

Date Submitted:
Date Filed:

Application Number:
Public Hearing:

## 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:		Current Land Use Category:
Exception Sought:		Applicable Section of Ordinance Code:
Council District:	Planning District:	
Previous Zoning Applications Filed (provide application numbers):		
Notice of Violation(s):		
Number of Signs to Post:	Amount of Fee:	Zoning Asst. Initials:
Neighborhood Associations:		
Overlay:		

PROPERTY INFORMATION	
1. Complete Property Address: Unit 1, 9551 Baymeadows Rd, Jacksonville, FL 32256	2. Real Estate Number: 158521-0055
3. Land Area (Acres): 5.64 Acres	4. Date Lot was Recorded:
5. Property Located Between Streets: Old Baymeadows Rd and Baymeadows Rd	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: Restaurant	
8. Exception Sought: 4COP SFS License in Conjunction with a full service Restaurant	
9. In whose name will the Exception be granted: Red Room Hookah Lounge LLC DBA Medusa Restaurant & Lounge	



<b>OWNER'S INFORMATION</b> (please attach separate sheet if more than one owner)	
10. Name: ELZBIETA KUZNAIR	11. E-mail: hmcqueen@gmail.com
12. Address (including city, state, zip): 230 Leeward Island Clearwater, FL 33767	13. Preferred Telephone: 904-269-1414

<b>APPLICANT'S INFORMATION</b> (if different from owner)	
14. Name: HOLLY McQueen	15. E-mail: tonytilahun20@gmail.com
16. Address (including city, state, zip): 2165 Geneva Street Jacksonville, FL 32207	17. Preferred Telephone: 786-919-4279

<b>CRITERIA</b>
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Date Submitted 4/1/25  
 Date Recd 4/10/25

Application Number E-25-12  
 Public Hearing

**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: <u>PUD 1978-0773-0514</u>	Current Land Use Category: <u>NC</u>	
Exception Sought: <u>Retail sale + service of all alcoholic beverages for on-premises consumption</u>	Applicable Section of Ordinance Code: <u>656.312 A II (c) (5)</u>	
Council District: <u>11</u>	restaurant.	Planning District: <u>3</u>
Previous Zoning Applications Filed (provide application numbers): <u>E-90-205</u>		
Notice of Violation(s) <u>none found</u>		
Number of Signs to Post: <u>4</u>	Amount of Fee: <u>\$1278.</u>	Zoning Asst. Initials: <u>CJR</u>
Neighborhood Associations: <u>Village Green, Butler Baymeadows Inc., Baymeadows</u>		
Overlay: <u>none</u> Comm. Council		

PROPERTY INFORMATION	
1. Complete Property Address: <u>9551 Baymeadows Rd Int 421</u>	2. Real Estate Number: <u>148521-0055</u>
<u>Int 32255</u>	4. Date Lot was Recorded:
3. Land Area (Acres): <u>5.64 AC</u>	6. Utility Services Provider:
5. Property Located Between Streets: <u>Baymeadows Rd Old Baymeadows Rd</u>	City Water / City Sewer <input checked="" type="checkbox"/>
	Well / Septic <input type="checkbox"/>
7. Current Property Use: <u>Restaurant</u>	
8. Exception Sought: <u>4 COP liquor exception for Medusa Restaurant</u>	
9. In whose name will the Exception be granted: <u>Red Room Holdings LLC aka Medusa Restaurant</u>	

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 On File  
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Elzbieta Kuzniar

ANTENNE KIFLE

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name ELZBIETA KUZNIAR	11. E-mail hmcqueen@9MhCommunications.com
12. Address (including city, state, zip): 230 Leonard Island Clearwater, FL 33767	13. Preferred Telephone: 904-261-1414

APPLICANT'S INFORMATION (if different from owner)

14. Name Antenne Kifl	15. E-mail: Tonytilahun20@gmail.com (Tonytilahun20@gmail.com)
16. Address (including city, state, zip): 2165 Geneva Street Jacksonville FL 32207	17. Preferred Telephone: 786-919-4274 Tonytilahun20 @gmail.com

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

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PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 100 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7834 www.cip.net

last update: 1/12/2017

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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 4cop for my  
Business.



