

Total Land Area (Nearest 1/100th of an Acre) 24.21

Current Property Use

COMMERCIAL RETAIL

Exception Sought

TO ALLOW FOR THE RETAIL SALES AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER, OR WINE FOR ON-PREMISES CONSUMPTION OR OFF-PREMISES CONSUMPTION OR BOTH.

In Whose Name Will The Exception Be Granted

KAPPUCCINOS BREAKFAST AND SPORTS BAR

Location Of Property

General Location

ALTA DR & FAYE RD

House # 11247 **Street Name, Type and Direction** ALTA DR **Zip Code** 32226

Between Streets

FAYE RD and DAYLILY LN

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.

THE PROPOSED USE IS CONSISTENT WITH THE COMPREHENSIVE PLAN. ORDINANCE 2004-0617-E ALLOWS FOR PERMISSIBLE USES BY EXCEPTION WITHIN THE CCG-1 ZONING DISTRICT. THE APPLICANTS REQUEST TO ALLOW FOR THE RETAIL SALES AND SERVICE OF

ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER, OR WINE FOR ON-PREMISES CONSUMPTION OR OFF-PREMISES CONSUMPTION OR BOTH IS A PERMISSIBLE USE BY EXCEPTION.

(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.

THE REQUESTED USE IS PERMISSIBLE BY EXCEPTION. RESTAURANTS WITHIN CLOSE PROXIMITY OFFER BEER, WINE, AND LIQUOR FOR ON-PREMISE CONSUMPTION. HEAVY INDUSTRIAL PROPERTY ABUTS THIS PROPERTY. THIS REQUEST IS COMPATIBLE WITH THE GENERAL CHARACTER OF THE AREA.

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

THE REQUEST 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.

THE PLAZA IS PREEXISTING, MEETING ALL CITY REQUIREMENTS FOR PARKING, PEDESTRIAN TRAFFIC, AND VEHICULAR TRAFFIC THUS NOT RESULTING IN THE GENERATION OR CREATION OF TRAFFIC INCONSISTENT WITH HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. THE PRIMARY TENANT THAT IS REQUESTING THIS EXCEPTION IS A SMALL RESTAURANT.

(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.

THE EXCEPTION REQUESTED IS PERMISSIBLE BY EXCEPTION PER THE PUD THAT WAS APPROVED IN 2004. IT 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.

THE REQUESTED EXCEPTION 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.

THE REQUESTED EXCEPTION 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.

THE REQUESTED EXCEPTION WILL BE SUFFICIENTLY ACCESSIBLE TO PERMIT ENTRY ONTO THE PROPERTY BY FIRE, POLICE, RESCUE AND OTHER SERVICES.

(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.

THE REQUEST FOR AN EXCEPTION IS 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. AS STATED, THE PUD APPROVED IN 2004 ALLOWS PERMISSIBLE USES BY EXCEPTION WITHIN CCG-1 ZONING DISTRICTS THAT COMPLIMENT COMMERCIAL USES.

