Application For Zoning Exception

Planning and Development Department Info

E-25-24

Application # N/A **Staff Sign-Off/Date** ELA / 06/06/2025

Filing Date N/A **Number of Signs to Post** 3

Current Land Use Category CGC

Exception Sought AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION WITH A RESTAURANT

Applicable Section of Ordinance Code 656.313 IV C 1

Notice of Violation(s) N/A

Hearing Date N/A

Neighborhood Association CAROLINE RIDGE HOA, COMMUNITIES OF EAST ARLINGTON, GREATER ARLINGTON CIVIC COUNCIL

Overlay NONE

Application Info

Tracking #	5804	**Application Status**	FILED COMPLETE
Date Started	08/14/2024	**Date Submitted**	08/16/2024

General Information On Applicant

Last Name	First Name	Middle Name
HERZBERG	MICHAEL	

Company Name

Mailing Address
12483 ALADDIN ROAD

City	State	Zip Code
JACKSONVILLE	FL	32223

Phone	Fax	Email
9047318806	9047311109	MHERZBERG@SLEIMAN.COM

General Information On Owner(s)

Last Name	First Name	Middle Name
LLC	MEGALAND	2

Company/Trust Name
MEGALAND 2, LLC

Mailing Address
13898 BELLA RIVA LANE

City	State	Zip Code
JACKSONVILLLE	FL	32225

Phone	Fax	Email
9046736336		MHERZBERG@SLEIMAN.COM

Property Information

Previous Zoning Application Filed? ☐

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	112982 0045	2	2	CCG-1

On File

Ensure that RE# is a 10 digit number with a space (###### ####)

Total Land Area (Nearest 1/100th of an Acre) 1.11

Current Property Use
VACANT

Exception Sought
AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION WITH A RESTAURANT

In Whose Name Will The Exception Be Granted
PEPES HACIENDA

Location Of Property

General Location
NORTH SIDE OF MERRILL ROAD, AT BUSINESS PLACE

House #	Street Name, Type and Direction	Zip Code
9239	MERRILL RD	32225

Between Streets
WOMPI DRIVE **and** BUSINESS PLACE

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.

- [x] Survey
- [x] Site Plan
- [ ] Property Ownership Affidavit (Exhibit A)
- [ ] Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- [x] Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- [x] 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.

YES, THE REQUEST IS PERMISSIBLE IN THE APPLICABLE LAND USE AND ZONING DESIGNATIONS. FURTHER, THE PROPOSED USE WOULD PROMOTE THE IMPLEMENTATION OF THE SAME.

(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.

YES, THE USE (STORE AND RESTAURANT) IS COMPATIBLE AND EVEN COMPLIMENTARY TO THE COMMERCIAL USES ALONG THIS CORRIDOR WHEN CONSIDERING THE POPULAITONS, SCALE OF THE USE AND ORIENTATION TO THE ROADWAY. THE ADDITION OF THIS USE WOULD SERVE TO MAINTAIN OR INCREASE PROPERTY VALUES.

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

THE USE WOULD POSE NO THREAT TO THESE MATTERS AND INSTEAD WOULD ACT TO BENEFIT THE COMMUNITY BY OFFERING ALTERNATIVE LOCAITONS FOR THIS SERVICE.

(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 DESIGN MEETS ALL REQUIRED COMPONENTS FOR SUCH MATTERS AND WOULD NOT OTHERWISE GENERATE TRAFFIC, INCONSISTENT WITH THE HEALTH, SAFETY OR 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.
THE USE WOULD NOT HAVE A DETRIMENTAL EFFECT UPON THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES, NOR ANY COMPONENT OF THE COMPREHENSIVE PLAN. AGAIN, THE ADDITION OF THIS USE PROMOTES SERVICES IN THE AREA.

(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 INTENDED USE IS FOR INDOOR ACTIVITIES AND THE BUILDING WILL BE A COMBINATION RETAIL STORE AND RESTAURANT. THUS, THE DEVELOPMENT OF THIS PROPERTY AND THIS PERMISSIBLE USE WOULD NOT CREATE SUCH OBJECTIONABLE EFFECTS.

(vii) Will not overburden existing public services and facilities.
ADEQUATE PUBLIC SERVICES AND FACILITIES HAVE BEEN DEMONSTRATED TO EXIST FOR THIS DEVELOPMENT AND THIS USE.

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.
AGAIN, THE REIVEW BY THE CITYS DEVELOPMENT MANAGEMENT GROUP, ASSURES THAT THE PROPERTY HAS ADEUQATE ACCESS FOR SUCH 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 USE WOULD PROMOTE ALTERNATIVE OFFERINGS FOR FOOD AND ALCOHOLIC BEVERAGE SERVICES, PROVIDING A CONVENIENCE TO THE COMMUNITY.

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) Non-residential District Base Fee	$1,173.00
2) Plus Notification Costs Per Addressee	
84 Notifications @ $7.00/each:	$588.00
3) Total Application Cost:	$1,173.00

*** 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.**

CDN: 10372.0
RCV: 11/7/2022 23:46

A. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DISPOSAL CONTAINERS AS THEIR OWN EXPENSE.

B. CONTRACTOR SHALL DISPOSE OF ALL WASTE MATERIALS ACCORDING TO LOCAL, STATE AND FEDERAL GUIDELINES. NO ON-SITE BURNING OR DUMPING IS ALLOWED.

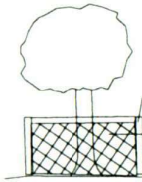
C. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE ENTIRE SITE DURING THE CONSTRUCTION PROJECT, INCLUDING STORAGE AREAS, PARTIALLY AND WHOLLY COMPLETED WORKS.

D. CONTRACTOR IS RESPONSIBLE FOR COORDINATING, SCHEDULING AND ATTENDING ALL PROGRESS MEETINGS AND INSPECTIONS AS REQUIRED BY OWNER AND REGULATORY AGENCIES.

E. CONTRACTOR IS RESPONSIBLE FOR SECURING ALL WORK INCLUDING THAT OF SUBCONTRACTORS UNTIL FINAL ACCEPTANCE AND PAYMENT BY OWNER AND REG AGENCIES.

CONTRACTOR IS RESPONSIBLE FOR PAYING ALL INSPECTION AND RE-INSPECTION FEES AND ANY PENALTIES ASSESSED BY REG AGENCIES RELATING TO CONTRACTORS WORK.

F. CONTRACTOR SHALL FILL HOLES FROM REMOVED TREES WITH CLEAN SP TYPE SOIL.

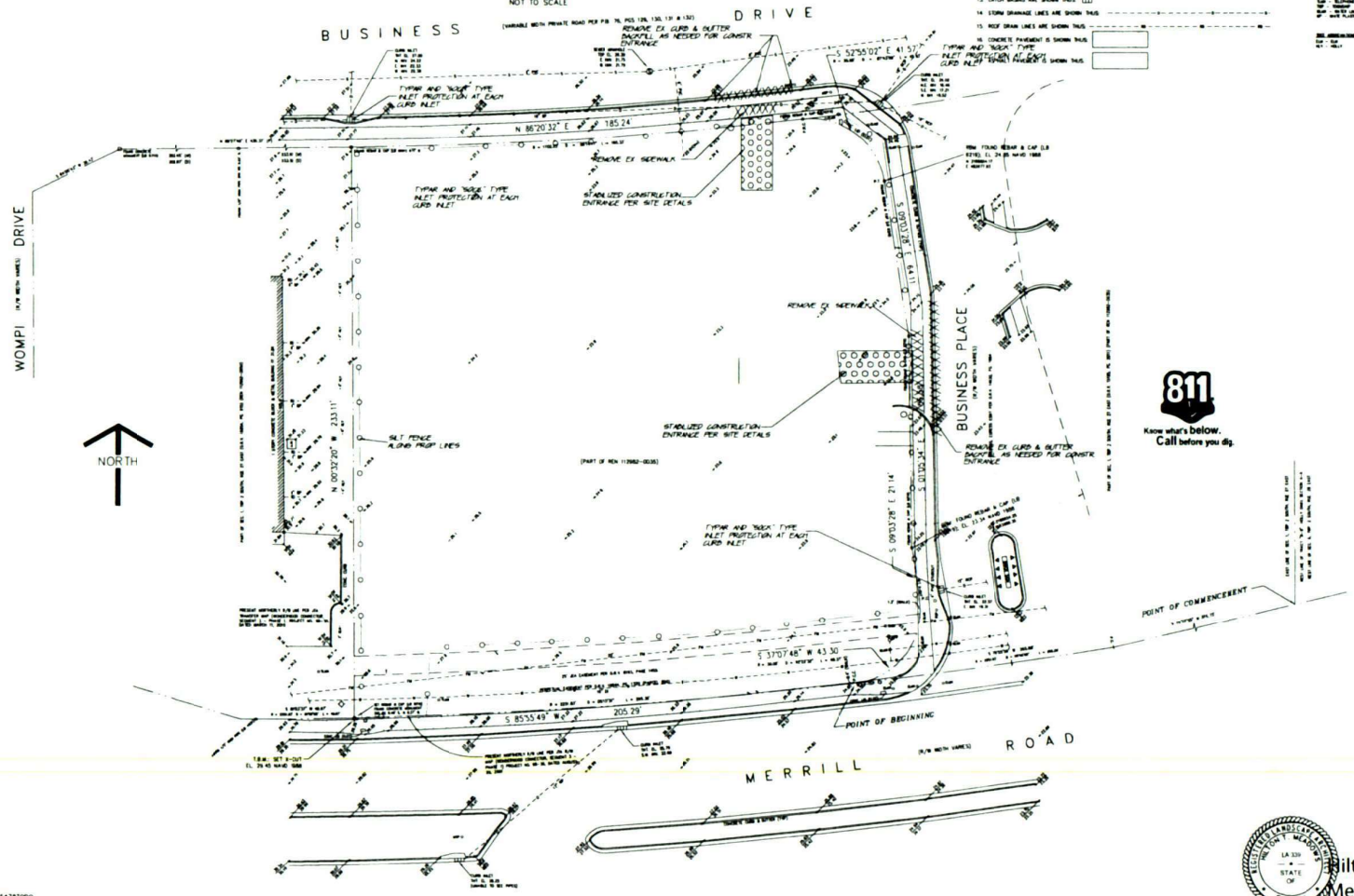


TREE PROTECTION BARRICADE

NOT TO SCALE

LEGEND:

