

Date Submitted:	7/31/24
Date Filed:	9/16/2024

Application Number:	E-24-48
Public Hearing:	

**COMPANION APPLICATION**

WLD-24-12

**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:	PUD 1994-0335-737	Current Land Use Category:	RPI
Exception Sought:	Retail sale and serve of all alcoholic beverages for on and/or off-premises consumption	Applicable Section of Ordinance Code:	656.313 A.IV. (c)(1) ?
Council District:	4	Planning District:	3
Previous Zoning Applications Filed (provide application numbers):		E-01-14	
Notice of Violation(s): none found			
Number of Signs to Post:	1	Amount of Fees:	\$1278
Neighborhood Associations:		none	
Overlay: none			
Zoning Asst. Initials: CIR			

PROPERTY INFORMATION	
1. Complete Property Address: 9753 Deer Lake Court, Jacksonville, FL 32246	2. Real Estate Number: 146036-1790
3. Land Area (Acres): 1.6912	4. Date Lot was Recorded: 4/19/2000
5. Property Located Between Streets: Deer Lake Court and Southside Blvd.	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: 2192 Restaurant Class 2	
8. Exception Sought: SALE/SERVICE OF ALL ALCOHOL INCLUDING OUTSIDE SALES/SERVICE Zoning signature for DBPR form FOR alcohol license application (RESTAURANT)	
9. In whose name will the Exception be granted: IAG GROUP LLC	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: KUNG-PO YEN	11. E-mail: PAACOFFICE@YAHOO.COM
12. Address (including city, state, zip): 9753 Deer Lake Court, Jacksonville, FL 32246	13. Preferred Telephone: 904-910-2664

APPLICANT'S INFORMATION (if different from owner)	
14. Name: ISRAEL GUADARRAMA	15. E-mail: TEQUILAGOLD50@GMAIL.COM
16. Address (including city, state, zip): 9753 Deer Lake Court, Jacksonville, FL 32246	17. Preferred Telephone: 864-389-2961

CRITERIA
<p>Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."</p> <p>Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:</p> <ul style="list-style-type: none"> <li>(i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</li> <li>(ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses;</li> <li>(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community;</li> <li>(iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community;</li> <li>(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</li> <li>(vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity;</li> <li>(vii) Will not overburden existing public services and facilities;</li> <li>(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and</li> </ul>

Page 2 of 5

- 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.

see attached

## 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](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.

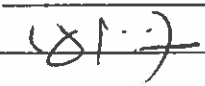

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

**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.

<p><b>Owner(s)</b> Print name: <u>KUNG-PO YEN</u> Signature: <u></u></p>	<p><b>Applicant or Agent (if different than owner)</b> Print name: <u>ISRAEL GUADARRAMA</u> Signature: <u></u></p> <p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>
<p><b>Owner(s)</b> Print name: _____ Signature: _____</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, 2<sup>nd</sup> 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  
Individual**

**KUNG-PO YEN**

Owner (Affiant) Name

**9753 Deer Lake Court, Jacksonville, FL 32246**

Address(es) for Subject Property

**146036-1790**

Real Estate Parcel Number(s) for Subject Property

**ISRAEL GUADARRAMA**

Appointed or Authorized Agent(s)

**Review and signature of an alcohol license application form for DBPR**

Type of Request(s)/Application(s)

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, the undersigned authority, this day personally appeared KUNG-PO YEN, who being by me first duly sworn, under oath, deposes and states as follows:

1. I am the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above noted request(s)/application(s) being made to the City of Jacksonville.
2. I have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on my behalf in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as my agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property as identified above 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 me, I attest that the application(s) is/are made in good faith.
3. I acknowledge that any change in ownership of the Subject Property and/or the designated agent(s) that occurs prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require 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.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. I further 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.**

*Kung-Po Yen*  
Signature of Affiant

KUNG-PO YEN  
Printed/Typed Name of Affiant

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 24, day of JUNE, 2024, by KUNG-PO YEN, who is  personally known to me or  has produced identification and who took an oath.

Type of identification produced FLORIDA DRIVER LICENSE.

[NOTARY SEAL]



ANN F. PHILIPS  
Commission # HH 217049  
Expires January 17, 2026

*Ann F. Philips*  
Notary Public Signature  
Ann F. Philips  
Printed/Typed Name – Notary Public

My commission expires: 1-17-2026

**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

Property taxes are subject to change upon change of ownership.

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

**ACADIAN ENTERPRISES INC**   
 1175 OAK HAMMOCK TRAIL  
 JACKSONVILLE, FL 32256

**Primary Site Address**  
 9753 DEER LAKE CT  
 Jacksonville FL 32246-

**Official Record Book/Page**  
 09601-01803

**Tile #**  
 7501

**9753 DEER LAKE CT**

Property Detail

<b>RE #</b>	146036-1790
<b>Tax District</b>	GS
<b>Property Use</b>	2192 Restaurant Class 2
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	05100 DEERWOOD PARK NORTH RPT 1
<b>Total Area</b>	73667

Value Summary

Value Description	2023 Certified	2024 In Progress
<b>Value Method</b>	Income	Income
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$942,285.00	\$1,288,280.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$1,819,600.00	\$2,303,200.00
<b>Assessed Value</b>	\$1,819,600.00	\$2,001,560.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$301,640.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$1,819,600.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