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

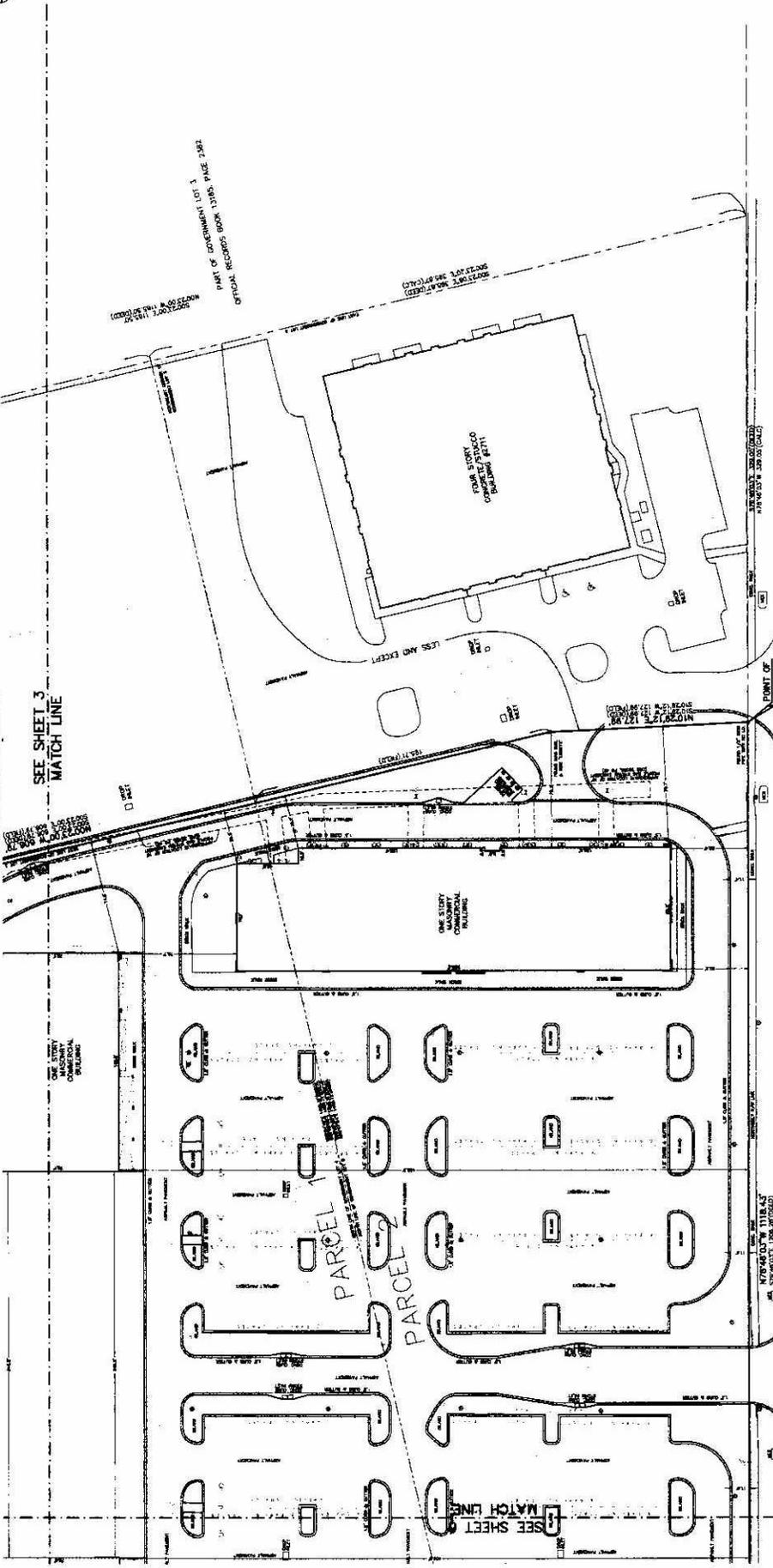
1) Residential District Base Fee	\$1,161.00
2) Plus Notification Costs Per Addressee	
38 Notifications @ \$7.00/each:	\$266.00
3) Total Application Cost:	\$1,427.00

* 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.



MAP SHOWING SURVEY OF
 A PORTION OF GOVERNMENT LOT 1, EAST PALM COUNTY, FLORIDA,
 LYING EAST OF ALTA ROAD AND NORTH OF FAYE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 (SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION)



SEE SHEET 3
 MATCH LINE

SEE SHEET 2
 MATCH LINE

FAYE ROAD
 (A PUBLIC DEDICATED HIGHWAY WITH R/W)