1. ELEVATIONS ARE SHOWN THUS:
2. CONTOURS ARE SHOWN THUS:
3. TREES ARE SHOWN THUS:
4. BOLLARDS ARE SHOWN THUS:
5. LIGHT POLES ARE SHOWN THUS:
6. GROUND LIGHTS ARE SHOWN THUS:
7. IRRIGATION CONTROL VALVES ARE SHOWN THUS:
8. FIRE HYDRANTS ARE SHOWN THUS:
9. WATER LINES ARE SHOWN THUS:
10. SEWER MANHOLES ARE SHOWN THUS:
11. SEWER LINES ARE SHOWN THUS:
12. FORCE MAINS ARE SHOWN THUS:
13. CATCH BASINS ARE SHOWN THUS:
14. STORM DRAINAGE LINES ARE SHOWN THUS:
15. ROOF DRAIN LINES ARE SHOWN THUS:
16. CONCRETE PAVEMENT IS SHOWN THUS:
17. ASPHALT PAVEMENT IS SHOWN THUS:



811 Know what's below. Call before you dig.

Hilton T Meadows
Digitally signed by Hilton T Meadows
Date: 2022.11.07 23:29:58 -05'00'

DEP Diversified Environmental Planning

PROPOSED
MEGA LAND SHOPPING PLAZA
JACKSONVILLE, FLORIDA

MEGALAND 2 LLC

DEMO & EROSION CONTROL SITE PLAN

SHEET NO.
LA-2

On File
Page 5 of 27

CDN: 10372.0
RCV: 11/7/2022 23:46

SITE CALCS: CURRENT ZONING: CCG-1

TOTAL SITE AREA: 52,125 SQ FT OR 1.197 ACRES
EXISTING IMPERVIOUS
EXISTING PAVEMENT: 0 SQ FT
EXISTING BUILDING: 0 SQ FT
TOTAL EXIST BUILDING & IMPERVIOUS SQ FOOTAGE: 0 SQ FT
NEW IMPERVIOUS: 10,500 SQ FT Building
TOTAL NEW IMPERVIOUS SQ FOOTAGE: 23,383 SQ FT
TOTAL EXIST BUILDING & IMPERVIOUS SQ FOOTAGE: 11,883 SQ FT
TOTAL IMPERVIOUS SQ FOOTAGE ALLOWED PER PUD: 85% OR 3,338 SQ FT
TOTAL IMPERVIOUS SQ FOOTAGE SHOWN: 85% OR 33,883 SQ FT

PARKING CALCS
REQUIRED
PER ZONING: 3 SPACES PER 1,000 SQ FT (10500/1000 = 10.5 x 3) = 31.5 SPACES REQ
PER ZONING: 1 HDCP SPACES PER 25 REQUIRED = 2 SPACES REQ

TOTAL PROVIDED: 34
PARKING THIS PROJECT: 32
2 STANDARD PAVED HDCP PROVIDED
32 OTHER SPACES PROVIDED

BIKE PARKING CALCS
PER ZONING: 10% OF REQUIRED 34 SPACES REQ = 3.4 SPACE
4 PROVIDED

LEGEND:
1. ELEVATIONS ARE SHOWN THUS
2. CONTOURS ARE SHOWN THUS
3. TREES ARE SHOWN THUS
4. BOLLARDS ARE SHOWN THUS
5. LIGHT POLES ARE SHOWN THUS
6. GROUND LIGHTS ARE SHOWN THUS
7. IRRIGATION CONTROL VALVES ARE SHOWN THUS
8. FIRE HYDRANTS ARE SHOWN THUS
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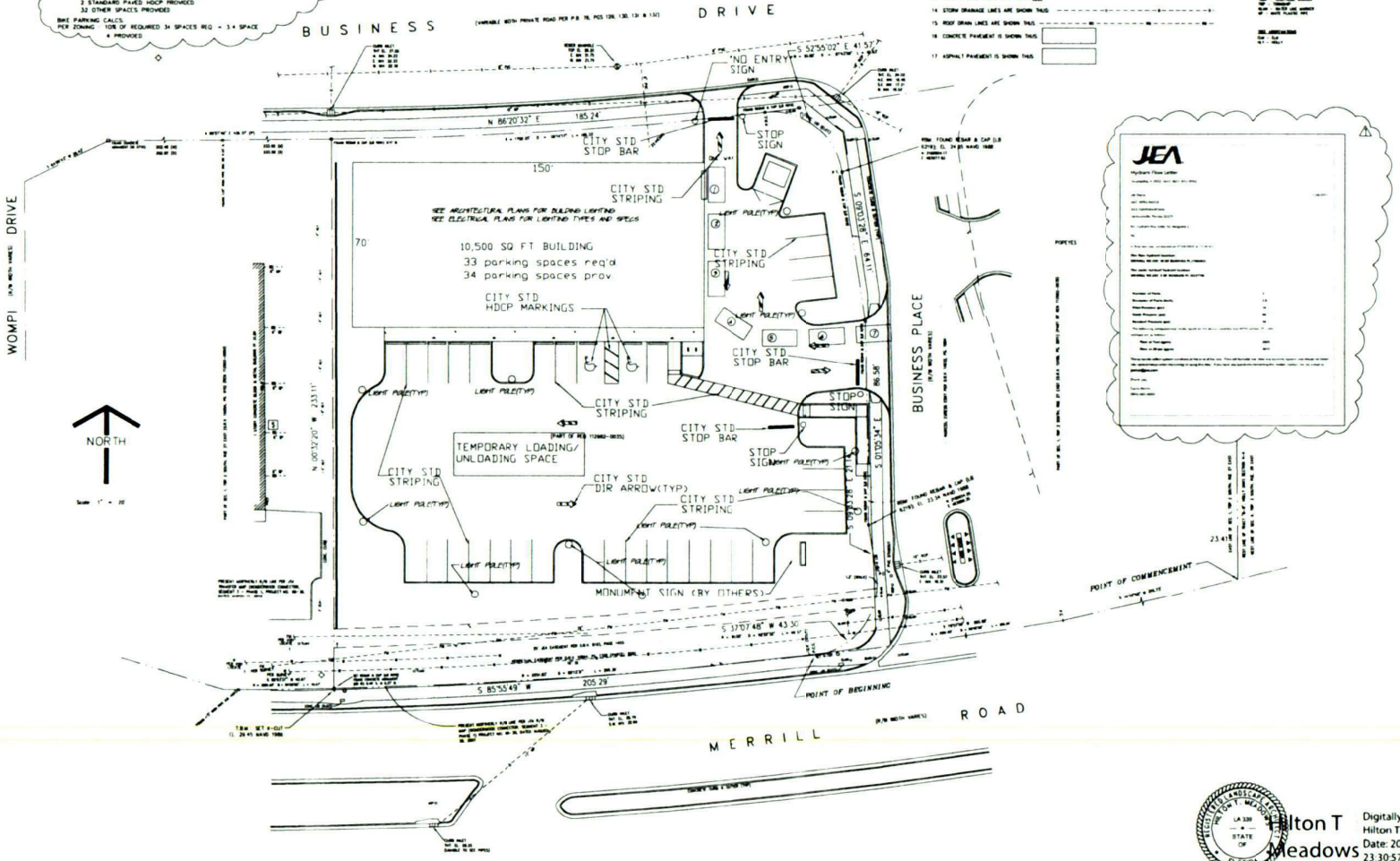


Hilton T Meadows
Digitally signed by Hilton T Meadows
Date: 2022.11.07 23:30:57 -05'00'

REVISIONS	
8/9/2022	1st CITY REV
11/7/2022	3rd CITY REV

DEP Diversified Environmental Planning

PROPOSED
MEGA LAND SHOPPING PLAZA
JACKSONVILLE, FLORIDA

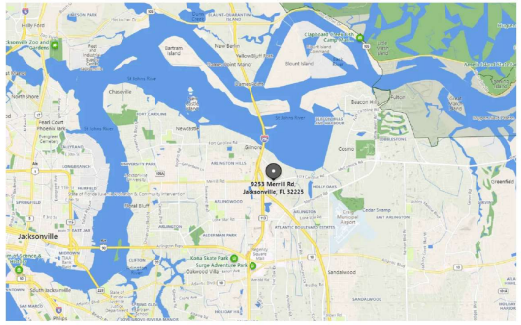
MEGALAND 2 LLC

STRIPING PLAN

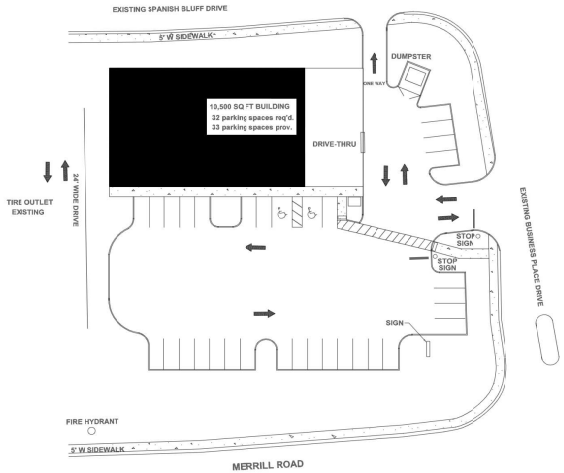
SHEET NO.
LA-4

PEPE'S HACIENDA 2 CORP
DBA PEPE'S HACEIENDA

9239 MERILL RD.
UNIT 1
JACKSONVILLE, FL 32225



VICINTY MAP
N. T. S.



SITE PLAN
N. T. S.