**Taxable Values and Exemptions – In Progress** 

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History** 

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<a href="#">09601-01803</a>	4/4/2000	\$886,500.00	SW - Special Warranty	Qualified	Vacant

**Extra Features** 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	40,976.00	\$17,210.00
2	PVCC1	Paving Concrete	1	0	0	4,048.00	\$3,740.00
3	LPMC1	Light Pole Metal	1	0	0	15.00	\$4,067.00
4	LITC1	Lighting Fixtures	1	0	0	15.00	\$2,053.00
5	FWDC1	Fence Wood	1	0	0	54.00	\$151.00
6	SWSC6	Sprinkler Wet System	1	0	0	7,095.00	\$2,469.00
7	SWSC6	Sprinkler Wet System	1	0	0	1,270.00	\$1,842.00
8	FWIC1	Fence Wrought Iron	1	0	0	129.00	\$5,634.00

**Land & Legal** 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	PUD	0.00	0.00	Common	73,616.00	Square Footage	\$1,288,280.00

Legal

LN	Legal Description
1	51-6 01-3S-27E 1.690
2	DEERWOOD PARK NORTH R/P 1
3	PT PARCEL K RECD O/R 9601-1803

**Buildings** 

Building 1

Building 1 Site Address  
 9753 DEER LAKE CT Unit  
 Jacksonville FL 32246-

<b>Building Type</b>	2102 - RESTAURANT CLASS II
<b>Year Built</b>	2001

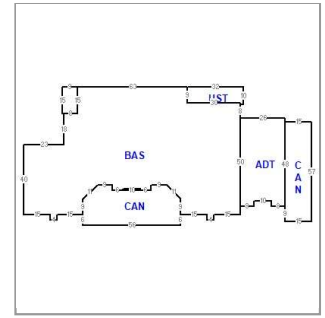
Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Exterior Wall	20	20 Face Brick
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G



<b>Building Value</b>	\$878,724.00
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Type	Gross Area	Heated Area	Effective Area
Base Area	7095	7095	7095
Canopy	1158	0	290
Addition	1270	1270	1270
Canopy	855	0	214
Unfinished Storage	135	0	54
Unfinished Storage	290	0	116
Canopy	10	0	2
<b>Total</b>	<b>10813</b>	<b>8365</b>	<b>9041</b>

Interior Wall	5	5 Drywall
Interior Wall	8	8 Decorative Cvr
Int Flooring	3	3 Concrete Fin
Int Flooring	15	15 Quar/Hrd Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit
Ceiling Wall Finish	6	6 NS Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	
Restrooms	2.000	
Baths	25.000	
Rooms / Units	6.000	
Avg Story Height	16.000	

**2024 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$2,001,560.00	\$0.00	\$2,001,560.00	\$20,592.23	\$22,651.45	\$21,937.10
Public Schools: By State Law	\$2,303,200.00	\$0.00	\$2,303,200.00	\$5,791.79	\$7,121.49	\$7,252.78
By Local Board	\$2,303,200.00	\$0.00	\$2,303,200.00	\$4,090.46	\$5,177.59	\$5,097.90
FL Inland Navigation Dist.	\$2,001,560.00	\$0.00	\$2,001,560.00	\$52.40	\$57.64	\$53.24
Water Mgmt Dist. SJRWMD	\$2,001,560.00	\$0.00	\$2,001,560.00	\$326.25	\$358.88	\$337.46
School Board Voted	\$2,303,200.00	\$0.00	\$2,303,200.00	\$1,819.60	\$2,303.20	\$2,303.20
			<b>Totals</b>	<b>\$32,672.73</b>	<b>\$37,670.25</b>	<b>\$36,981.68</b>

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$1,819,600.00	\$1,819,600.00	\$0.00	\$1,819,600.00
<b>Current Year</b>	\$2,303,200.00	\$2,001,560.00	\$0.00	\$2,001,560.00

**2024 TRIM Property Record Card (PRC)**

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

**Property Record Card (PRC)**

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

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

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

**More Information**

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

Property Appraiser's  
I.D. No.: A Part of 146036-1750

PREPARED BY AND RETURN TO:  
Anthony A. Anderson, Esquire  
Rogers, Towers, Bailey, Jones & Gay  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

Doc# 2000087776  
Book: 9601  
Pages: 1803 - 1808  
Filed & Recorded  
04/19/00 11:19:17 AM  
HENRY W COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
TRUST FUND \$ 3.50  
DEED DOC STAMP \$ 6,205.50  
RECORDING \$ 25.00

00010408  
lepp  
28.50  
620550

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made as of this 4<sup>th</sup> day of April, 2000, between **GL NATIONAL, INC.**, a Florida corporation, hereinafter the "Grantor", and **ACADIAN ENTERPRISES, INC.**, a Florida corporation, hereinafter the "Grantee", whose address is 7411 Fullerton Street, Jacksonville, Florida 32256.

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to the Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

See **Exhibit "A"** hereto attached (hereinafter the "Property").

Subject to those matters listed on **Exhibit "B"** attached hereto and by reference made a part hereof.