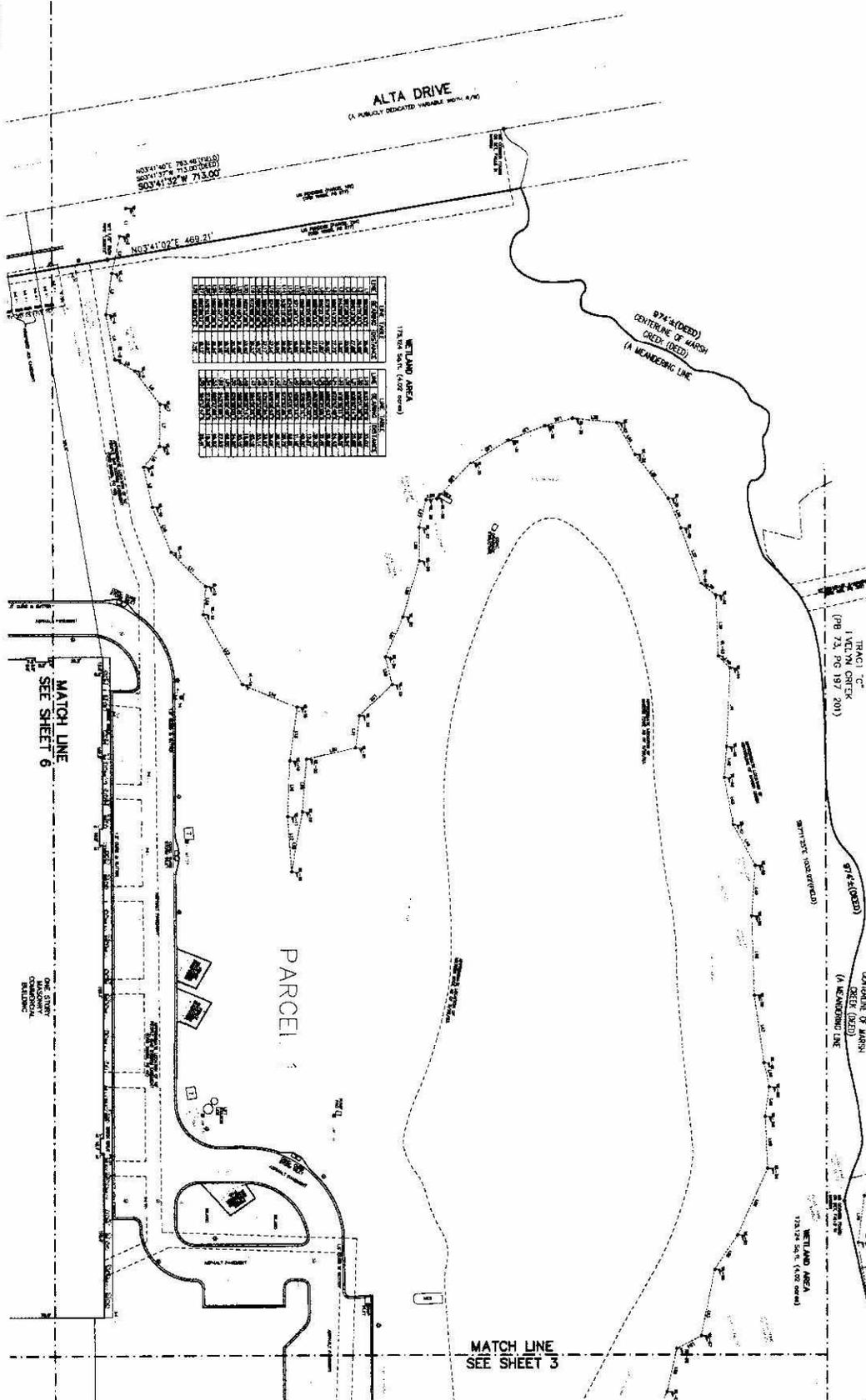
FAYE ROAD
 (A PUBLIC DEDICATED HIGHWAY WITH R/W)

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BOATWRIGHT LAND SURVEYORS, INC.
 1500 BENTLEY DRIVE, JACKSONVILLE, FLORIDA 32206 (PH) 904-241-8000
 DATE: JANUARY 2013
 SHEET: 1 OF 8

