

Date Submitted:	3/8/24
Date Filed:	8.9.24

Application Number:	E-24-46
Public Hearing:	

file copy

**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	Current Land Use Category:	NC
Exception Sought:	Retail sale and service of all alcoholic beverages for on-premises consumption / <del>outside take-out service</del> / restaurant	Applicable Section of Ordinance Code:	PUD 1978-0773-0514
Council District:	11	Planning District:	3
Previous Zoning Applications Filed (provide application numbers): Rezoning 1985-692, E-90-205			
Notice of Violation(s): none found			
Number of Signs to Post:	5	Amount of Fee:	\$1271.
Neighborhood Associations:		Zoning Asst. Initials:	
Village Green, Baymeadows Community Council, Better Baymeadows, Inc.		CIR	
Overlay: none			

PROPERTY INFORMATION	
1. Complete Property Address: 5910 11 9551 Baymeadows rd, unit 11, Jacksonville, Florida 32256	2. Real Estate Number: 148521-0055
3. Land Area (Acres): 5.64 acres	4. Date Lot was Recorded:
5. Property Located Between Streets: Baymeadows Road and Old Baymeadows Road	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: NC	
8. Exception Sought: 4 COP SFS License and <del>outside alcohol service</del> in consumption with a full service restaurant	
9. In whose name will the Exception be granted: Elzbieta Kuzniar	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: <i>Elzbieta Kuzniar</i>	11. E-mail: <i>hmcqveen@gmhcp.com</i>
12. Address (including city, state, zip): <i>230 Laeward Island Clearwater, FL 33767</i>	13. Preferred Telephone: <i>904 472 7809</i>

APPLICANT'S INFORMATION (if different from owner)	
14. Name: <b>Sridhar Sannala</b>	15. E-mail: <b>baymeadows@my5thelement.com</b>
16. Address (including city, state, zip): <b>9551 Baymeadows rd, Unit 10 &amp; 11, Jacksonville. Florida 32256</b>	17. Preferred Telephone: <b>510-299-5378</b>

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) <i>Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</i></li> <li>(ii) <i>Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses;</i></li> <li>(iii) <i>Will not have an environmental impact inconsistent with the health, safety and welfare of the community;</i></li> <li>(iv) <i>Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community;</i></li> <li>(v) <i>Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</i></li> <li>(vi) <i>Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity;</i></li> <li>(vii) <i>Will not overburden existing public services and facilities;</i></li> <li>(viii) <i>Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and</i></li> </ul>

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- 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.

I Have Restaurant, I need 400p for my  
Business.

## 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>Elzbieta Kuzniar</u> Signature: <u>Elzbieta Kuzniar</u></p>	<p><b>Applicant or Agent (if different than owner)</b> Print name: <u>Sridhar Sannala</u> Signature: <u>[Signature]</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**

Elzbieta Kuzniak DBA/ Sts Slement  
Owner (Affiant) Name

9551 Baymeadows Road units 8,9,10&11  
Address(es) for Subject Property

1485240055  
Real Estate Parcel Number(s) for Subject Property

Elzbieta Kuzniak  
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 \_\_\_\_\_,  
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 to 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.**

Elzmieta Kuzniar

Signature of Affiant

ELZMIETA KUZNIAR

Printed/Typed Name of Affiant

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 1, day of August, 2024, by Elzbieta Kuzniar, who is  personally known to me or  has produced identification and who took an oath.

Type of identification produced Drivers License

Amber Hales  
Notary Public Signature

Amber Hales  
Printed/Typed Name - Notary Public

My commission expires: 8/7/2027



**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.

**ELZBIETA KUZNIAR TRUST**  
 230 LEEWARD ISLAND  
 CLEARWATER, FL 33767  
**KUZNIAR ELZBIETA**

**Primary Site Address**  
 9551 BAYMEADOWS RD  
 Jacksonville FL 32256-

**Official Record Book/Page**  
 20875-02118

**Title #**  
 7523

**9551 BAYMEADOWS RD**

Property Detail

<b>RE #</b>	148521-0055
<b>Tax District</b>	GS
<b>Property Use</b>	1691 Shopping Ctr/Community
<b># of Buildings</b>	3
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00000 SECTION LAND
<b>Total Area</b>	245664