And, except for those matters set forth on **Exhibit "B"** attached hereto, the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

(C)

**RESTRICTIVE COVENANT**

Grantee, its successors and assigns, are hereby prohibited from using the Property for any use other than for general commercial use as defined in the Development Order described on **Exhibit "B"** attached hereto (the "Development Order") and such other ancillary uses, all as determined and permitted by the pertinent governmental authority. The provisions of this


restrictive covenant touch and concern the Property and shall constitute a covenant remaining in effect and running with the land for the period from the date of recordation of this Warranty Deed until April 30, 2050, and thereafter so long as the Development Order, as it may be amended from time to time, continues in effect. This restrictive covenant shall be enforceable by the Developer by specific performance, injunctive relief and other appropriate remedy. In any proceeding brought to enforce this restrictive covenant, the prevailing party in such proceeding may also recover litigation expenses including its reasonable attorney's fees.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its President and caused its Corporate Seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**GL NATIONAL, INC.,**  
a Florida corporation

Susan K. Morgan  
Name: Susan K. Morgan  
Darlene Cowen  
Name: Darlene Cowen

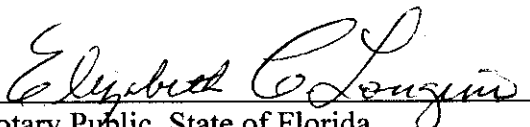
By:   
Kenneth R. Wilson  
Its: President

Address:  
9540 San Jose Boulevard  
Jacksonville, Florida 32217

STATE OF FLORIDA

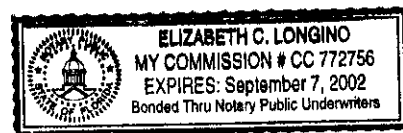
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of April, 2000, by Kenneth P. Wilson, the President of GL National, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me.

  
\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires:

Commission Number:



## THE BIG EASY CAJUN

A PART OF PARCEL "K", DEERWOOD PARK NORTH REPLAT NUMBER ONE AS RECORDED IN PLAT BOOK 51, PAGES 6 AND 6A THROUGH 6N OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHSIDE BOULEVARD (STATE ROAD NUMBER 115, AS NOW ESTABLISHED AS A 250 FOOT RIGHT-OF-WAY) WITH THE CENTERLINE OF DEER LAKE COURT AS ESTABLISHED BY THE AFORESAID PLAT AS AN 80 FOOT RIGHT-OF-WAY ( SAID 80 FEET BEING 34.00 FEET LEFT AND 46.00 FEET RIGHT AT THIS POINT); THENCE N.74°00'00"E., ALONG SAID CENTERLINE, A DISTANCE OF 290.72 FEET TO THE POINT OF TANGENCY OF CURVE NO. C9 (CURVE NUMBER ACCORDING TO SAID PLAT) SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 802.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 339.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N.61°53'16"E. AND A CHORD DISTANCE OF 336.77 FEET TO A POINT WHERE SAID RIGHT-OF-WAY IS 40.00 FEET ON EACH SIDE OF THE CENTERLINE; THENCE N.40°13'30"W. A DISTANCE OF 40.00 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE AND TO THE POINT OF BEGINNING; THENCE CONTINUE N.40°13'30"W. A DISTANCE OF 54.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N.29°15'45"W. AND A CHORD DISTANCE OF 45.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.18°18'00"W. A DISTANCE OF 164.07 FEET; THENCE N.31°37'32"E. A DISTANCE OF 209.06 FEET; THENCE S.58°22'28"E. A DISTANCE OF 246.06 FEET TO A POINT ON THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF DEER LAKE COURT; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 762.47 FEET AN ARC DISTANCE OF 358.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S.36°18'49"W. AND A CHORD DISTANCE OF 355.00 FEET TO THE POINT OF BEGINNING.

01/18/00-DEERWOOD\BIGEASY.LEG  
 DURDEN LAND SURVEYORS  
 DWG. FILE NO. U-175

**EXHIBIT A**

**EXHIBIT B**  
**Permitted Exceptions**

1. Taxes for the year 2000 and any taxes and assessments levied or assessed subsequent to the date hereof. Said taxes become a lien as of January 1, 2000, but are not due and payable until November 1, 2000, pursuant to section 197.333 F.S.
2. Notice of Development Order recorded in Official Records vis: Resolution 74-1047-449 (the "Resolution") as amended by joint Stipulation for Final Order of the Florida Land and Water Adjudicatory Commission amending Development Order and Dismissal of Appeal, DAH No. 75-004 (the "Joint Stipulation"), as amended by Resolution 86-716-304, Resolution 91-592-334 and Resolution 92-904-179, and further modified by Notice of Substantial Deviation to Development Order recorded in Official Records Volume 6415, Page 1470, and as further amended by Council Resolutions 88-418-167, 88-1545-603, 89-775-259, 91-592-334, 92-904-179, 94-1318-435, and 98-462-A, and as modified by First Declaration of Conversion of Development Rights recorded in Official Records Volume 8087, Page 0745, and as further modified of record by various Allocations of Development Rights, all in the current public records of Duval County, Florida.
3. Protective Covenants of Deerwood Park North recorded in Official Records Volume 7181, Page 0690, as modified by First Amendment to Protective Covenants recorded in Official Records Volume 7488, Page 0463, as modified by First Declaration of Conversion of Development Rights as recorded in Official Records Volume 8087, Page 0745, as further amended by Second Amendment to Protective Covenants recorded in Official Records Volume 8087, Page 0709, as further amended by Third Amendment to Protective Covenants recorded in Official Records Volume 8419, Page 1217, as further amended by Amended and Restated Third Amendment to Protective Covenants recorded in Official Records Volume 8425, Page 1681, as further amended by Fourth Amendment to Protective Covenants recorded in Official Records Volume 8710, Page 305, as further amended by Fifth Amendment to Protective Covenants recorded in Official Records Volume 9103, Page 218, as further amended by Sixth Amendment to Protective Covenants recorded in Official Records Volume 9191, Page 1130, and as further amended by Seventh Amendment to Protective Covenants recorded in Official Records Volume 9211, Page 505, and as further modified of record by various Allocations of Development Rights, all in the current public records of Duval County, Florida.
4. Blanket BellSouth Easement recorded in Official Records Volume 8421, Page 1647, current public records of Duval County, Florida.