PLAN CONTENTS

COVER	CODE DATA, SITE PLAN
A-01	EXISTING PLAN
A-02	PROPOSED FLOOR PLAN
A-03	LIFE SAFETY PLAN
A-04	REFLECTED CEILING PLAN
A-05	ADA DETAILS
P-1	PLUMBING PLAN
P-2	PLUMBING PLAN
P-3	PLUMBING PLAN
P-4	PLUMBING PLAN
M-1	MECHANICAL PLAN
M-2	MECHANICAL PLAN
M-3	MECHANICAL PLAN
M-4	MECHANICAL PLAN
M-5	MECHANICAL PLAN
M-6	MECHANICAL PLAN
E-1	ELECTRICAL PLAN
E-2	ELECTRICAL PLAN
E-3	ELECTRICAL PLAN

GENERAL NOTES:

1- ALL WORKS SHALL BE REVIEW AND INSPECTED BY ALL REQUIRED AGENCIES HAVING JURISDICTION OVER THE PROJECT.

2- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE STARTING WORKS.

3- ALL TRADES SHALL COORDINATE WORKS TO ACCOMPLISH DESIRED LAYOUT AND DESIGN.

4- CONTRACTOR TO CLEAN AND TAKE AWAY ALL DEBRIS FROM SITE IN ORDER NOT TO DISTURB OTHER TENANTS OR BUILDING OPERATIONS.

5- ALL INTERIOR AND EXTERIOR MATERIAL TO COMPLY WITH "CLASS B" FLAMMABILITY STANDARD.

6- ALL FRAMING AND STUDS INSTALLATION SHALL COMPLY WITH CODE STANDARDS.

APPLICABLE CODE:

- FLORIDA BUILDING CODE 2020 ,7TH EDITION
- FLORIDA PLUMBING CODE 2020,7TH EDITION
- FLORIDA MECHANICAL CODE 2020,7TH EDITION
- NATIONAL ELECTRICAL CODE 2017
- FLORIDA FIRE PREVENTION CODE 2020, 7TH EDITION,BASED ON NFPA 1-2018 & NFPA 101-2018 LIFE SAFETY CODE.

SCOPE OF WORK:

- EXISTING BUILDING SHELL SPACE TO BECOME 7,5000 SQ FT HISPANIC MARKET & RESTAURANT. (PEPE'S HACIENDA)
- POUR 4" SLAB IN ENTIRE SPACE. 8' RIBBON CURB EXISTING/PROVIDED.
- BUILD INTERIOR WALLS TO CREATE SPACES AS PER FLOOR PLAN.
- BUILD 4 ADA BATHROOMS
- PLUMBING WORKS - INSTALL PLUMBING WORKS FOR BATHROOMS, WORK SPACES, HAND SINKS, WATER HEATER, & GREASE TRAP.
- MECHANICAL WORKS - INSTALL 16FT HOOD SYSTEM, 4 RTU, EXHAUST FANS, ETC.
- ELECTRICAL WORKS - NEW 3 PHASE SERVICES, WIRING. RECEPTACLES, LIGHTING, AND CONNECTIONS TO EQUIPMENT.
- UPGRADE EXISTING 1 HOUR RATED WALL UL 419 TO UL 421.

OCCUPANT LOAD:

OCCUPANCY CLASSIFICATION: MERCANTILE

OCCUPANCY DESIGN LOAD ACCORDING TO
FBC 2020 TABLE 1004.1.2 & 1004.4:

1- MERCANTILE SPACE - 2,547 SQ FT (GROSS) / 60 = 43 OCCUPANTS
2- ASSEMBLY SPACE NON FIXED SEATING - 1,038 SQ FT (GROSS) / 15 = 70 OCCUPANTS
3- ASSEMBLY SPACE BOOTH SEATING - 1 PER / 1.5 LF = 90 OCCUPANTS
4- ASSEMBLY SPACE BAR SEATING - 1 PER / 2 LF = 23 OCCUPANTS
5- KITCHEN / MEAT PREP - 1,694 SQ FT (GROSS) / 200 = 9 OCCUPANTS
6- STORAGE - 691 SQ FT (GROSS) / 300 = 3 OCCUPANTS
7- BUSINESS SPACE - 160 SQ FT (GROSS) / 150 = 2 OCCUPANTS

TOTAL OCCUPANCY PER FBC = 240 OCCUPANTS

OCCUPANCY DESIGN LOAD ACCORDING TO
NFPA 2021 TABLE 7.3.1.2:

1- MERCANTILE SPACE - 2,547 SQ FT (GROSS) / 30 = 85 OCCUPANTS
2- ASSEMBLY SPACE NON FIXED SEATING - 1,038 SQ FT (GROSS) / 15 = 70 OCCUPANTS
3- ASSEMBLY SPACE BOOTH SEATING - 1 PER / 1.5 LF = 90 OCCUPANTS
4- ASSEMBLY SPACE BAR SEATING - 1 PER / 2 LF = 23 OCCUPANTS
5- KITCHEN / MEAT PREP - 1,694 SQ FT (GROSS) / 200 = 9 OCCUPANTS
6- STORAGE - 691 SQ FT (GROSS) / 500 = 2 OCCUPANTS
7- BUSINESS SPACE - 160 SQ FT (GROSS) / 150 = 2 OCCUPANTS

TOTAL OCCUPANCY PER NFPA = 281 OCCUPANTS

AEC INTEGRATED

ALI MARAR

2532 CORTEZ ROAD
JACKSONVILLE, FL
(904) 422-2128
ALIMARAR@YAHOO.COM

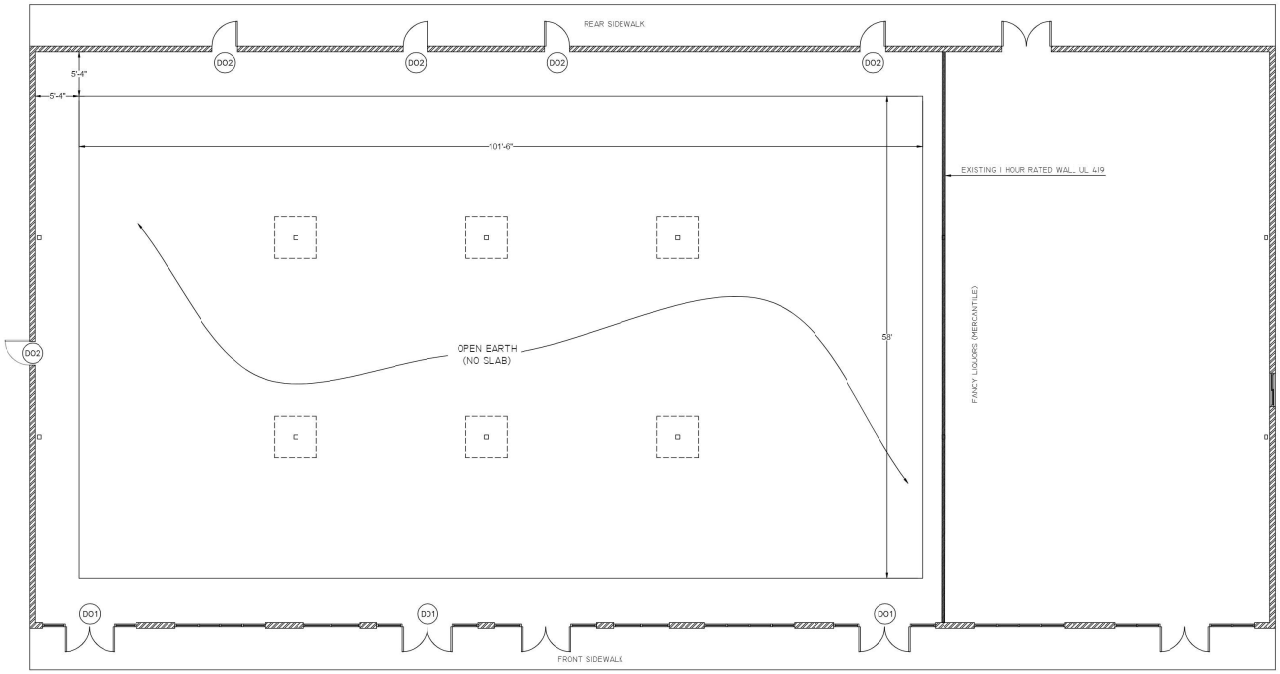
PEPE'S HACEIENDA
9239 MERILL RD.
UNIT 1
JACKSONVILLE, FL 32225

REV. #	DATE

TITLE

CODES & SCHEDULES

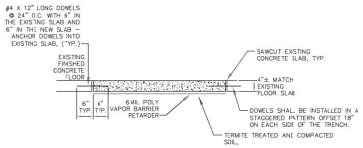
DWG SCALE	AS SHOWN
DESIGN BY	A. Marar
DRAWING BY	A. Marar
DATE	10-03-2023
DWG #	TITLE



EXISTING FLOOR PLAN
SCALE: 1/8"=1'

EXISTING DOOR SCHEDULE				
DOOR.NO	SIZE	MATERIAL	HARDWARE	REMARKS
D01	6'-0"X8'-0" DOUBLE LEAF)	ALUM W/GLASS	EXIT KEY SYSTEM - AUTO CLOSER (STAY OPERATIONAL DURING OPERATION HOURS)	
D02	3'-0"X7'-0"	METAL DOOR	EXIT DOOR - PANIC BAR W/ KEY LOCK AND LEVER HANDLE FROM OUTSIDE	
D03	(2)3'-0"X7'-0"	METAL DOOR	EXIT DOOR - PANIC BAR W/ KEY LOCK AND LEVER HANDLE FROM OUTSIDE	