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>	\$1,800,915.00	\$1,980,967.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$6,251,800.00	\$6,345,500.00
<b>Assessed Value</b>	\$4,838,130.00	\$5,321,943.00
<b>Cap Diff/Portability Amt</b>	\$1,413,670.00 / \$0.00	\$1,023,557.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$4,838,130.00	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
20875-02118	11/14/2023	\$100.00	QC - Quit Claim	Unqualified	Improved
15730-00752	4/20/2009	\$100.00	QC - Quit Claim	Unqualified	Improved
14982-00745	11/1/2005	\$2,343,900.00	WD - Warranty Deed	Qualified	Improved
08534-00928	1/27/1997	\$3,125,000.00	SW - Special Warranty	Qualified	Improved
05789-02308	4/18/1984	\$740,888.00	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	98,640.00	\$70,429.00
1	SWSC6	Sprinkler Wet System	2	0	0	12,845.00	\$7,450.00
1	SWSC6	Sprinkler Wet System	3	0	0	16,282.00	\$9,444.00
2	PVCC1	Paving Concrete	3	0	0	680.00	\$2,702.00
2	FCLC1	Fence Chain Link	2	0	0	92.00	\$1,669.00
2	PVCC1	Paving Concrete	1	0	0	260.00	\$480.00
3	LPMC1	Light Pole Metal	1	0	0	1.00	\$542.00
4	LITC1	Lighting Fixtures	1	0	0	1.00	\$274.00
5	SWSC6	Sprinkler Wet System	1	0	0	19,234.00	\$11,156.00
6	FWDC1	Fence Wood	1	0	0	596.00	\$8,677.00
7	LPCC1	Light Pole Concr	1	0	0	7.00	\$4,900.00
8	LITC1	Lighting Fixtures	1	0	0	28.00	\$8,047.00
9	CVPC2	Covered Patio	1	19	10	190.00	\$1,788.00
10	LPMC1	Light Pole Metal	1	0	0	1.00	\$407.00
11	LITC1	Lighting Fixtures	1	0	0	1.00	\$205.00

**Land & Legal**

Land

Legal



LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	PUD	0.00	0.00	Common	201,400.00	Square Footage	\$1,980,568.00
2	9400	RIGHT-OF-WAY & STS	PUD	0.00	0.00	Common	0.28	Acreage	\$280.00
3	9607	RETENTION POND	PUD	0.00	0.00	Common	0.70	Acreage	\$119.00

LN	Legal Description
1	23-3S-27E 5.603
2	PT RECD O/R 20875-2118

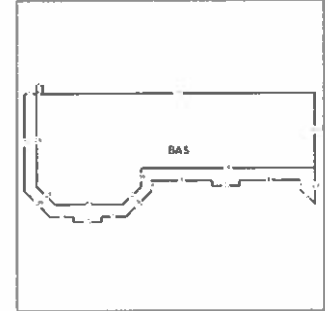
**Buildings**

Building 1  
 Building 1 Site Address  
 9551 BAYMEADOWS RD Unit  
 Jacksonville FL 32256-

Building Type	1601 - SHOP CTR COMMTY
Year Built	1984
Building Value	\$1,268,591.00

Type	Gross Area	Heated Area	Effective Area
Base Area	15651	15651	15651
Canopy	3584	0	896
Unfinished Storage	35	0	14
Total	19270	15651	16561

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Exterior Wall	15	15 Concrete Blk
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	
Baths	51.000	
Restrooms	22.000	
Rooms / Units	7.000	
Avg Story Height	14.000	