5. Jacksonville Electric Authority Easement recorded in Official Records Volume 7283, Page 1588, current public records of Duval County, Florida.
6. Subject to terms and conditions, easements, restrictions, dedications and other matters shown on the Adoption and Dedication on Plat of DEERWOOD PARK NORTH REPLAT NUMBER ONE, as recorded in Plat Book 51, Pages 6 and 6A through 6N of the current public records of Duval County, Florida.
7. Declaration of Storm Water Drainage Easement recorded in Official Records Book 8762, Page 1317, current public records of Duval County, Florida..
8. Driveway Easement recorded in Official Records Book 9191, Page 1136, current public records of Duval County, Florida.



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

## Detail by Entity Name

Florida Profit Corporation  
ACADIAN ENTERPRISES, INC.

### Filing Information

<b>Document Number</b>	P00000011185
<b>FEI/EIN Number</b>	59-3622685
<b>Date Filed</b>	01/27/2000
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1175 Oak Hammock Trail  
Jacksonville, FL 32256

Changed: 03/14/2022

### Mailing Address

1175 Oak Hammock Trail  
Jacksonville, FL 32256

Changed: 03/14/2022

### Registered Agent Name & Address

YEN, KUNG-PO  
1175 Oak Hammock Trail  
Jacksonville, FL 32256

Name Changed: 02/08/2001

Address Changed: 03/14/2022

### Officer/Director Detail

#### **Name & Address**

Title DPS

YEN, KUNG-PO  
1175 Oak Hammock Trail  
Jacksonville, FL 32256

Title DTV

On File



YEN, KUNG-TI  
 1175 Oak Hammock Trail  
 Jacksonville, FL 32256

### Annual Reports

Report Year	Filed Date
2022	03/14/2022
2023	04/12/2023
2024	04/15/2024

### Document Images

<a href="#">04/15/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/12/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/14/2022 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/04/2020 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/26/2017 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">03/29/2011 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/03/2008 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/17/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/09/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/03/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/08/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/08/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/27/2000 -- Domestic Profit</a>	View image in PDF format