SYMBOLS	
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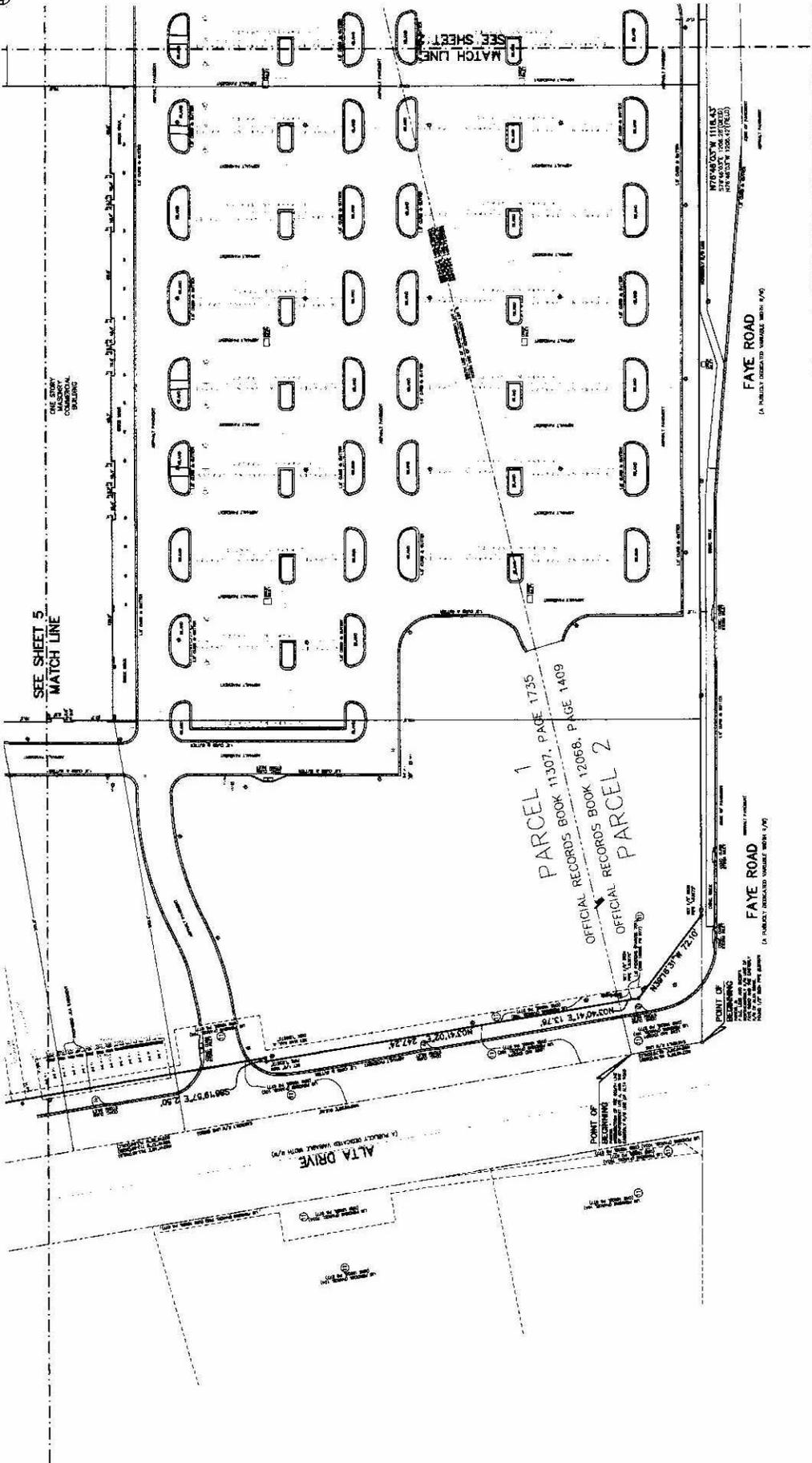
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MAP SHOWING SURVEY OF
 TRACT 1C
 MELVIN CREEK
 (PB 23, PG 197 201)

BOATWRIGHT LAND SURVEYORS, INC.
 1100 N. 10TH ST., SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.1100
 FAX: 303.733.1101
 WWW.BLSURV.COM

MAP SHOWING SURVEY OF
 A PORTION OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 35 NORTH, RANGE 27 EAST, RANGE 27 EAST, COUNTY TULSA,
 STATE OF OKLAHOMA AND SHOWING THE PLACEMENT OF THE PROPOSED DRIVEWAY AND DRIVEWAY
 (SEE SHEET 1 FOR COMPLETE LEGAL DESCRIPTION)

SEE SHEET 5
 MATCH LINE



SEE SHEET 1
 MATCH LINE

PARCEL 1
 OFFICIAL RECORDS BOOK 11307, PAGE 1735

PARCEL 2
 OFFICIAL RECORDS BOOK 12056, PAGE 1409

FAYE ROAD
 (A PUBLIC DEDICATED HIGHWAY WITH R/W)