**2023 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$4,838,130.00	\$0.00	\$4,838,130.00	\$49,775.12	\$54,752.63	\$50,052.87
Public Schools: By State Law	\$6,251,800.00	\$0.00	\$6,251,800.00	\$14,232.90	\$19,899.48	\$18,344.03
By Local Board	\$6,251,800.00	\$0.00	\$6,251,800.00	\$9,887.38	\$14,054.05	\$12,743.67
FL Inland Navigation Dist.	\$4,838,130.00	\$0.00	\$4,838,130.00	\$140.75	\$139.34	\$139.34
Water Mgmt Dist. SJRWMD	\$4,838,130.00	\$0.00	\$4,838,130.00	\$868.22	\$867.48	\$867.48
School Board Voted	\$6,251,800.00	\$0.00	\$6,251,800.00	\$0.00	\$6,251.80	\$0.00
Totals				\$74,904.37	\$95,964.78	\$82,147.39

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$4,398,300.00	\$4,398,300.00	\$0.00	\$4,398,300.00
Current Year	\$6,251,800.00	\$4,838,130.00	\$0.00	\$4,838,130.00

**2023 TRIM Property Record Card (PRC)**

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

**Property Record Card (PRC)**

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

- 2023
- 2022
- 2021
- 2020
- 2019
- 2018
- 2017
- 2016
- 2015

Prepared by and return to:  
FOX & FOX, P.A.  
Gregory A. Fox, Esq.  
2515 Countryside Blvd., Suite G  
Clearwater, Florida 33763

Parcel Number: 148521-0055  
9551 Baymeadows Road, Jacksonville, Florida 32256

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TITLE NOT EXAMINED  
**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED** made the 14<sup>th</sup> day of November, 2023, by **ELZBIETA KUZNIAR**, a married woman whose address is 230 Leeward Island, Clearwater, Florida 33767 hereinafter called the **GRANTOR(S)**, to **ELZBIETA KUZNIAR, AS TRUSTEE OF THE ELZBIETA KUZNIAR TRUST DATED AUGUST 27, 2009** whose address is 230 Leeward Island, Clearwater, Florida 33767, hereinafter called the **GRANTEE(S)**.

*(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs legal representatives and assigns of individuals, and the successors and assigns of corporations.)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Duval, State of Florida to-wit:

**SEE ATTACHED EXHIBIT "A"**

**GRANTOR AFFIRMS THAT THIS IS NOT HER HOMESTEAD, SHE RESIDES AT THE ABOVE DESCRIBED PROPERTY.**

**SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.**

**THIS IS A DEED OF CONVENIENCE**

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

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

Signed, sealed and delivered in our presence:

*Greg A Fox*  
Witness

*Elzbieta Kuzniar*  
**ELZBIETA KUZNIAR**

Gregory A Fox  
Print Name

*Shakara Heron*  
Witness Print Name

*Shakara Heron*  
Print Name witness

**STATE OF FLORIDA  
COUNTY OF PINELLAS**

The foregoing document was acknowledged before me this 14<sup>th</sup> day of November, 2023 by **ELZBIETA KUZNIAR** by means of physical presence and who produced a driver's license as identification and who did not take an oath.

*Diane H. Roof*  
Notary Public

My Commission Expires:

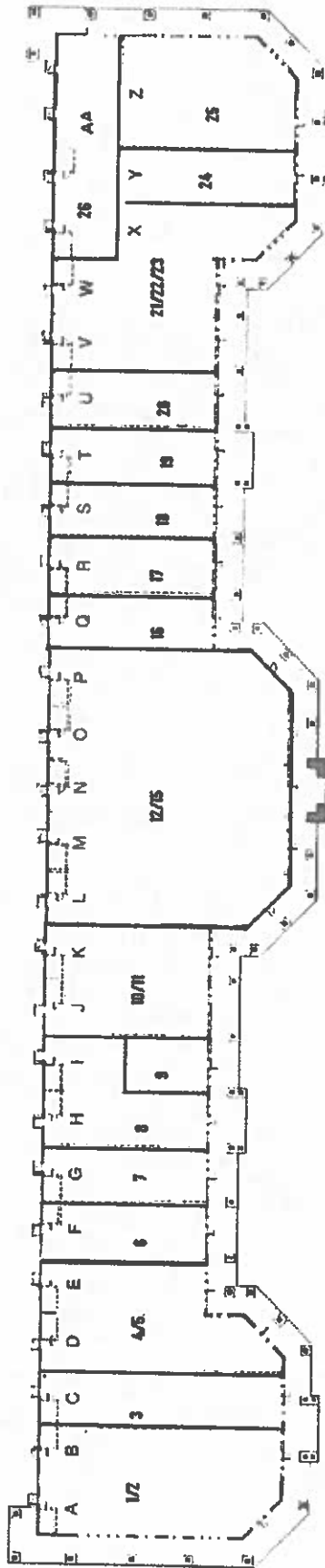


EXHIBIT A  
Description of Premises

A portion of Section 23, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

Beginning at the intersection of the Northerly right-of-way line of Baymeadows Road (formerly San Clerc Road, a 100 foot right of way as now established) with the Easterly boundary of said Section 23; thence North  $89^{\circ} 31' 00''$  West, along said Northerly right-of-way line of Baymeadows Road, a distance of 459.68 feet; thence North  $00^{\circ} 29' 00''$  East departing from said Northerly right-of-way line, a distance of 150.00 feet; thence North  $89^{\circ} 31' 00''$  West parallel with said Northerly right-of-way line of Baymeadows Road, a distance of 205.00 feet; thence South  $00^{\circ} 29' 00''$  West, a distance of 150.00 feet to a point in the aforementioned Northerly right-of-way line of Baymeadows Road; thence North  $89^{\circ} 31' 