APPLYING FOR A C.O.U.  
TEQUILAS D' ORO MEXICAN RESTAURANT  
9753 DEER LAKE CT,  
JACKSONVILLE, FL 32246

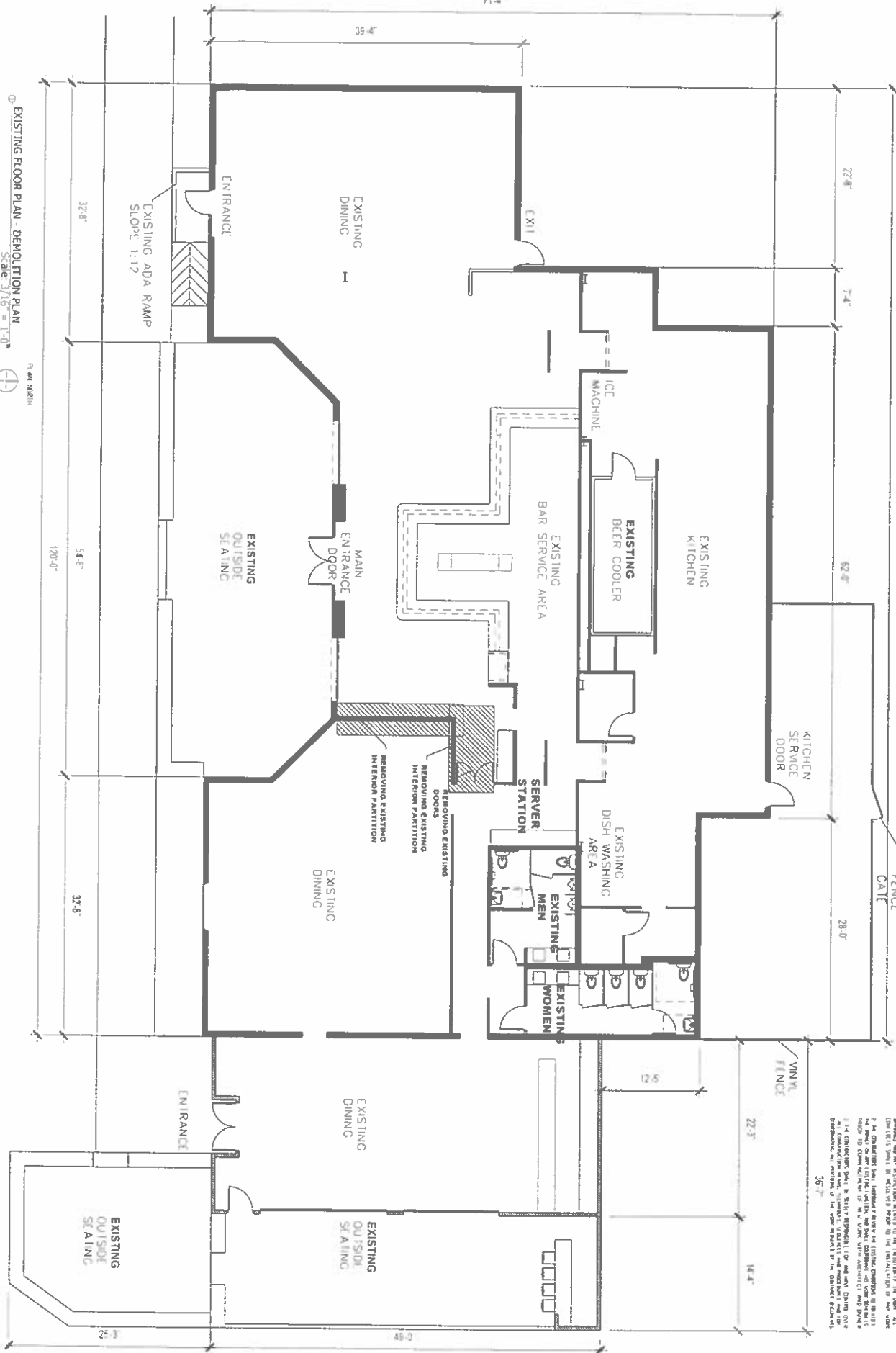
ARCHITECT

Ps. 23 Design Studio, LLC  
10700 Beach Blvd. Unit 17443  
Jacksonville, FL 32246  
PH: 904-710-8408  
admin@ps23designstudio.  
#AR0015860



GC TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

71'-4"



GC TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION  
120'-0"

NOTES:

1. An existing door is to be removed and replaced with a new door. The new door is to be provided by the contractor. The contractor is to provide and install the door and frame. The contractor is to provide and install the door and frame. The contractor is to provide and install the door and frame.
2. An existing door is to be removed and replaced with a new door. The new door is to be provided by the contractor. The contractor is to provide and install the door and frame. The contractor is to provide and install the door and frame.
3. An existing door is to be removed and replaced with a new door. The new door is to be provided by the contractor. The contractor is to provide and install the door and frame. The contractor is to provide and install the door and frame.

EXISTING FLOOR PLAN - DEMOLITION PLAN  
Scale: 3/16" = 1'-0"