EXISTING WALL LEGEND	
	8" EXTERIOR CMU WALL
	6" 1 HOUR RATED WALL UL 419



4" INTERIOR CONCRETE SLAB
SCALE: N.T.S

AEC
INTEGRATED

ALI MARAR
2532 CORTEZ ROAD
JACKSONVILLE, FL
(904) 422-2128
ALIMARAR@YAHOO.COM

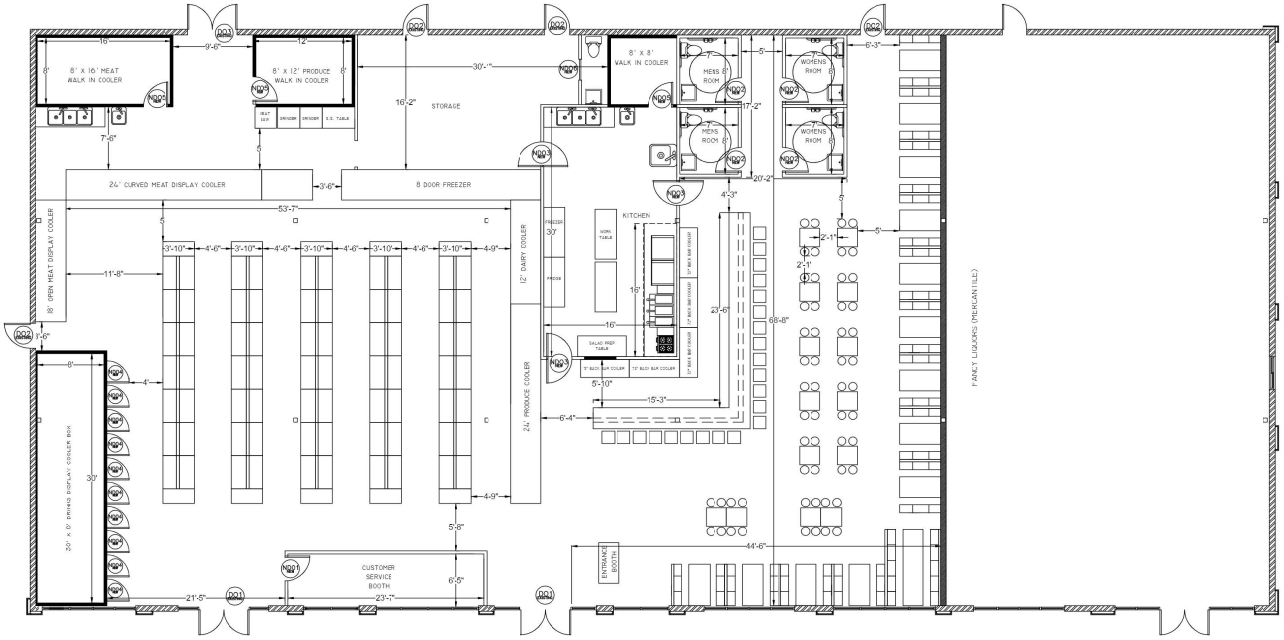
PEPE'S HACEIENDA
9239 MERILL RD.
UNIT 1
JACKSONVILLE, FL 32225

REV. #	DATE

A-01

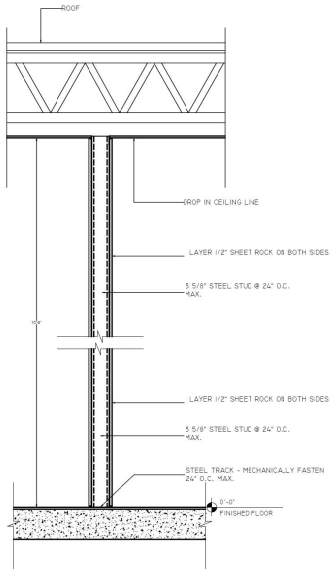
EXISTING
FLOOR PLAN

DWG SCALE	AS SHOWN
DESIGN BY	A. Marar
DRAWING BY	A. Marar
DATE	02-03-2022
DWG #	TITLE



FLOOR PLAN
SCALE: 1/8"=1'

EXISTING / NEW WALL LEGEND	
WAL HATCH	WALL DESCRIPTION
	EXISTING 8" CMU EXTERIOR WALL WITH NEW 2" FUR-OUT (1 5/8" HAT CHANNEL @ 24" C.C. FIXED BY PNS W/ INSULATION R-4 MIN W/ 1/2" SHEET ROCK ON INTERIOR SIDE)
	EXISTING 1 HOUR RATED FIREWALL TO BE UPGRADED TO 2 HOUR RATED WALL
	NEW 4" INTERIOR WALL (3-5/8" METAL STUD 25 GA. EV 24" OC. W/ 1/2" SHEET ROCK BOTH SIDES)
	NEW 4" INSULATED COOLER PANELS



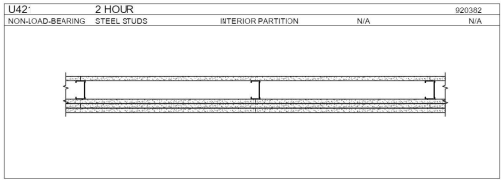
4" INTERIOR TYPICAL WALL
SCALE: 1" = 1'

DOOR SCHEDULE				
DOOR.NO	SIZE	MATERIAL	HARDWARE	REMARKS
DO1 EXISTING	6'-0"X8'-0"	ALUM W/GLASS	METAL HANDLE - EXIT KEY SYSTEM W / THUMB INSIDE - AUTO CLOSER (STAY OPEN DURING OPERATION HOURS)	
DO2 EXISTING	3'-0"X7'-0"	METAL DOOR	EXIT DOOR: PANIC BAR W/ LEVER & KEY SYSTEM IN OUTSIDE & AUTO CLOSER	
DO3 EXISTING	(2) 3'-0"X7'-0"	METAL DOOR	EXIT DOOR: PANIC BAR W/ LEVER & KEY SYSTEM IN OUTSIDE & AUTO CLOSER	
ND01 NEW	3'-0"X5'-8"	HOLLOW WOOD	LEVER HANDLE w/ KEY LOCK	
ND02 NEW	3'-0"X5'-8"	HOLLOW WOOD	LEVER HANDLE W/ ADA LOCK SYSTEM W/ SELF CLOSING HINGES OR AUTO CLOSER	
ND03 NEW	3'-0"X5'-8"	STAINLESS STEEL/ALUMINUM	BI SWING DOOR	
ND04 NEW	2'-6"X5'-8"	INSULATED GLASS	METAL HANDLE - WALK IN COOLER REACH IN DOOR (refer to manufacturer recommendations)	
ND05 NEW	3'-0"X5'-8"	INSULATED GLASS	METAL HANDLE - WALK IN COOLER ENTRANCE DOOR (refer to manufacturer recommendations)	
ND06 NEW	3'-0"X5'-8"	HOLLOW WOOD	POCKET DOOR W/INTEGRATED WOOD FRAME	

INTERIOR PARTITIONS: STEEL STUD (NON-LOAD-BEARING)

FIRE RATING: 2 HOUR
STC: N/A
SOUND TEST: N/A
SYSTEM THICKNESS: 8-1/2"

U42:	2 HOUR			920382
NON-LOAD-BEARING	STEEL STUDS	INTERIOR PARTITION	N/A	N/A



ASSEMBLY OPTIONS:

GYPSUM BOARD: ONE LAYER OF 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY ON OCCUPIED SIDE.

STEEL STUDS: 6 IN. DEEP, 25 GA. SPACED 24 IN. O.C.

GYPSUM BOARD: THREE LAYERS OF 5/8 IN. THICK GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY ON TENANT SIDE.

UL U421 2 HOUR RATED WALL DETAIL
SCALE: 1" = 1'

AEC INTEGRATED

ALI MARAR
2532 CORTEZ ROAD
JACKSONVILLE, FL
(904) 422-2128
ALIMARAR@YAHOO.COM

PEPE'S HACEIENDA
9239 MERILL RD.
UNIT 1
JACKSONVILLE, FL 32225

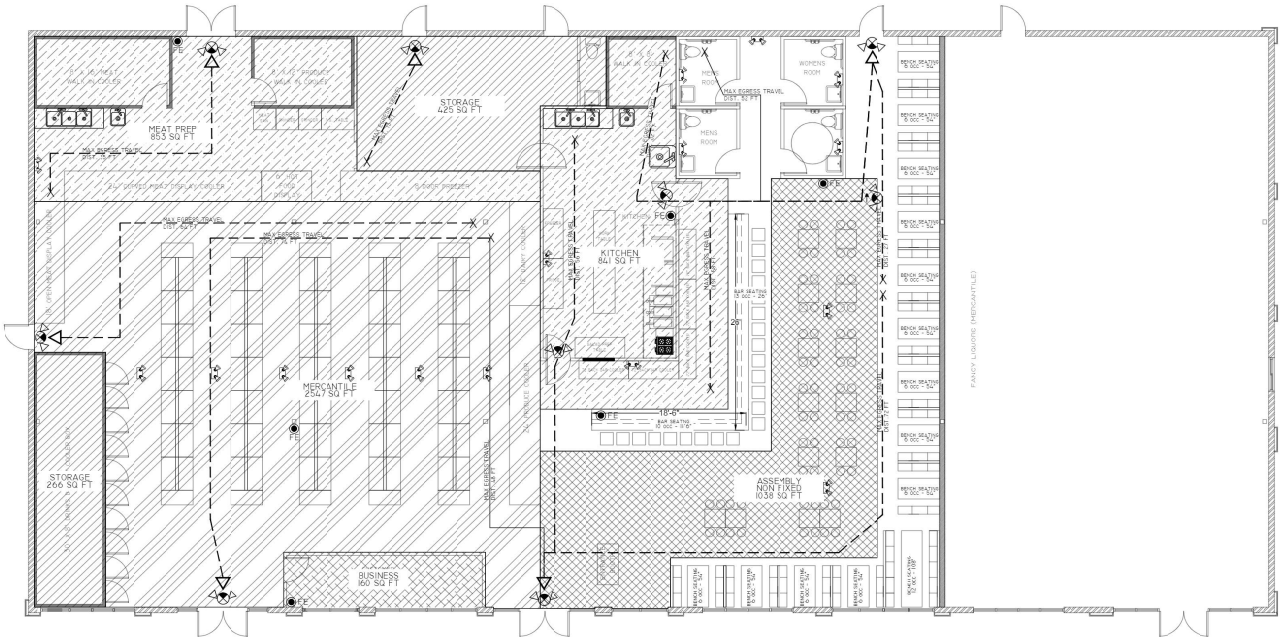
REV. #	DATE

A-02

ARCHITECTURAL PLAN

DWG SCALE	AS SHOWN
DESIGN BY	A. Marar
DRAWING BY	A. Marar
DATE	02-03-2022
DWG #	TITLE

On File



FLOOR PLAN
SCALE: 1/8"=1'