00''$  West along said Northerly right-of-way line, a distance of 30.00 feet; thence North  $00^{\circ} 29' 00''$  East departing from said Northerly right-of-way line, a distance of 399.93 feet; thence South  $89^{\circ} 31' 00''$  East, a distance of 687.00 feet to a point in the aforementioned Easterly boundary of Section 23; thence South  $00^{\circ} 37' 00''$  East, 400.00 feet to the Point of Beginning.

# BAYMEADOWS PLACE



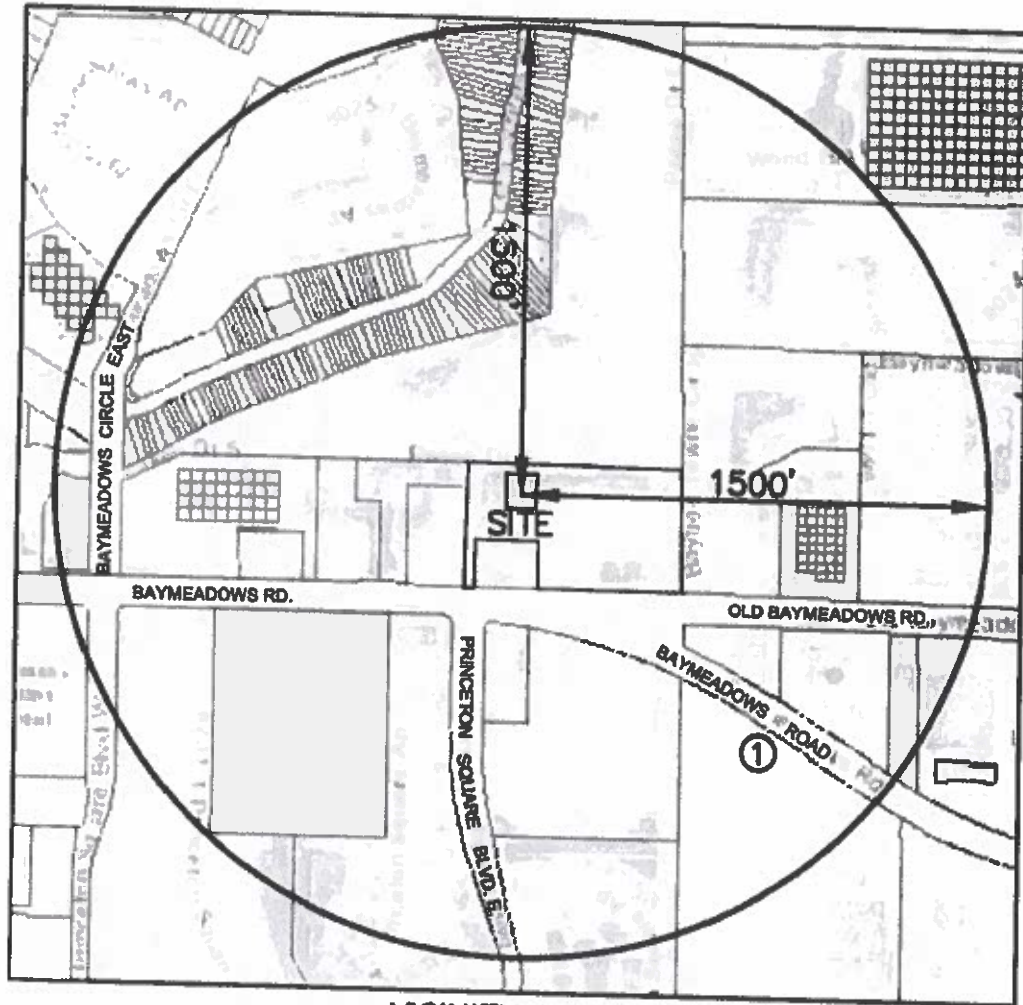
Suite #	Tenant Name	Sq. Ft.
1/2	Medusa Restaurant & Bar	3,451
3	Available	1,808.5
4/5	La Tienda Hispana	2,833.5
6	Medex Clinic	1,200
7	KK Dance Studio	1,200
8/11	5th Element	4,820
12/17	Patel Brothers	11,024
18	Fresh Meats	1,200
19	Zorro	1,200
20	Kwality Ice Cream	1,200
21/23	Athenian Owl Restaurant	3,462
24	Kouroush International Market	1,280
25	TJ Smoke Shop	2,483
26	Patel Brothers Storage	2,068
<b>Total Square Footage</b>		<b>39,230</b>