PLANS NORTH

# TEQUILAS D' ORO MEXICAN RESTAURANT

9753 DEER LAKE CT  
JACKSONVILLE, FL 32246

Daryl  
Roddy  
Rods



NO. 1	DATE	DESCRIPTION

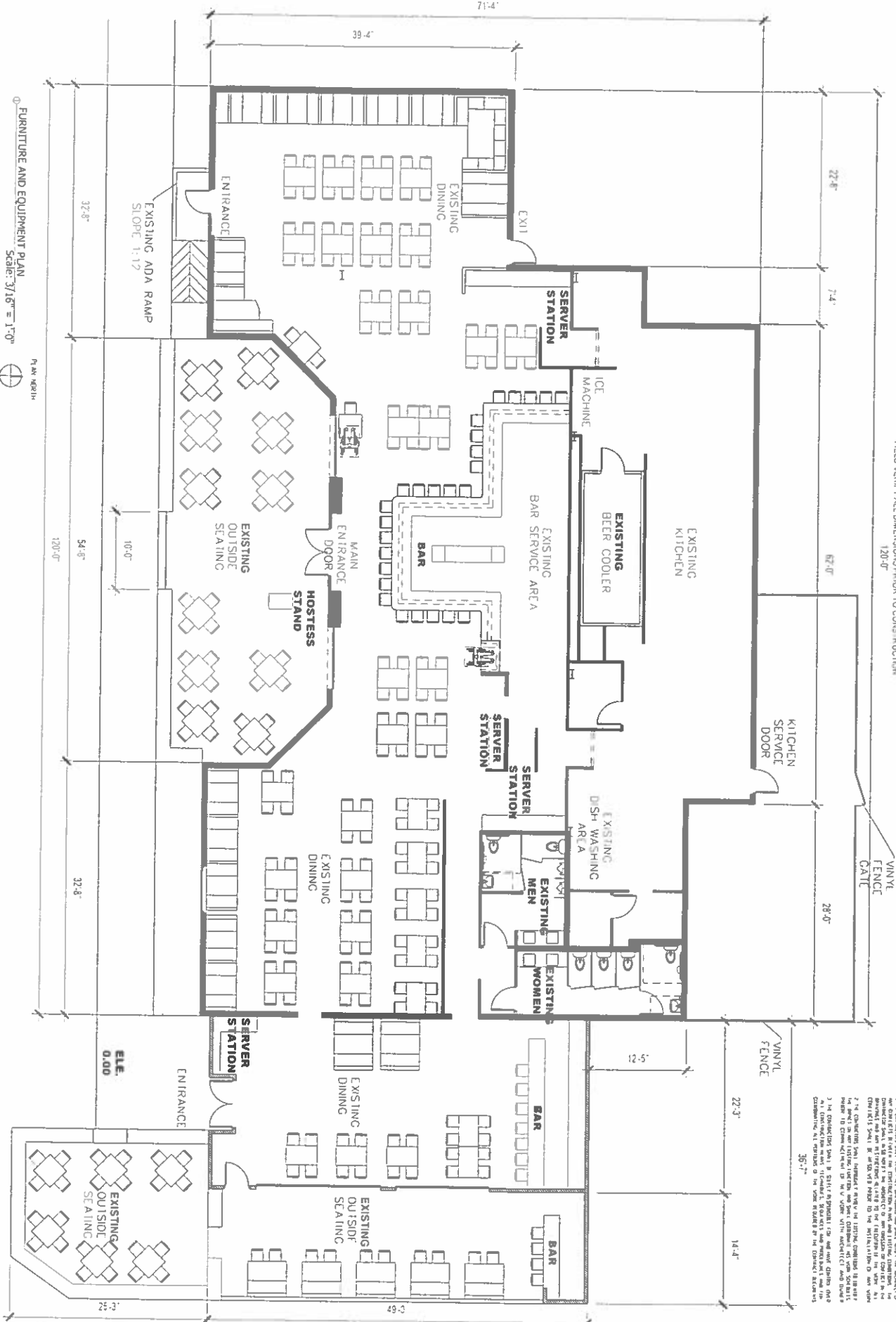
EXISTING FLOOR PLAN

A-0.1

G.C TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

71'-4"

39'-4"



FURNITURE AND EQUIPMENT PLAN  
Scale: 3/16" = 1'-0"



G.C TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

120'-0"

G.C TO

VINYL FENCE

**NOTES:**

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTINGS ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES ON THE SITE.

**TEQUILAS D' ORO MEXICAN RESTAURANT**  
9753 DEER LAKE CT  
JACKSONVILLE, FL 32246

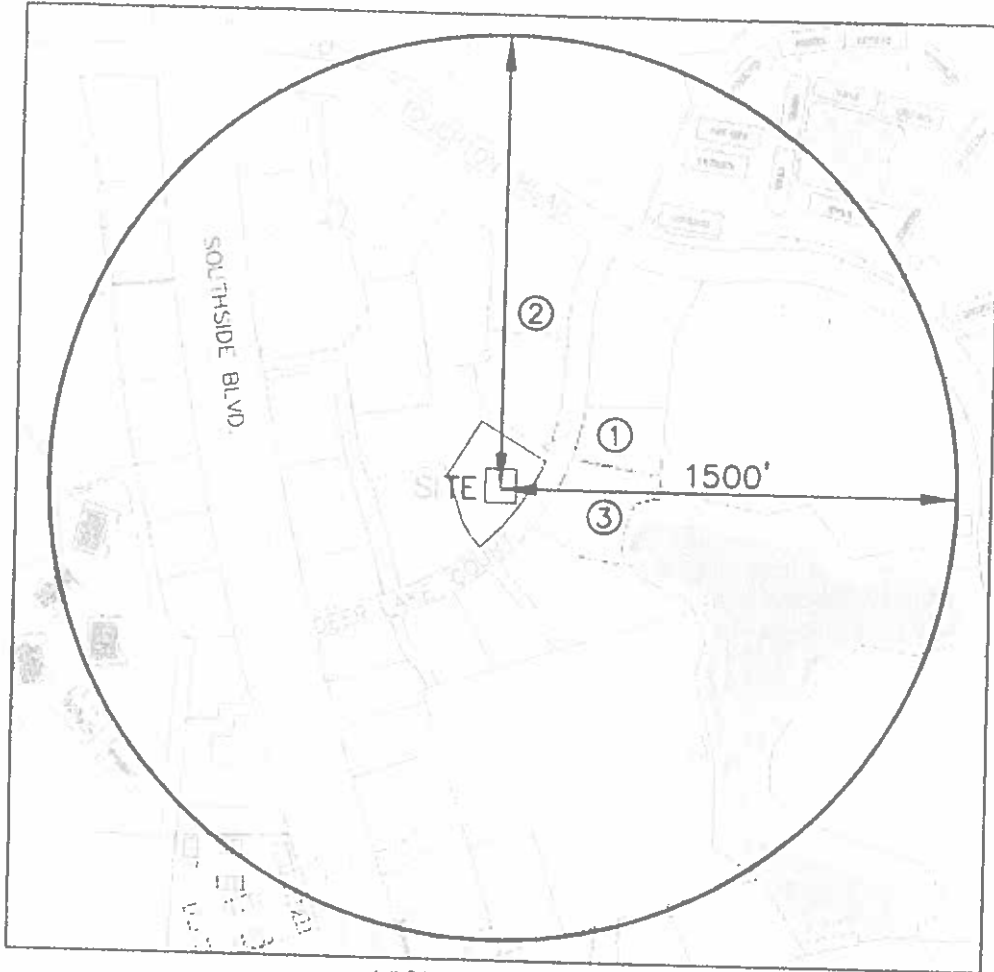
Darryl ...  
Rodger ...