### 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.

Owner(s)

Print name: ELIZABETH KUZNETS

Signature: [Signature]

Applicant or Agent (If different than owner)

Print name: Anteneh Kifle

Signature: [Signature]

\*An agent authorization letter is required if the application is made by any person other than the property owner.

Owner(s)

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

### 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

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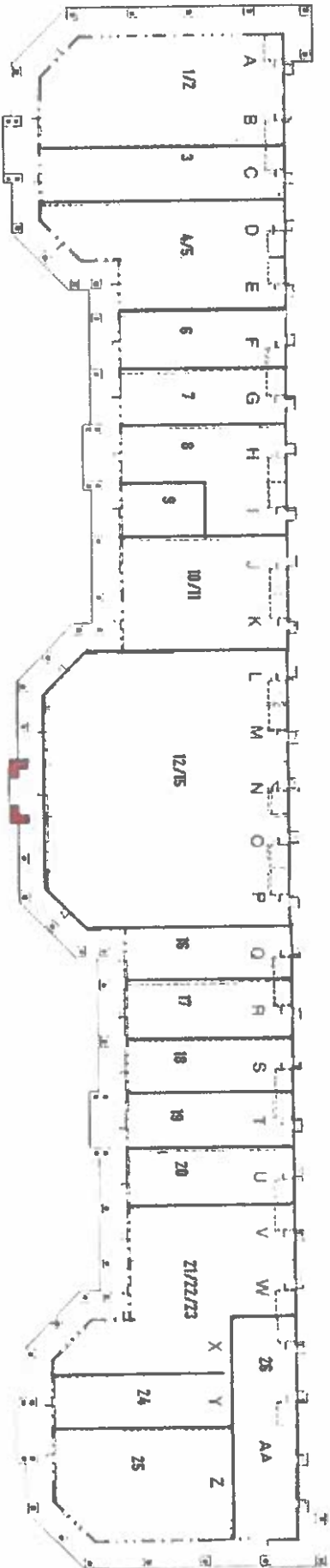
### PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone 904 255 7800 Fax 904 255 7884 www.coj.net

last update: 1/12/2017



# BAYMEADOWS PLACE



Suite #	Tenant Name	Sq. Ft.
1/2/3	Medusa Restaurant & Bar	5,259.5
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	Kwaity Ice Cream	1,200
21/23	Athenian Owl Restaurant	3,462
24	Kourosh 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>



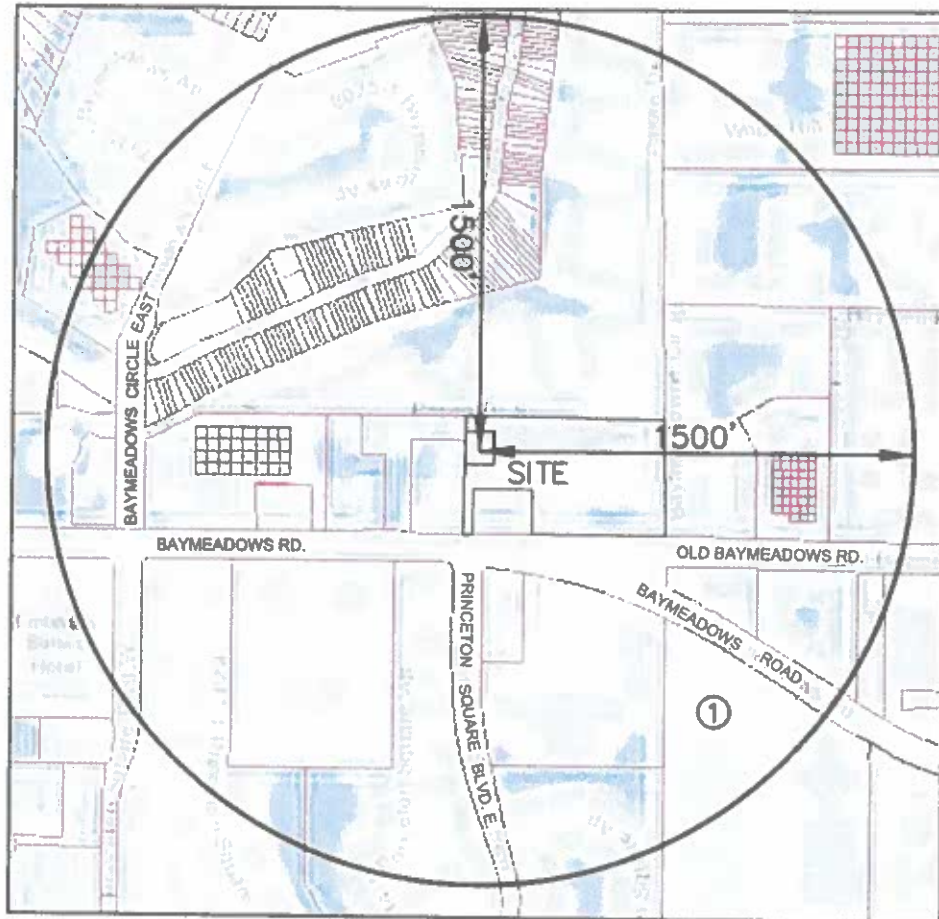
**GMH Capital Partners**  
Real Estate Resources & Solutions  
We're Invested™