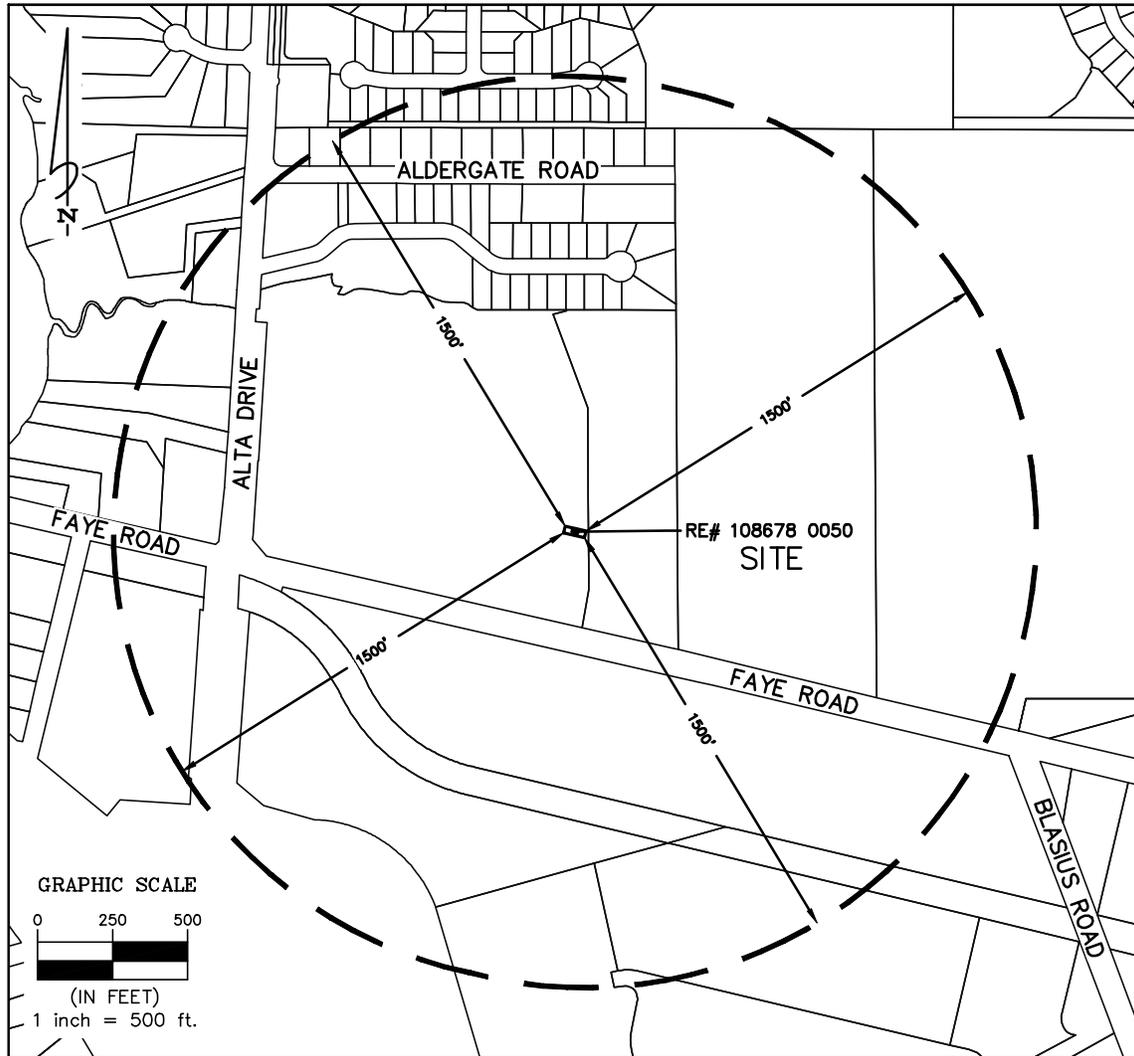
SEE SHEET 1 FOR:
 LEGAL DESCRIPTION
 SURVEY DATA
 CALCULATED BEARINGS
 DISTANCES
 AREA
 DATE: APRIL 23, 2012
 SHEET 1 OF 3