A-1.0

# MAP SHOWING SURVEY OF

A PART OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE, MORE PARTICULARLY A PART OF PARCEL K, DEERWOOD PARK NORTH REPLAT No. 1 AS RECORDED IN PLAT BOOK 51, PAGES 5, 5A THROUGH 5N, 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 TWO (2)

**SUBJECT SITE**

9753 DEER LAKE COURT  
JACKSONVILLE, FL 32246  
P.E.#: 148035-1730

- ① A BRIGHT BEGINNING CHILDCARE  
9762 DEER LAKE COURT,  
JACKSONVILLE, FL 32246 - 290'±
- ② KID'S PARK-JAX  
9726 TOUCHTON ROAD #111  
JACKSONVILLE, FL 32246 - 450'±
- ③ NEW PROPOSED SCHOOL  
9750 DEER LAKE COURT  
JACKSONVILLE, FL 32246 - 230'±

**CERTIFIED TO:**

- IAG GROUP, LLC.
- D/B/A TEQUILAS D'ORO COCINA MEXICANA RESTAURANT

*Jason D. Boatwright*  
**JASON D. BOATWRIGHT, P.S.M.**  
 FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292  
 FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3572  
 \*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.\*

DATE AUGUST 19, 2024	FILE 2024-0913
SHEET 1 OF 1	DRAWN BY: ADT
	SCALE: 1" = 500'

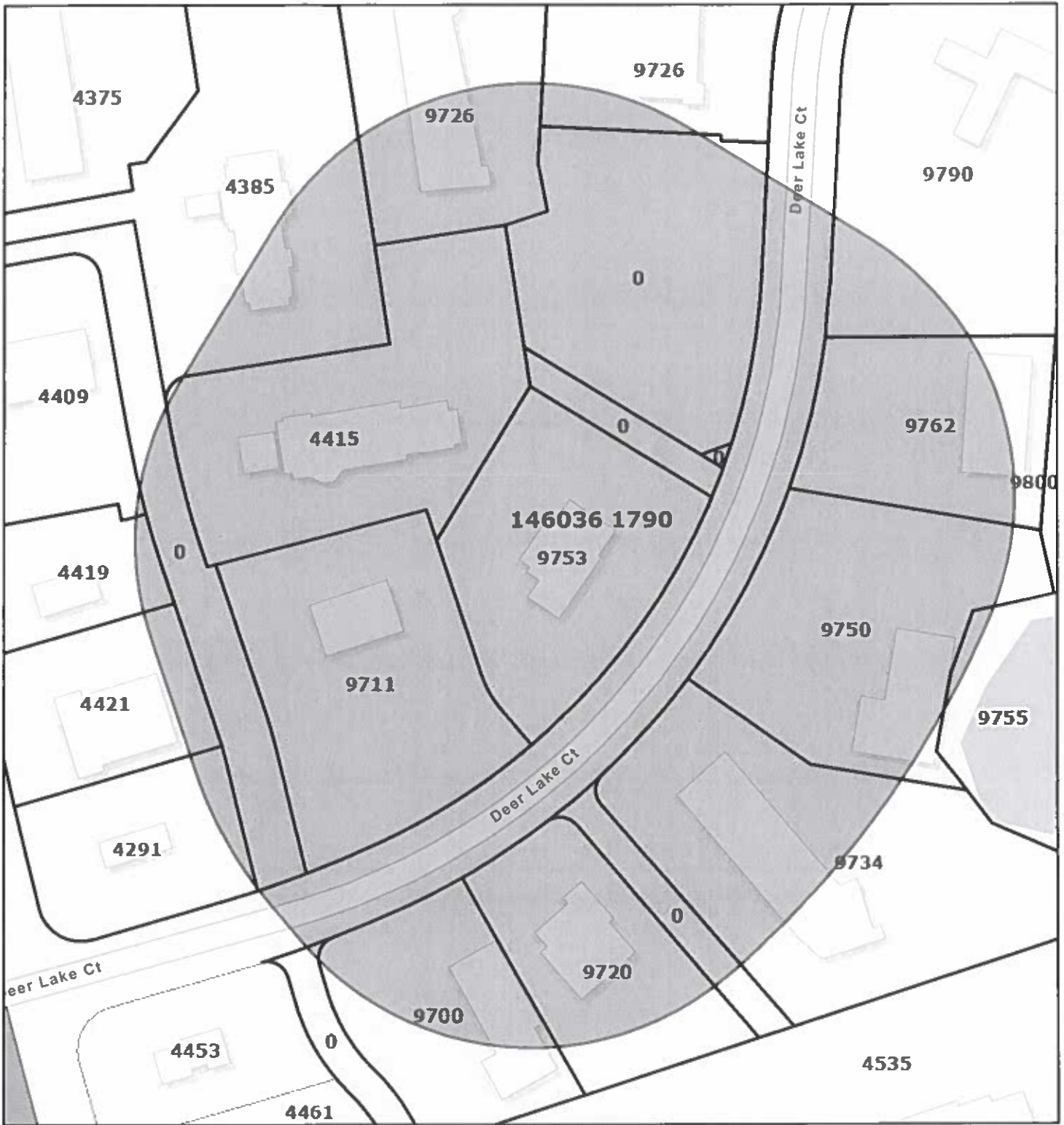
**BOATWRIGHT LAND SURVEYORS, INC.**

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



On File

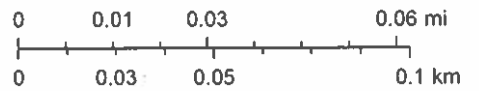
# 9753 Deer Lake Ct Land Development Review