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



# MAP SHOWING SURVEY OF

A PORTION OF SECTION 23 BEING IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, OF  
BAYMEADOWS, CITY OF JACKSONVILLE, 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/ARE ONE (1).

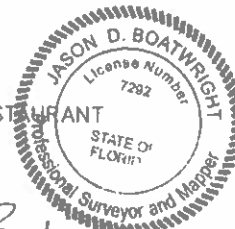
**SUBJECT SITE:**

9551 BAYMEADOWS ROAD, SUITE No's. 1, 2, & 3  
JACKSONVILLE, FL 32256  
R.E.#: 148521-0055

①

DEERMEADOWS BAPTIST CHURCH (& PRESCHOOL)  
9780 BAYMEADOWS ROAD  
JACKSONVILLE, FL 32256 - 1,350'±

CERTIFIED TO:  
MEDUSA RESTAURANT



**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 25, 2025  
SHEET 1 OF 1

FILE: 2025-0347  
DRAWN BY: ADT  
SCALE: 1" = 500'

**BOATWRIGHT LAND SURVEYORS, INC.**

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

On File  
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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.

**BAYMEADOWS SHOPPING CENTER LLC**  
1744 N BELCHER RD  
CLEARWATER, FL 33765

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

**Official Record Book/Page**  
21333-02188

**Tile #**  
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

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
<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>	\$1,980,967.00	\$1,980,967.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$6,345,500.00	\$6,350,500.00
<b>Assessed Value</b>	\$5,321,943.00	\$6,350,500.00
<b>Cap Diff/Portability Amt</b>	\$1,023,557.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$5,321,943.00	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
21333-02188	11/21/2024	\$100.00	QC - Quit Claim	Unqualified	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	\$2,325.00
2	FCLC1	Fence Chain Link	2	0	0	92.00	\$1,530.00
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	\$7,466.00
7	LPCC1	Light Pole Concrtr	1	0	0	7.00	\$4,216.00
8	LITC1	Lighting Fixtures	1	0	0	28.00	\$7,664.00
9	CVPC2	Covered Patio	1	19	10	190.00	\$1,650.00
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



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 21333-2188

## Buildings

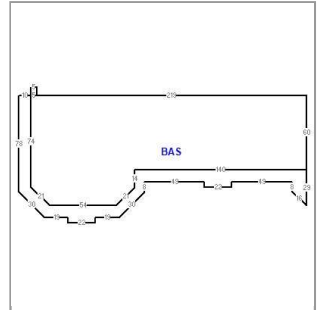
### Building 1

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

<b>Building Type</b>	1601 - SHOP CTR COMMTY
<b>Year Built</b>	1984
<b>Building Value</b>	\$1,203,057.00

