AM
 Drawing: P00
 Clerk: JMB
 Transaction: 0425479

Rem:	Paid
CR Processing: CR740350 DEERWOOD VILLAGE MALL LLC #647, LAWRENCE YANCY 9940 OLD BAYMEADOWS RD JACKSONVILLE, FL 32256	\$1,475.00
CR Processing: CR737258 GENERAL PROPERTY SUPPORT INC #647, LAWRENCE YANCY 1500 UNIVERSITY BV WEST JACKSONVILLE, FL 32217	\$1,551.00
CR Processing: CR737376 DEERWOOD VILLAGE MALL LLC #647, LAWRENCE YANCY 9940 OLD BAYMEADOWS RD JACKSONVILLE, FL 32256	\$1,230.00
Total:	\$3,960.00
Receipt: 274-25-00579486	
Total Entered:	\$3,960.00
Check:	\$3,960.00
Chk#1584	
Balance:	\$0.00
Paid By: OHLIAXS LLC SCRAMBLERS	

Total Due: \$1,551.00

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