BOATWRIGHT LAND SURVEYORS, INC.
 1000 NORTH 10TH AVENUE, SUITE 1000, TULSA, OKLAHOMA 74103
 PHONE: 918.438.1111
 FAX: 918.438.1112
 WWW.BLSURV.COM

SYMBOL	DESCRIPTION
(1)	Survey Point
(2)	Corner Point
(3)	Point of Beginning
(4)	Point of Intersection
(5)	Point of Curvature
(6)	Point of Tangency
(7)	Point of Vertical Intersection
(8)	Point of Vertical Curvature
(9)	Point of Vertical Tangency
(10)	Point of Horizontal Intersection
(11)	Point of Horizontal Curvature
(12)	Point of Horizontal Tangency
(13)	Point of Spiral Intersection
(14)	Point of Spiral Curvature
(15)	Point of Spiral Tangency
(16)	Point of Vertical Curve
(17)	Point of Horizontal Curve
(18)	Point of Spiral Curve
(19)	Point of Vertical Curve
(20)	Point of Horizontal Curve
(21)	Point of Spiral Curve
(22)	Point of Vertical Curve
(23)	Point of Horizontal Curve
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(25)	Point of Vertical Curve
(26)	Point of Horizontal Curve
(27)	Point of Spiral Curve
(28)	Point of Vertical Curve
(29)	Point of Horizontal Curve
(30)	Point of Spiral Curve

MAP SHOWING

11257 ALTA DRIVE, SUITE 401, RE#108678 0050
 A PORTION OF SECTION 11, TOWNSHIP A SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.



GENERAL NOTES

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

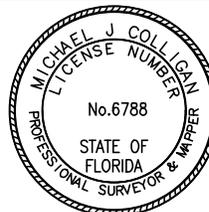
ADDRESSES

NO CHURCHES, SCHOOLS, ADULT ENTERTAINMENT OR SERVICE FACILITIES WITHIN 1500 FEET.

JOB NO. 2026-24
 DRAFTER EJC
 P.C. CASSIDY
 F.B. DIGITAL
 FIELD DATE 01-13-26

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

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



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



DIRECTORS' CORPORATE RESOLUTION

On January 15, 2026, at a duly convened meeting of the Board of Directors of Beemer & Associates XLIX, L.L.C. ("Company"), a Florida limited liability company managed by Miklaine, L.L.C. ("Miklaine"), the following action was unanimously approved:

RESOLVED THAT pursuant to certain authority granted by Elaine Ashourian as owner and Director of both the Company and Miklaine, Christian Oldenburg serves as Chief Operating Officer with appurtenant duties and obligations to the Company;

BE IT FURTHER RESOLVED THAT Christian Oldenburg, as Chief Operating Officer who runs the Company, has the requisite authority and right to execute documents required by the City of Jacksonville and any of its subsidiaries or municipally owned corporations.

BE IT FINALLY RESOLVED THAT Christian Oldenburg, as Chief Operating Officer who runs the Company, has the authority to execute and perform any and all acts necessary or appropriate to effectuate the business of the Company as its chief executive.

Beemer & Associates XLIX, L.L.C.

Signed by:


 By: Elaine Ashourian, on behalf of
 Miklaine, L.L.C., its Managing Member



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

Detail by Entity Name

Florida Limited Liability Company
BEEMER & ASSOCIATES XLIX, L.L.C.

Filing Information

Document Number	L09000118271
FEI/EIN Number	27-1500792
Date Filed	12/11/2009
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/01/2012

Principal Address

7880 GATE PARKWAY
SUITE 300
JACKSONVILLE, FL 32256

Changed: 04/29/2010

Mailing Address

7880 GATE PARKWAY
SUITE 300
JACKSONVILLE, FL 32256

Changed: 04/29/2010

Registered Agent Name & Address

MIKLAIN, L.L.C.
7880 GATE PARKWAY
SUITE 300
JACKSONVILLE, FL 32256

Name Changed: 01/07/2025

Address Changed: 04/29/2010

Authorized Person(s) Detail

Name & Address

Title MGR

MIKLAIN, L.L.C.
7880 GATE PARKWAY
SUITE 300
JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
2023	04/11/2023
2024	02/16/2024
2025	01/07/2025