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	

## 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	\$5,321,943.00	\$0.00	\$5,321,943.00	\$54,752.63	\$60,227.90	\$58,328.50
Public Schools: By State Law	\$6,345,500.00	\$0.00	\$6,345,500.00	\$19,899.48	\$19,620.29	\$19,981.98
By Local Board	\$6,345,500.00	\$0.00	\$6,345,500.00	\$14,054.05	\$14,264.68	\$14,045.13
FL Inland Navigation Dist.	\$5,321,943.00	\$0.00	\$5,321,943.00	\$139.34	\$153.27	\$141.56
Water Mgmt Dist. SJRWMD	\$5,321,943.00	\$0.00	\$5,321,943.00	\$867.48	\$954.22	\$897.28
School Board Voted	\$6,345,500.00	\$0.00	\$6,345,500.00	\$6,251.80	\$6,345.50	\$6,345.50
			Totals	\$95,964.78	\$101,565.86	\$99,739.95

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$6,251,800.00	\$4,838,130.00	\$0.00	\$4,838,130.00
<b>Current Year</b>	\$6,345,500.00	\$5,321,943.00	\$0.00	\$5,321,943.00

## 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**

**2021**

**2020**

**2019**

**2018**

**2017**

**2016**



- 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](#)



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 21<sup>st</sup> day of November, 2024, by **ELZBIETA KUZNIAR, INDIVIDUALLY AND AS TRUSTEE OF THE ELZBIETA KUZNIAR TRUST DATED AUGUST 27, 2009**, whose address is 230 Leeward Island, Clearwater, Florida 33767 hereinafter called the **GRANTOR(S)**, to **BAYMEADOWS SHOPPING CENTER, LLC.**, a Florida Limited Liability Company whose address is 1744 N. Belcher Road, Clearwater, Florida 33765 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:

***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°31'00" West, along said Northerly right-of-way line of Baymeadows Road, a distance of 459.68 feet; thence North 00°29'00" East departing from said Northerly right-of-way line, a distance of 150.00 feet; thence North 89°31'00" West parallel with said Northerly right-of-way line of Baymeadows Road, a distance of 205.00 feet; thence South 00°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°31'00" West along said Northerly right-of-way line, a distance of 30.00 feet; thence North 00°29'00" East departing from said Northerly right-of-way line, a distance of 399.93 feet; thence South 89°31'00" East, a distance of 687.00 feet to a point in the aforementioned Easterly boundary of Section 23; thence South 00°37'00" East, 400.00 feet to the Point of Beginning.***

**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:

**ELZBIETA KUZNIAR TRUST DATED  
AUGUST 27, 2009**

*Gregory A. Fox*  
Witness

Gregory A. Fox  
Print Name

*Elzbieta Kuzniar*  
By: **ELZBIETA KUZNIAR**, Trustee

*Elzbieta Kuzniar*  
**ELZBIETA KUZNIAR**

Witness Address:  
2515 Countryside Blvd Suite G  
Clearwater, Florida 33763

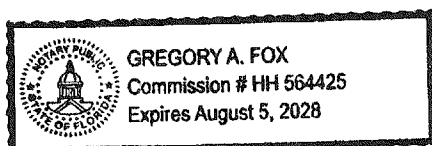
*Paula Fakiolas*  
Witness

*Paula Fakiolas*  
Print Name

Witness Address:  
2515 Countryside Blvd Suite G  
Clearwater, Florida 33763

**STATE OF FLORIDA  
COUNTY OF PINELLAS**

The foregoing document was acknowledged before me this 21st day of November, 2024 **ELZBIETA KUZNIAR, INDIVIDUALLY AND AS TRUSTEE OF THE ELZBIETA KUZNIAR TRUST DATED AUGUST 27, 2009** by means of physical presence and who has produced a driver's license as identification and who did not take an oath.



*Gregory A. Fox*  
Notary Public





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 KUZNIAR  
Owner (Affiant) Name  
9551 Bay Meadows Rd Unit 1, 2, 3 Jacksonville FL 32246  
Address(es) for Subject Property  
148521-0055  
Real Estate Parcel Number(s) for Subject Property  
Holly McQueen  
Appointed or Authorized Agent(s)  
Legal Exception  
Type of Request(s)/Application(s)

STATE OF Florida  
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Elzbieta Kuzniar  
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. 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.