August 1, 2024

 Parcels

1:2,257



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

	A	B	C	D	E	F	G	H
1	RE	UNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_MAIL_ZIP	
2	146036 1275	CULHANES IRISH PUB 2 INC		9720 DEER LAKE CT		JACKSONVILLE	FL 32246	
3	146036 1200	ALIVE CREDIT UNION		9790 TOUCHTON RD		JACKSONVILLE	FL 32246 8227	
4	146036 1785	SHOPPES AT LAKEVIEW I LLC		2801 N UNIVERSITY DR STE 306		CORAL SPRINGS	FL 33065	
5	146036 1775	GT SHS JACKSONVILLE LP		4925 GREENVILLE AVE STE 1060		DALLAS	TX 75206	
6	146036 1010	DEERWOOD PARK NORTH OWNERS ASSOCIATION INC		C/O BCM SERVICES	920 3RD ST SUITE B	NEPTUNE BEACH	FL 32266	
7	146036 1070	CH RETAIL FUND II/JACKSONVILLE TINSELTOWN LLC		3819 MAPLE AVE		DALLAS	TX 75219	
8	146036 1757	MCDONALDS CORP		MCDONALDS CORP ATTN DEPT 027 RE TAX	110 CARPENTER ST	CHICAGO	IL 60607	
9	146036 1350	AMERICAN TANGO INC		8221 SOUTHSIDE BLVD STE 3		JACKSONVILLE	FL 32256	
10	146036 1175	MILESTONE BEGINNINGS LLC		180 PHILIPS HILL RD UNIT 1A		NEW CITY	NY 10956	
11	146036 1805	QUALITY OIL COMPANY LLC		1540 SILAS CREEK PKWY		WINSTON SALEM	NC 27127 3705	
12	146036 1765	GLM SS LLC		9440 PRESTON TRL W		PONTE VEDRA BEACH	FL 32082 3308	
13	146036 1780	TEXAS Q ZONE INC		400 NORTH NEW YORK AVE SUITE 108		WINTER PARK	FL 32789	
14	146036 1810	SANDLER FIRST AMENDED TRUST MARITAL DEDUCTION TRUS		BARRY SANDLER TRUSTEE	21700 OXNARD ST #950	WOODLAND HILLS	CA 91367	
15	146036 1285	TSB I LTD		344 PABLO RD		PONTE VEDRA BEACH	FL 32082	
16	146036 1920	DOC 9726 TOUCHTON ROAD MOB LLC	JOANNE PARKER GRIFFIN	309 N WATER ST STE 500		MILWAUKEE	WI 53202	
17		SOUTHEAST		4222 LALOSA DR		JACKSONVILLE	FL 32217	

$$\begin{array}{r}
 15 \\
 \times 7 \\
 \hline
 105 \\
 + 1173 \\
 \hline
 \$1,278
 \end{array}$$

*Notice*  
*Free*  
*Total*



**Jim Overton  
Duval County**

Date/Time: 09/10/2021 02:00PM  
Drawer: P00  
Clerk: JMD  
Transaction: 6595272

Item:	1000
CR Processing	\$2,000.00
CR 247577	
King-Po-Yeh Ac 47: EAG	
Group LLC	
9753 Deer Lake Ct	
Jacksonville, FL 32246	
Total	\$2,000.00

Receipt: 272250079064

Total Tended	\$2,000.00
PN Debit	\$2,000.00
Visa C 6XXXX50332	
Confirmation number	
11059701672	
AID: A000000098085d	
IDS: emv	
Application Label: US	
DEBIT	
PN Statement: 1	
Auth Code: 068059	
Balance:	\$0.00
Convenience Fee:	\$2.50
Total Charged	\$2,025.00

Paid By: ASRE MI GUADALUPE VASIX

**Duval County, City Of Jacksonville**

**Jim Overton , Tax Collector**

231 E. Forsyth Street  
Jacksonville, FL 32202

**General Collection Receipt**

Account No: CR742524  
User: Rule, Cynthia - PDDS

Date: 8/1/2024  
Email: CRule@coj.net

**REZONING/VARIANCE/EXCEPTION**

**Name:** KUNG-PO YEN / ISRAEL GUADARRANA  
**Address:** 9753 DEER LAKE CT JACKSONVILLE, FL 32246  
**Description:** APPLICATION FOR ZONING EXCEPTION

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1278.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1278.00

**Total Due: \$1,278.00**

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

Account No: CR742524  
REZONING/VARIANCE/EXCEPTION

Date: 8/1/2024

**Name:** KUNG-PO YEN / ISRAEL GUADARRANA  
**Address:** 9753 DEER LAKE CT JACKSONVILLE, FL 32246  
**Description:** APPLICATION FOR ZONING EXCEPTION

**Total Due: \$1,278.00**