OCCUPANT LOAD:

OCCUPANCY DESIGN LOAD ACCORDING TO
FBC 2020 TABLE 1004.1.2 & 1004.4:

1- MERCANTILE SPACE - 2,547 SQ FT (GROSS) / 60 = 43 OCCUPANTS
2- ASSEMBLY SPACE NON FIXED SEATING -
1,038 SQ FT (GROSS) / 15 = 70 OCCUPANTS
3- ASSEMBLY SPACE BOOTH SEATING - 1 PER / 1.5 LF = 90 OCCUPANTS
4- ASSEMBLY SPACE BAR SEATING - 1 PER / 2 LF = 23 OCCUPANTS
5- KITCHEN / MEAT PREP - 1,694 SQ FT (GROSS) / 200 = 9 OCCUPANTS
6- STORAGE - 691 SQ FT (GROSS) / 300 = 3 OCCUPANTS
7- BUSINESS SPACE - 160 SQ FT (GROSS) / 150 = 2 OCCUPANTS

TOTAL OCCUPANCY PER FBC = 240 OCCUPANTS

OCCUPANCY DESIGN LOAD ACCORDING TO
NFPA 2021 TABLE 7.3.1.2:

1- MERCANTILE SPACE - 2,547 SQ FT (GROSS) / 30 = 85 OCCUPANTS
2- ASSEMBLY SPACE NON FIXED SEATING -
1,038 SQ FT (GROSS) / 15 = 70 OCCUPANTS
3- ASSEMBLY SPACE BOOTH SEATING - 1 PER / 1.5 LF = 90 OCCUPANTS
4- ASSEMBLY SPACE BAR SEATING - 1 PER / 2 LF = 23 OCCUPANTS
5- KITCHEN / MEAT PREP - 1,694 SQ FT (GROSS) / 200 = 9 OCCUPANTS
6- STORAGE - 691 SQ FT (GROSS) / 500 = 2 OCCUPANTS
7- BUSINESS SPACE - 160 SQ FT (GROSS) / 150 = 2 OCCUPANTS

TOTAL OCCUPANCY PER NFPA = 281 OCCUPANTS

OCCUPANT LOAD LEGEND:

- MERCANTILE
- ASSEMBLY
- KITCHEN
- STORAGE
- BUSINESS

LIFE SAFETY LEGEND	
SYMBOL	DESCRIPTION
	EXTERIOR EMERGENCY LIGHT W/ BACK UP BATTERY
	EXIT SIGN / EMERGENCY LIGHT
	EXIT SIGN
	EXISTING EMERGENCY LIGHT
FE	FIRE EXTINGUISHER

FIRE PROTECTION NOTES:

- FLORIDA FIRE PREVENTION CODE 2020, 7TH EDITION, BASED ON NFPA 1, FIRE CODE, 2018 EDITION & NFPA 101, LIFE SAFETY CODE, 2018 EDITION.
- INSTALL TACTILE SIGN FOR EXIT DOORS PER NFPA 101-7.10.1.3.
- ROOF STRUCTURAL SYSTEM IS HEAVY STRUCTURAL SHOULD NOT COMPLY WITH THE REQUIREMENT OF FAC 69A-60.0081.
- THE MAIN ELECTRICAL DISCONNECT ON OUTSIDE NORTH EXTERIOR WALL.
- ELECTRICIAN SHOULD INSTALL THE ELECTRICAL SIGNAGE PER NFPA.
- MEANS OF EGRESS / TRAVEL DISTANCE IS ACCORDING TO NFPA 101, 2018 EDITION, 38.2.6 & 39.2.6

AEC
INTEGRATED

ALI MARAR
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PEPE'S HACEIENDA

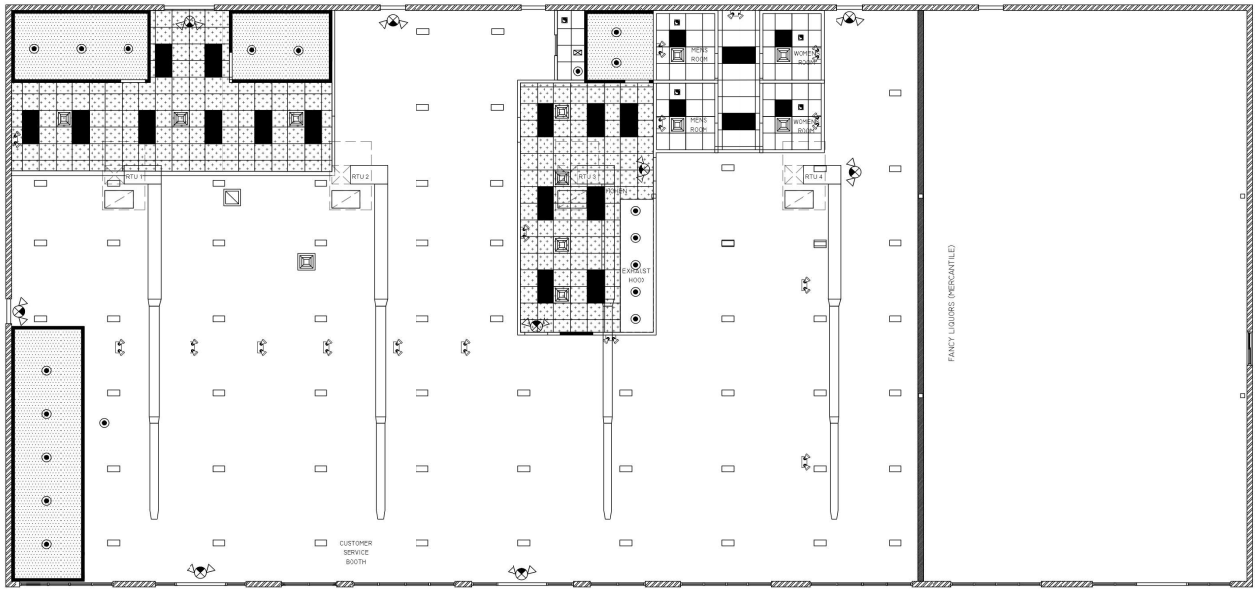
9239 MERILL RD.
UNIT 1
JACKSONVILLE, FL 32225

REV. #	DATE

A-03

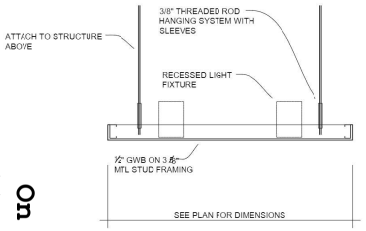
LIFE SAFETY PLAN

DWG SCALE	AS SHOWN
DESIGN BY	A. Marar
DRAWING BY	A. Marar
DATE	02-03-2022
DWG #	TITLE

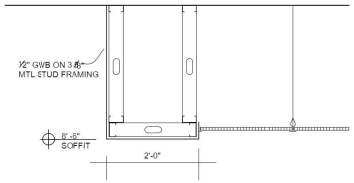


REFLECTED CEILING PLAN
SCALE: 1/8"=1'

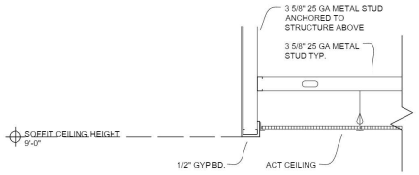
EXISTNG CEILING LEGEND	
SYMBOL	DESCRIPTION
	2'x4' DROP IN ACOUSTICAL CEILING TILES
	2'x4' DROP IN VINYL CEILING TILES
	2'X4' LED (LIGHT RECESSED) FIXTURE
WP	LIGHT FIXTURE – W/ WATER RESISTANCE
	EXHAUST FAN
	NEW SUPPLY DIFFUSER 24" X 24"
	NEW RETURN DIFFUSER 24" X 24"



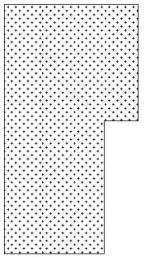
SOFFIT DETAIL
SCALE: N.T.S



SOFFIT DETAIL
SCALE: N.T.S



SOFFIT DETAIL
SCALE: N.T.S



AEC INTEGRATED

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JACKSONVILLE, FL
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PEPE'S HACEIENDA
9239 MERILL RD.
UNIT 1
JACKSONVILLE, FL 32225

REV. #	DATE

A-04

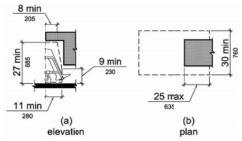
REFPECTED CEILING PLAN

DWG SCALE	AS SHOWN
DESIGN BY	A. Marar
DRAWING BY	A. Marar
DATE	02-03-2022
DWG #	TITLE

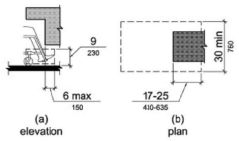
On File
Page 11 of 27

GENERAL NOTES FOR COMPLIANCE WITH FBC ACCESSIBILITY:

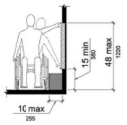
- Drinking fountain: Drinking fountains shall comply with 307 and 602
  Clear Floor Space: units shal have a clear floor or ground space complying with 305 positioned for a forward approach and certered on the unit. Knee and toe clearance to comply with 306, refer to sketches.
  Operable Parts: Operable parts shall comply with 309, to be operable with one hand and shall not require tight grosping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.
  Spout Height: Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.
  Spout Location: the spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.
- Srevice counter: according to FBC accessibility 308.3.2 Obstructed High Reach; where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shal be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.
- Lovatories and sinks: according to FBC accessibility 606.3 shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finsh floor or ground.