X Yuliana Kuzniar  
Signature of Affiant

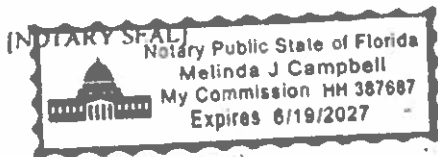
X ELZMIETA KUZNIAR  
Printed/Typed Name of Affiant

\* 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 Sonbiz.org, trust agreement, etc.

#### NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3<sup>rd</sup> day of March, 2025, by Elzmieta Kuzniar as owner for 9551 Baymeadows Rd who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced \_\_\_\_\_



Melinda J Campbell  
Notary Public Signature

Melinda J Campbell  
Printed/Typed Name - Notary Public

My commission expires: 6/19/27

**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





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

## Detail by Entity Name

Florida Limited Liability Company  
BAY MEADOWS SHOPPING CENTER, LLC.

### Filing Information

**Document Number** L24000528830  
**FEI/EIN Number** NONE  
**Date Filed** 12/26/2024  
**Effective Date** 01/01/2025  
**State** FL  
**Status** ACTIVE

### Principal Address

230 LEEWARD ISLAND  
CLEARWATER, FL 33767

### Mailing Address

1744 N. BELCHER ROAD, SUITE 200  
CLEARWATER, FL 33765

### Registered Agent Name & Address

KLEIN, STEVEN G  
1744 N. BELCHER ROAD, SUITE 200  
CLEARWATER, FL 33765

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

KUZNIAR, ELZBIETA  
230 LEEWARD ISLAND  
CLEARWATER, FL 33767

### Annual Reports

**No Annual Reports Filed**

### Document Images

[12/26/2024 -- Florida Limited Liability](#)

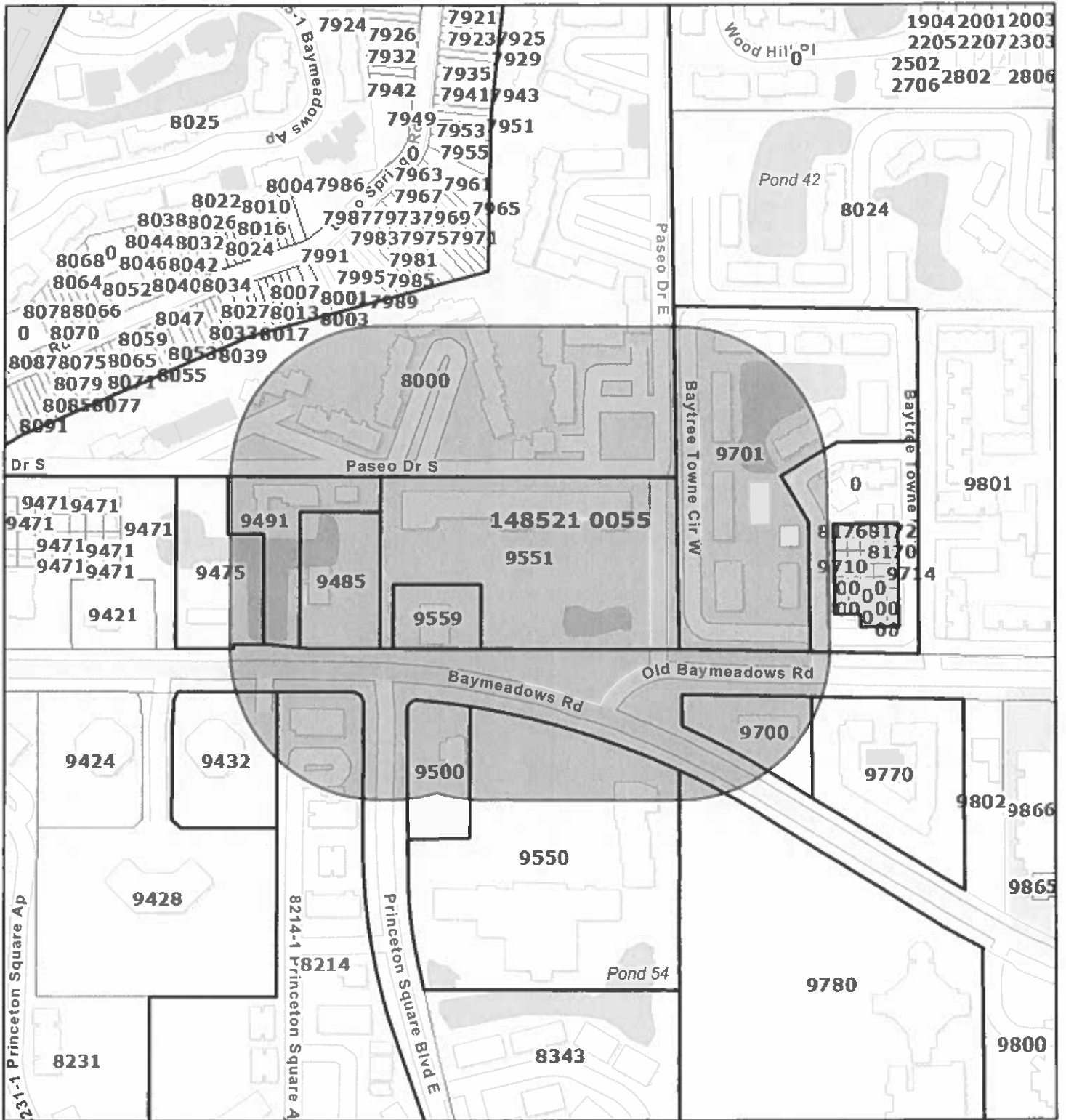
[View image in PDF format](#)