**GMH Capital Partners**  
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We're Invested.

5345 Pine Avenue  
Fleming Island, Florida 32003  
904.269-1414  
www.gmhcp.com





**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 IS/ARE ONE (1).

**SUBJECT SITE:**

9551 BAYMEADOWS ROAD SUITE No.'s 8, 9, 10 & 11  
JACKSONVILLE, FL 32256  
R.E.#: 148521-0055

- ① DEERMEADOWS BAPTIST CHURCH  
9780 BAYMEADOWS ROAD  
JACKSONVILLE, FL 32256 - 1,000'±



**CERTIFIED TO:**  
SKJAX, LLC., d/b/a. 5th ELEMENT  
TASTE OF INDIA

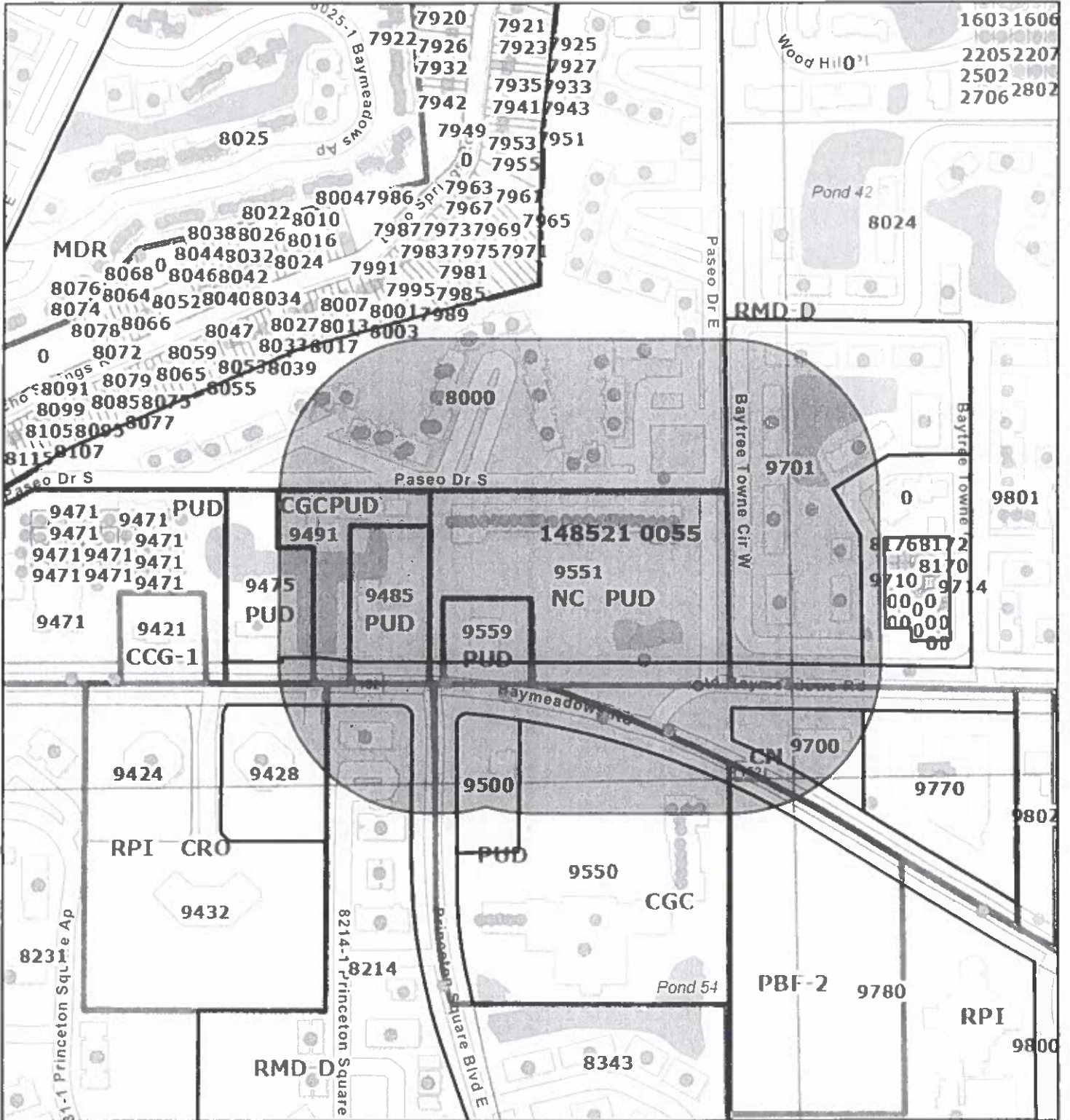
*Jason D. Boatwright*  
**JASON D. BOATWRIGHT, P.S.M.**  
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292  
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: <b>AUGUST 9, 2024</b> SHEET 1 OF 1	FILE: <b>2024-0968</b> DRAWN BY: <b>ADT</b> SCALE: <b>1" = 500'</b>
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**BOATWRIGHT LAND SURVEYORS, INC.**  
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

file copy

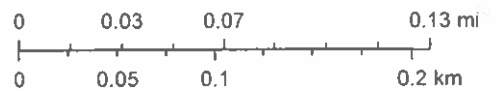
# 9551 Baymeadows RD #8,9,10,11 Land Development Review



March 8, 2024

1:4,514

- Parcels
- Land Use
- Parcels For Notice
- Panel Index
- Address Points
- Zoning