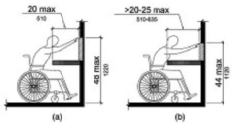
KNEE CLEARANCE



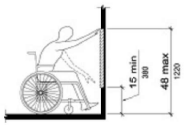
TOE CLEARANCE



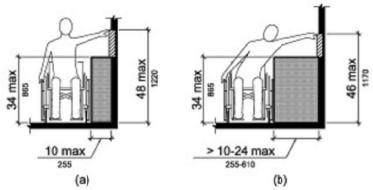
UNOBSTRUCTED SIDE REACH



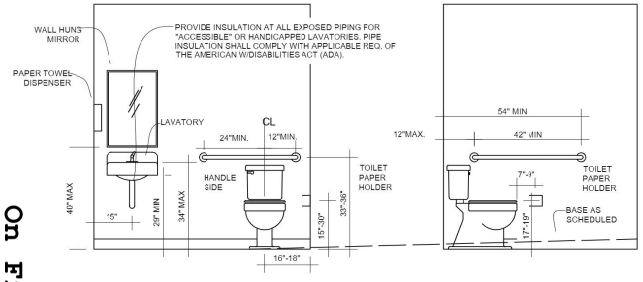
OBSTRUCTED HIGH FORWARD REACH



UNOESTRJCTED FORWARD REACH



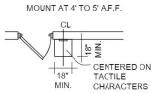
OBSTRUCTED HIGH SIDE REACH



NOTE: WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH HARD, NONABSORBENT SUFFACE TO A HEGHT OF 4 FEET ABOVETHE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (FBC-B 12 0.2)

2 / A1.0 TYPICAL TOILET ELEVATIONS
SCALE: 1/2" = 1'-0"

SCALE: 1/2"=1'-0"
0 1.5 3' 5'



TACTILE EXIT SIGN

On File
Page 12 of 27

AEC INTEGRATED

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2532 CORTEZ ROAD
JACKSONVILLE, FL
(904) 422-2123
ALIMARAR@YAHOO.COM

PEPE'S HACEIENDA
9239 MERILL RD.
UNIT 1
JACKSONVILLE, FL 32225

REV. #	DATE

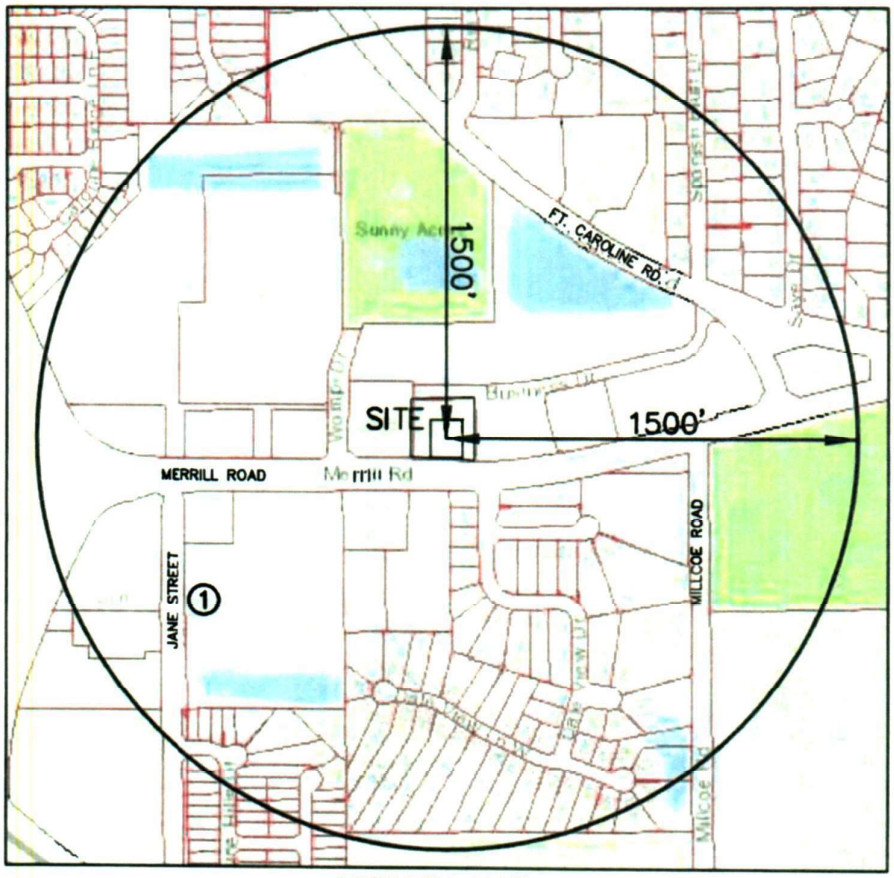
A-05

ADA DETAILS

DWG SCALE	AS SHOWN
DESIGN BY	A. Marar
DRAWING BY	A. Marar
DATE	02-03-2022
DWG #	TITLE

MAP SHOWING SURVEY OF

PART OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, JACKSONVILLE, AS RECORDED IN OFFICIAL RECORDS BOOK 20082, PAGE 1824, ACCORDING TO 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 IS ONE (1).

SUBJECT SITE:
9239 MERRILL ROAD
JACKSONVILLE, FL 32225
R.E.# 112982-0045

(1) RATTLES TO TASSLES AT MERRILL ROAD (DAYCARE FACILITY)
9100 MERRILL ROAD, SUITE 15
JACKSONVILLE, FL 34425 – 1160'±

CERTIFIED TO:

- PEPE'S HACIENDA 9239 CORPORATION

JASON D. BOATWRIGHT License Number 7292 STATE OF FLORIDA Professional Surveyor and Mapper

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: MARCH 21, 2024	FILE: 2024-0377
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

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.

MEGALAND 2 LLC
13898 BELLA RIVA LN
JACKSONVILLE, FL 32225

Primary Site Address
9239 MERRILL RD
Jacksonville FL 32225-

Official Record Book/Page
20082-01824

Tile #
7401

9239 MERRILL RD

Property Detail

RE #	112982-0045
Tax District	GS
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	48301

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.

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	$0.00	$1,135,140.00
Extra Feature Value	$0.00	$270,419.00
Land Value (Market)	$640,664.00	$640,664.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$640,664.00	$2,046,223.00
Assessed Value	$638,246.00	$2,046,223.00
Cap Diff/Portability Amt	$2,418.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$638,246.00	See below

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
20082-01824	12/22/2021	$700,000.00	WD - Warranty Deed	Qualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SWSC6	Sprinkler Wet System	1	0	0	10,570.00	$29,733.00
2	PVCC1	Paving Concrete	1	0	0	25,387.00	$193,725.00
3	LPMC1	Light Pole Metal	1	0	0	7.00	$18,003.00
4	LITC1	Lighting Fixtures	1	0	0	18.00	$22,662.00
5	WMCC1	Wall Masonry/Concrt	1	0	0	352.00	$5,070.00

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	48,352.00	Square Footage	$640,664.00

Legal

LN	Legal Description
1	01-2S-27E 1.11
2	PT SEC 1 RECD O/R 20082-1824

Buildings

Building 1
Building 1 Site Address
9239 MERRILL RD Unit
Jacksonville FL 32225-

Building Type	1602 - SHOP CTR NBHD
Year Built	2024
Building Value	$1,135,140.00

Type	Gross Area	Heated Area	Effective Area
Base Area	10570	10570	10570

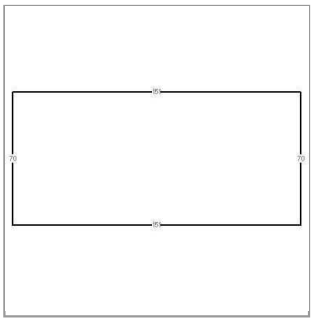
Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	1	1 None
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted

On File

Total	10570	10570	10570

Air Cond	3	3 Central
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry
Ceiling Wall Finish	5	5 S Ceil Wall Fin

Element	Code	Detail
Stories	1.000	
Baths	4.000	
Rooms / Units	1.000	
Avg Story Height	17.000	



2024 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	$638,246.00	$0.00	$638,246.00	$6,566.34	$7,222.97	$6,995.18
Public Schools: By State Law	$640,664.00	$0.00	$640,664.00	$1,846.85	$1,980.93	$2,017.45
By Local Board	$640,664.00	$0.00	$640,664.00	$1,304.34	$1,440.21	$1,418.05
FL Inland Navigation Dist.	$638,246.00	$0.00	$638,246.00	$16.71	$18.38	$16.98
Water Mgmt Dist. SJRWMD	$638,246.00	$0.00	$638,246.00	$104.03	$114.44	$107.61
School Board Voted	$640,664.00	$0.00	$640,664.00	$580.22	$640.66	$640.66
			Totals	$10,418.49	$11,417.59	$11,195.93

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$580,224.00	$580,224.00	$0.00	$580,224.00
Current Year	$640,664.00	$638,246.00	$0.00	$638,246.00

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.

2024

2023

2022

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

More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

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

Megaland 2, LLC.
Owner Name

9239 Morrill Road, Jacksonville
Address(es) for Subject Property

112982-0045
Real Estate Parcel Number(s) for Subject Property

Mike Herzberg
Appointed or Authorized Agent(s)

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

STATE OF Florida
COUNTY OF Duval

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

1. Affiant is the Majd Alnasr of Megaland 2, LLC, a Limited Liability Company, FL (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.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. 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

Majd alnasr

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 2nd, day of August, 20 24, by Majd Alnasr, as Owner for Megaland 2 LLC, who is ☐ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced FL Driver License.