Document Images

01/07/2025 -- ANNUAL REPORT	View image in PDF format
02/16/2024 -- ANNUAL REPORT	View image in PDF format
04/11/2023 -- ANNUAL REPORT	View image in PDF format
04/14/2022 -- ANNUAL REPORT	View image in PDF format
04/25/2021 -- ANNUAL REPORT	View image in PDF format
05/20/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
04/11/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/02/2015 -- ANNUAL REPORT	View image in PDF format
04/14/2014 -- ANNUAL REPORT	View image in PDF format
04/07/2013 -- ANNUAL REPORT	View image in PDF format
10/01/2012 -- REINSTATEMENT	View image in PDF format
09/27/2011 -- REINSTATEMENT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
12/11/2009 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company
MIKLAINÉ, L.L.C.

Filing Information

Document Number	L07000120915
FEI/EIN Number	36-4622937
Date Filed	12/05/2007
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	02/26/2009
Event Effective Date	NONE

Principal Address

7880 GATE PARKWAY
SUITE 300
JACKSONVILLE, FL 32256

Changed: 01/06/2025

Mailing Address

7880 GATE PARKWAY
SUITE 300
JACKSONVILLE, FL 32256

Changed: 01/06/2025

Registered Agent Name & Address

Ashourian, Elaine
7880 GATE PARKWAY
SUITE 300
JACKSONVILLE, FL 32256

Name Changed: 01/06/2025

Address Changed: 01/06/2025

Authorized Person(s) Detail

Name & Address

Title Manager

Ashourian, Elaine
7880 GATE PARKWAY
SUITE 300
JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
2023	04/11/2023
2024	02/16/2024
2025	01/06/2025

Document Images

01/06/2025 -- ANNUAL REPORT	View image in PDF format
02/16/2024 -- ANNUAL REPORT	View image in PDF format
04/11/2023 -- ANNUAL REPORT	View image in PDF format
04/13/2022 -- ANNUAL REPORT	View image in PDF format
04/25/2021 -- ANNUAL REPORT	View image in PDF format
05/20/2020 -- ANNUAL REPORT	View image in PDF format
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04/08/2013 -- ANNUAL REPORT	View image in PDF format
05/31/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/13/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
02/26/2009 -- LC Name Change	View image in PDF format
04/23/2008 -- ANNUAL REPORT	View image in PDF format
12/05/2007 -- Florida Limited Liability	View image in PDF format



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

Beemer & Associates XLIX, LLC
Owner Name

11257 Alta Drive, Jacksonville, FL 32226

Address(es) for Subject Property
108678 0050

Real Estate Parcel Number(s) for Subject Property

Josh Cockrell of The StellaRea Group
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 Christian Oldenburg, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

- Affiant is the Chief Operating Officer of Beemer's Associates XLIX, LLC a Florida LLC (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
Christian Oldenburg

 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

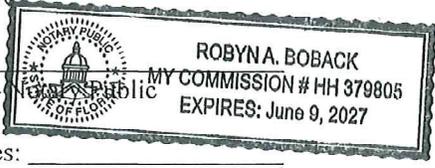
Sworn to and subscribed before me by means of physical presence or online notarization, this 9th day of JAN, 2025, by Christian Oldenburg, as COO for Beemer + Associates, LLC, who is personally known to me or has produced identification and who took an oath.

Type of identification produced _____.



 Notary Public Signature

[NOTARY SEAL]

 Printed/Typed Name – 
 My commission expires: _____

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

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR804628
User: Nagbe, Stephen - PDCU

Date: 2/4/2026
Email: SNagbe@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Josh Cockrell
Address: PO BOX 28327, Jacksonville FL, 32226
Description: Zoning Exception @ 11247 Alta Dr, Z-6826

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1427.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1427.00

Control Number: 8365457 | Paid Date: 2/5/2026

Total Due: \$1,427.00

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

Account No: CR804628
REZONING/VARIANCE/EXCEPTION

Date: 2/4/2026

Name: Josh Cockrell
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