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	A	B	C	D	E	F	G	H	I
	IRE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAIL_STATE	MAIL_ZIP
1	152683 0080	BENTLEY GREEN APARTMENTS INVESTORS LLC		C/O RYAN LLC	200 E BROWARD BLVD SUITE 1410	FORT LAUDERDALE	FL	33301	
2	148633 0900	WACHOVIA BANK N A		9780 BAYMEADOWS RD	PO BOX 2609	CARLSBAD	CA	92018-2609	
3	148633 0200	DEERMEADOWS BAPTIST CHURCH INC		437 E MONROE ST		JACKSONVILLE	FL	32256-7985	
4	148522 0055	BAYTREE ON BAYMEADOWS LTD		11995 EL CAMINO REAL		JACKSONVILLE	FL	32202-2853	
5	148521 0000	REALTY INCOME PROPERTIES 21 LLC		1806 N FRANKLIN ST		SAN DIEGO	CA	92130	
6	148521 0005	GIANT JACKSONVILLE LLC		11995 EL CAMINO REAL	ATTN: PM DEPT 1952	TAMPA	FL	33602	
7	148521 0090	REALTY INCOME CORPORATION		437 E MONROE ST #100		SAN DIEGO	CA	92130	
8	148522 0502	BAYTREE ON BAYMEADOWS CONDOMINIUM INC		11403 MOTOR YACHT DR		JACKSONVILLE	FL	32202	
9	148521 0095	9559 BAYMEADOWS ROAD LLC		4336 PABLO OAKS CT		JACKSONVILLE	FL	32225	
10	148633 0002	LOYALSOCK PROPERTIES II LLC		1 PARK PLAZA		JACKSONVILLE	FL	32224	
11	152683 0535	MEMORIAL HEALTHCARE GROUP INC		C/O MARVIN F POER & CO	PO BOX 802206	NASHVILLE	TN	37203	
12	152683 0220	BAYMEADOWS COMMON LTD		17631 VENTURA BLVD UNIT 330		DALLAS	TX	75380-2206	
13	152683 0600	BAYMEADOWS COMMON LTD		C/O JAKE HOLLINGER	107 S 2ND ST STE 500	ENCINO	CA	91316	
14	148521 0030	7915 BAYMEADOWS CIRCLE OWNER LLC		4222 LALOSA DR		PHILADELPHIA	PA	19106	
15		SOUTHEAST	JOANNE PARKER GRIFFIN	7621 PUTTERS COVE DR		JACKSONVILLE	FL	32217	
16		BAYMEADOWS COMMUNITY COUNCIL	CLIFF JOHNSON III	7610 BAYMEADOWS CR W		JACKSONVILLE	FL	32256	
17		VILLAGE GREEN	CAROL BOLTER			JACKSONVILLE	FL	32256	
18		BETTER BAYMEADOWS, INC.	VALERIE EVANS			JACKSONVILLE	FL	32256	
19									

*14*  
*X 7 Notice*  
*98*  
*+ 173 Fee*  


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*\$ 1271. Total*

**Duval County, City Of Jacksonville**  
**Jim Overton , Tax Collector**

231 E. Forsyth Street  
 Jacksonville, FL 32202

**General Collection Receipt**

Account No: CR721668

User: Rule, Cynthia

Date: 3/8/2024

Email: CRule@coj.net

**REZONING/VARIANCE/EXCEPTION**

**Name:** ELZBIETA KUZNIAR / SRIDHAR SANNALA

**Address:** 9551 BAYMEADOWS RD UNITS 8,9,10,11 JACKSONVILLE, FL 32256

**Description:** APPLICATION FOR ZONING EXCEPTION

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

**Jim Overton**  
**Duval County**

Date/Time: 08/09/2024 02:29PM  
 Drawer: P01  
 Clerk: ME  
 Transaction: 6490018

Item  
 CR Processing: \$1,271.00  
 CR721668  
 ELZBIETA KUZNIAR  
 &#47; SRIDHAR  
 SANNALA  
 9551 BAYMEADOWS  
 RD UNITS 8,9,10,11  
 JACKSONVILLE, FL  
 32256  
 Total: \$1,271.00

**Total Due: \$1,271.00**

Receipt: 395-25-00638579

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

Total Entered: \$1,271.00  
 PIN Debit: \$1,271.00  
 Visa CC#XXXX-2599  
 Confirmation number:  
 R1451573201  
 AID: A0000000980840  
 TDS: emv  
 Application Label: US  
 DEBIT  
 Auth Code: 132796  
 Balance: \$0.00  
 Convenience Fee: \$2.50  
 Total Charged: \$1,273.50

NIAR / SRIDHAR SANNALA  
 ADOWS RD UNITS 8,9,10,11 JACKSONVILLE, FL 32256  
 ION FOR ZONING EXCEPTION

Date: 3/8/2024

**Total Due: \$1,271.00**

Paid By: ELZBIETA KUZNIAR / SRIDHAR  
 SANNALA