[NOTARY SEAL]
AYA JABER
Notary Public - State of Florida
Commission #HH 467517
My Comm. Expires November 28, 2027

Notary Public Signature

Aya Jaber

Printed/Typed Name – Notary Public

My commission expires: _____

<u>NOTE</u>: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL <u>NOT</u> BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company
MEGALAND 2 LLC

Filing Information

Document Number	L21000290136
FEI/EIN Number	87-1346982
Date Filed	06/23/2021
Effective Date	06/23/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/06/2021
Event Effective Date	NONE

Principal Address

13898 bella riva ln
jacksonville, FL 32225

Changed: 03/18/2024

Mailing Address

13898 bella riva ln
jacksonville, FL 32225

Changed: 03/18/2024

Registered Agent Name & Address

ALNASR, MAJD
13898 bella riva ln
jacksonville, FL 32225

Address Changed: 03/18/2024

Authorized Person(s) Detail

Name & Address

Title Authorized Member

ALNASR, MAJD
13898 bella riva ln
jacksonville, FL 32225

Annual Reports

Report Year	Filed Date
2022	02/17/2022
2023	01/23/2023
2024	03/18/2024

Document Images

03/18/2024 -- ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
05/12/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
02/17/2022 -- ANNUAL REPORT	View image in PDF format
12/06/2021 -- LC Amendment	View image in PDF format
06/23/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Doc # 2022002645, OR BK 20082 Page 1824, Number Pages: 3,
Recorded 01/05/2022 09:01 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $27.00 DEED DOC ST $4900.00

PREPARED BY, RECORD AND RETURN TO:
Osborne & Sheffield Title Services, LLC
4776 Hodges Boulevard, Suite 206
Jacksonville, Florida 32224

File #: 2021-491S

Parcel Identification Number:
112982-0030

WARRANTY DEED

THIS WARRANTY DEED made this **22nd** day of **December, 2021**, by **Buck Business Park, LLC, a Florida limited liability company**, hereinafter called Grantor, whether one or more, whose post office address is 9137 Merrill Road, Jacksonville, Florida 32225, to **MegaLand 2 LLC, a Florida limited liability**, hereinafter called Grantee, whether one or more, and whose post office address is 12620 Muirfield Blvd S., Jacksonville Florida 32225.

(Wherever used herein the term "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).

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land situate, lying and being in the County of **Duval**, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

SUBJECT TO taxes accruing subsequent to December 31, 2021.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Witness #1 signature

Witness #1 printed name

Witness #2 signature

Witness #2 printed name

Buck Business Park, LLC
a Florida limited liability company

x

by: Catherine B. Whatley
its: Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of X physical presence or ____ online notarization, this **22nd** day of **December, 2021**, by **Catherine B. Whatley, as Manager of Buck Business Park, LLC, a Florida limited liability company**, who is/are personally known to me, has/have produced a valid driver's license(s) or has/have produced _____ as identification.

Notary Public
My Commission Expires:
(Notary Seal)

LEE STEVEN OSBORNE
MY COMMISSION EXPIRES
JULY 12, 2025
#HH 110878
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Exhibit "A"

LOT 1

That certain tract or parcel of land being a part of Section 1, Township 2 South, Range 27 East, Duval County, Florida and being more particularly described as;

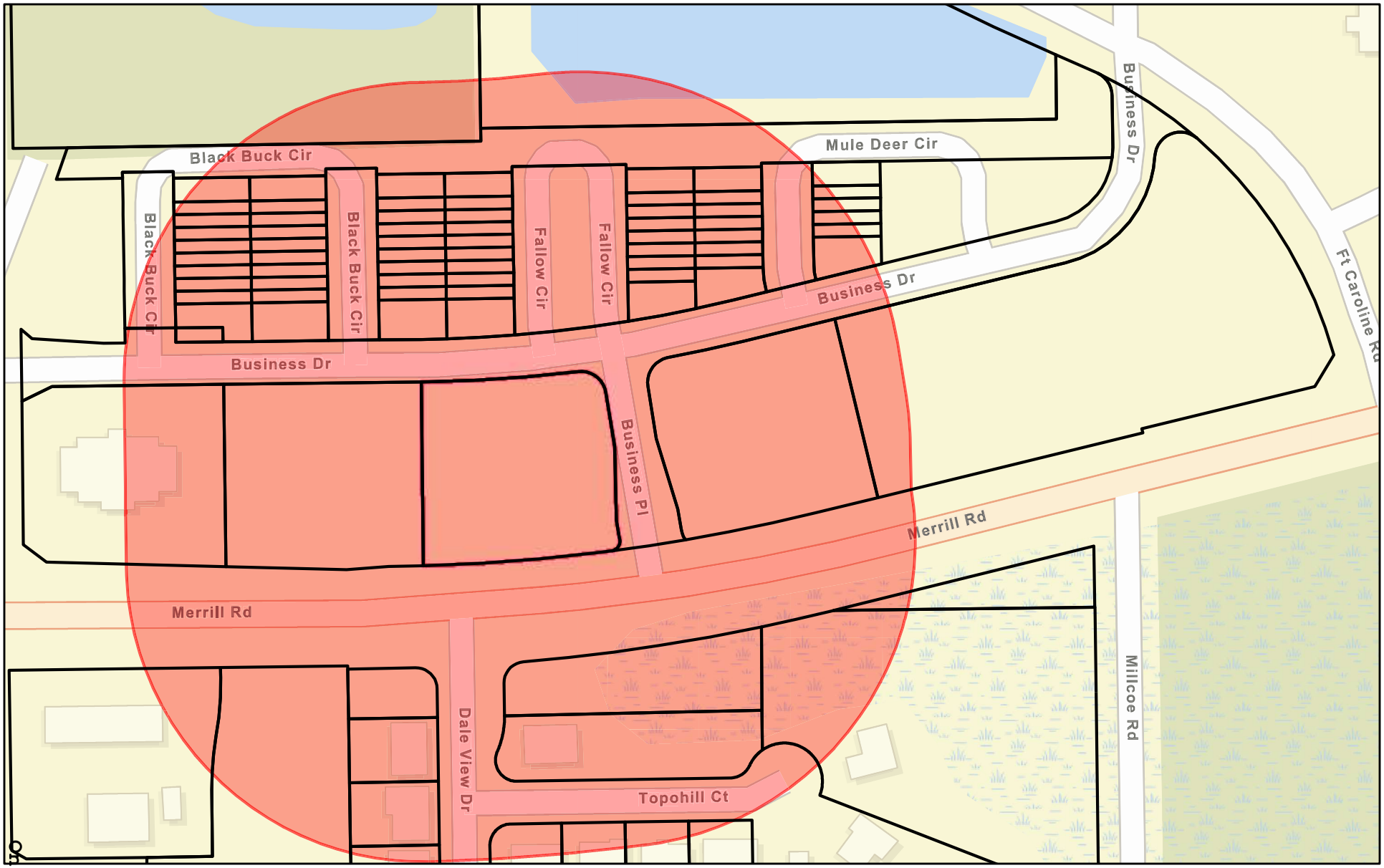
Commencing at the intersection of the line dividing said Section 1 and Section 6, Township 2 South, Range 28 East of said County with the Northerly right of way line of Merrill Road, as presently established; thence South 76°32'55" West along said Northerly right of way line, 376.73 feet to a point of curve in said Northerly right of way line; thence along a curve to the right in said Northerly right of way line, said curve being concave to the North and having a radius of 2251.83 feet, a distance of 265.88, as measured along a chord bearing South 79°55'59" West to a point for the point of beginning;

Thence continue along said curve in said Northerly right of way line, a distance of 205.29 feet, as measured along a chord bearing South 85°55'49" West to the Southeast corner of the lands described in Official Records Volume 11346, Page 1726 of the Public Records of said County; thence North 00°32'20" West, along the Easterly line of said lands recorded in Official Records Volume 11346, Page 1726, a distance of 233.11 feet; thence along a curve to the left, said curve being concave to the North and having a radius of 1702.25 feet, a distance of 185.24 feet, as measured along a chord bearing North 86°20'32" East to a point of reverse curve; thence along a curve to the right, said curve being concave to the Southwest and having a radius of 30.00 feet, a distance of 41.57 feet, as measured along a chord bearing South 52°55'02" East to a point of tangency; thence South 09°03'28" East, 64.11 feet; thence South 01°05'34" East, 86.58 feet; thence South 09°03'28" East, 21.14 feet to a point of curve; thence along a curve to the right, said curve being concave to the Northwest and having a radius of 30.00 feet, a distance of 43.30 feet, as measured along a chord bearing South 37°07'48" West to the point of beginning.

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
112984 1460	** CONFIDENTIAL **		2872 MULE DEER CIR			JACKSONVILLE	FL	32225
112984 1315	2844 BLACK BUCK LAND TRUST		122 E LAKE AVE			LONGWOOD	FL	32750-5441
112982 0020	320 8TH AVE CORP ET AL		PO BOX 931			BRONXVILLE	NY	10708
112984 1355	ABED BASMA AKRAM		13022 AMBRIDGE LN			JACKSONVILLE	FL	32225
120720 0290	AH4R 1 FL LLC		ATTN PROPERTY TAX DEPARTMENT	23975 PARK SORRENTO STE 300		CALABASAS	CA	91302
112984 1490	ALEXANDER JASMINE NICOLE		2875 MULE DEER CIR			JACKSONVILLE	FL	32225
112984 1495	ALLEYNE NAKOBI		2877 MULE DEER CIR			JACKSONVILLE	FL	32225
120720 0265	ANDERSON CHARLES D LIFE ESTATE		9268 TOPOHILL CT			JACKSONVILLE	FL	32225-6906
112984 1365	ARROYO ALEXANDRA		2872 FALLOW CIR			JACKSONVILLE	FL	32225
112984 1390	BARR NICHOLAS TYLER		2850 FALLOW CIR			JACKSONVILLE	FL	32225
112984 1260	BATCHU SUMANTH		5701 MCKINNEY PLACE DR APT 2318			MCKINNEY	TX	75070
112984 1395	BOYCE DEANA		2848 FALLOW CIR			JACKSONVILLE	FL	32225-4333
112984 1000	BUCK BUSINESS PARK OWNERS ASSOCIATION		9137 MERRILL RD			JACKSONVILLE	FL	32225
112984 1225	BUSTOS JOSE ALEJANDRO		2409 CHAFFEE RD			SAN ANTONIO	TX	78234
112982 0050	BWT PROPERTY MANAGEMENT INC		1121 BAISDEN RD			JACKSONVILLE	FL	32218
112984 1485	CASTILLO ANNA PATRICIA		2873 MULE DEER CIR			JACKSONVILLE	FL	32225
112984 1285	CHASE DUANE EDWARD		2853 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112983 0000	CITY OF JACKSONVILLE		ATT CITY REAL ESTATE	214 N HOGAN ST 10TH FLOOR		JACKSONVILLE	FL	32202
112984 1475	CLAY ANDREW		2869 MULE DEER CIR			JACKSONVILLE	FL	32225
112984 1445	COATS DARRELL JR ESTATE		2878 MULE DEER CIR			JACKSONVILLE	FL	32225
112984 1320	CONKLIN JOSEPH		2842 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112984 1250	COX DOMINICK JAMES		2839 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112984 1340	DAHL MARNI		2882 FALLOW CIR			JACKSONVILLE	FL	32225
112984 1465	DAVYDOVA KRISTINA		2870 MULE DEER CIR			JACKSONVILLE	FL	32225
112984 1110	DEER RUN TOWNHOMES OWNERS ASSOCIATION INC		3741 SAN JOSE PL STE 7			JACKSONVILLE	FL	32257
112984 1230	DICKERSON MICHELLE A		2891 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112984 1405	DUANE REAL ESTATE HOLDINGS LLC		7707 MERRILL RD UNIT 8664			JACKSONVILLE	FL	32277-3714
112984 1305	ESAREY LAUREN BETH		2848 BLACK BUCK CIR			JACKSONVILLE	FL	32225
120720 0010	EVANS WADE		2676 DALE VIEW DR			JACKSONVILLE	FL	32225-6900
112984 1470	FREEMAN AMY LOUISE		2868 MULE DEER CIR			JACKSONVILLE	FL	32225
112984 1270	GAINEY CHRISTOPHER LANE		2847 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112984 1210	HAGEN MITCHELL RYAN		7420 KAMEHAMEHA LOOP			HONOLULU	HI	96818
112984 1415	HE DARUI		2840 FALLOW CIR			JACKSONVILLE	FL	32225
120742 0100	HESS REALTY LLC		C/O PROPERTY TAX DEPARTMENT	539 SOUTH MAIN ST		FINDLAY	OH	45840
112984 1440	HIERAS RUFF		2880 MULE DEER CIR			JACKSONVILLE	FL	32225
120720 0020	HUYAH LIEM THANH		2664 DALE VIEW DR			JACKSONVILLE	FL	32225-6900
112984 1310	IZQUIERDO ROSA ISABEL AGUILAR GONZALES DE		2846 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112984 1450	JOHNSON MARIA PILAR		2876 MULE DEER CIR			JACKSONVILLE	FL	32225
112984 1265	JOSEPH LEAH		2845 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112982 0000	JUMILI NOELLE		3590 GILMORE HEIGHTS RD N			JACKSONVILLE	FL	32225
120720 0285	KIGHT DARWIN		9279 TOPOHILL CT			JACKSONVILLE	FL	32225-6907
112984 1360	KRAMER MICHELLE		2874 FALLOW CIR			JACKSONVILLE	FL	32225
112984 1430	LAW QUINDYRIS JAKEITH		2834 FALLOW CIR			JACKSONVILLE	FL	32225
120720 0250	LE KIM THI LIFE ESTATE		9248 TOPOHILL CT			JACKSONVILLE	FL	32225-6906
112984 1195	LOPEZ NAIN		6143 EDWARD ST APT 303			NORFOLK	VA	23513-1579
112984 1330	MALANDRINO STEVEN ANTHONY JR		2838 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112984 1290	MARRERO MICHAEL		2854 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112984 1370	MARTIN STEDMAN ANNA MARIE		2870 FALLOW CIR			JACKSONVILLE	FL	32225
112984 1240	MATZ ROBERT		2835 BLACK BUCK CIR			JACKSONVILLE	FL	32225
120743 0000	MDC COAST 16 LLC		11995 EL CAMINO REAL			SAN DIEGO	CA	92127
112982 0045	MEGALAND 2 LLC		13898 BELLA RIVA LN			JACKSONVILLE	FL	32225
112984 1235	MERCADO MIRIAM D		2893 BLACK BUCK CIR			JACKSONVILLE	FL	32225
120720 0005	MERRILL HILLS OWNERS ASSOCIATION INC		C/O KINGDOM MANAGEMENT	12620-3 BEACH BLVD #301		JACKSONVILLE	FL	32246
161675 0007	MERRILL ROAD STORAGE INC		3948 3RD ST SUITE 458			JACKSONVILLE BEACH	FL	32250
112984 1480	MILLER HANNAH MARIA		2871 MULE DEER CIR			JACKSONVILLE	FL	32225
112982 0105	MOST WORSHIPFUL GRAND LODGE OF FREE AND ACCEPTED M		9137 MERRILL RD			JACKSONVILLE	FL	32225-4364
112984 1245	MUGUERZA ADRIANA C BARRIOS		2837 BLACK BUCK CIR			JACKSONVILLE	FL	32225
112984 1205	NANCE MA MARILYNDA MIRO		2881 BLACK BUCK CIR			JACKSONVILLE	FL	32225

112984 1435	OBA YUICHI BASYE		2882 MULE DEER CIR		JACKSONVILLE	FL	32225
112984 1190	ORTIZ MONICA ET AL		2875 BLACK BUCK CIR		JACKSONVILLE	FL	32225
112984 1335	RAJKUMAR GREGORY		69 CASTLE GLEN BLVD		MARKHAM ON L6L DA9		
112984 1300	RAYMER LIVING TRUST		23035 EDENTON PL		VALENCIA	CA	91354
112984 1350	RFDA LLC		C/O LAW OFFICE OF PCTROVITCH KUTUB P A	101 NE 3RD AVE STE 1500	FORT LAUDERDALE	FL	33301
112984 1215	ROBERTS DANAR QUWAYNE		2885 BLACK BUCK CIR		JACKSONVILLE	FL	32225
112984 1380	ROCHE FRANCOIS R		2866 FALLOW CIR		JACKSONVILLE	FL	32225
112984 1295	ROCHE FRANCOIS R ET AL		2852 BLACK BUCK CIR		JACKSONVILLE	FL	32225
112984 1200	RUILOPEZ VEGA RAMON		2879 BLACK BUCK CIR		JACKSONVILLE	FL	32225
112984 1280	RUSSO NICOLE		2851 BLACK BUCK CIR		JACKSONVILLE	FL	32225
112984 1275	SCHULTZ JESSE		2849 BLACK BUCK CIR		JACKSONVILLE	FL	32225
112984 1500	SHAFAY MOHAMMAD		2879 MULE DEER CIR		JACKSONVILLE	FL	32225
112984 1345	SHOEMAKER HOMER L JR		2880 FALLOW CIR		JACKSONVILLE	FL	32225
112984 1455	SIDDO ADAMOU		2874 MULE DEER CIR		JACKSONVILLE	FL	32225
112984 1410	SOLOWAY DANIELLE M ET AL		2842 FALLOW CIR		JACKSONVILLE	FL	32225
112984 1400	SUGRUE DAMON VICTOR		2846 FALLOW CIR		JACKSONVILLE	FL	32225
120720 0015	SUNDARALINGAM NAKAMUTHU		2670 DALE VIEW DR		JACKSONVILLE	FL	32225-6900
112984 1255	TERSILLO PHILIP T		2841 BLACK BUCK CIR		JACKSONVILLE	FL	32225
112984 1385	TRAN CHARLIE		2864 FALLOW CIR		JACKSONVILLE	FL	32225
120720 0255	TUKES ALEA		2771 MONUMENT RD 29 179		JACKSONVILLE	FL	32225
112984 1425	VAUGHN HEIDI L ET AL		2836 FALLOW CIR		JACKSONVILLE	FL	32225
112984 1420	WHITTED JACQUELYN N		2838 FALLOW CIR		JACKSONVILLE	FL	32225
112984 1325	WINFIELD JEREMY ANDRE		2840 BLACK BUCK CIR		JACKSONVILLE	FL	32225
120720 0260	YAMASA CO LTD		P O BOX 4090		SCOTTSDALE	AZ	85261
112984 1220	YE SIMON		2887 BLACK BUCK CIR		JACKSONVILLE	FL	32225
112984 1375	ZUEHLSDORFF MERCEDITA		2868 FALLOW CIR		JACKSONVILLE	FL	32225
	CAROLINE RIDGE HOA	**ELIZABETH HENDRICKS**	**9119 MT. ARLINGTON CT**		**JACKSONVILLE**	**FL**	**32225-9307**
	COMMUNITIES OF EAST ARLINGTON	**LAD HAWKINS**	**1924 W HOLLY LAKE RD**		**JACKSONVILLE**	**FL**	**32225**
	GREATER ARLINGTON CIVIC COUNCIL	**LAD HAWKINS**	**PO BOX 8283**		**JACKSONVILLE**	**FL**	**32239**
	GREATER ARLINGTON/B	**TIM KELLEY**	**2184 HEALTH GREEN PL S**		**JACKSONVILLE**	**FL**	**32246**
	MERRILL HILLS OWNERS ASSOCIATION	**NORMAN LEBERT**	**9280 TOPOHILL CT**		**JACKSONVILLE**	**FL**	**32225**

Land Development Review



June 2, 2025

2112926_T-2024-5804

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Esri Community Maps Contributors, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

On File

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR777033 Date: 6/6/2025
User: McKissick-Hawley, Benjamin - PDCU Email: BMHawley@coj.net
REZONING/VARIANCE/EXCEPTION

Name: Michael Herzberg
Address: 12483 Aladdin Rd, Jacksonville, FL 32223
Description: Application for Administrative Deviation Tracking #6317 9239 Merril Rd, Jacksonville, FL, 32225 RE #112982-0045 Companion Application Tracking #5804 Invoice price reflects total fees for both applications.

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2713.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2713.00

Control Number: 7501761 | Paid Date: 6/9/2025 **Total Due: $2,713.00**

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

Account No: CR777033 Date: 6/6/2025
REZONING/VARIANCE/EXCEPTION

Name: Michael Herzberg
Address: 12483 Aladdin Rd, Jacksonville, FL 32223
Description: Application for Administrative Deviation Tracking #6317 9239 Merril Rd, Jacksonville, FL, 32225 RE #112982-0045 Companion Application Tracking #5804 Invoice price reflects total fees for both applications.

Total Due: $2,713.00

On File