Florida Department of State, Division of Corporations

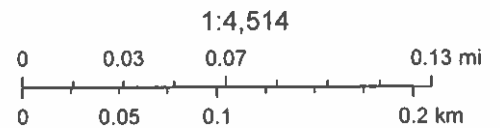


# Land Development Review



April 3, 2025

 Parcels



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

On File  
Page 1 of 1



	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_AD	MAIL_CITY	MAIL	MAIL ZIP
2	148522 0055	BAYTREE ON BAYMEADOWS LTD		437 E MONROE ST			JACKSONVILLE	FL	32202-2853
3	148633 0002	LOYALSOCK PROPERTIES II LLC		4336 PABLO OAKS CT			JACKSONVILLE	FL	32224
4	148521 0000	REALTY INCOME PROPERTIES 21 LLC		11995 EL CAMINO REAL			SAN DIEGO	CA	92130
5	148521 0095	9559 BAYMEADOWS ROAD LLC		ATTN: PROPERTY TAX	200 4TH AVE S UNIT 100		NASHVILLE	TN	37201
6	148633 0900	WACHOVIA BANK N A		C/O THOMSON REUTERS	PO BOX 2609		CARLSBAD	CA	92018-2609
7	148633 0200	DERMEADOWS BAPTIST CHURCH INC		9780 BAYMEADOWS RD			JACKSONVILLE	FL	32256-7985
8	152683 0080	BENTLEY GREEN APARTMENTS INVESTORS LLC		C/O RYAN LLC	200 E BROWARD BLVD SUITE 1410		FORT LAUDERDALE	FL	33301
9	152683 0535	MEMORIAL HEALTHCARE GROUP INC		C/O HCA DUCHARME MCMILLEN & ASSOCIATES	P O BOX 80610		INDIANAPOLIS	IN	46280
10	148522 0502	BAYTREE ON BAYMEADOWS CONDOMINIUM INC		437 E MONROE ST #100			JACKSONVILLE	FL	32202
11	148521 0005	GIANT JACKSONVILLE LLC		1806 N FRANKLIN ST			TAMPA	FL	33602
12	152683 0600	BAYMEADOWS COMMON LTD		17631 VENTURA BLVD UNIT 330			ENCINO	CA	91316
13	148521 0090	REALTY INCOME CORPORATION		11995 EL CAMINO REAL	ATTN: PM DEPT 1952		SAN DIEGO	CA	92130
14	148521 0055	BAYMEADOWS SHOPPING CENTER LLC		1744 N BELCHER RD			CLEARWATER	FL	33765
15	152683 0220	BAYMEADOWS COMMON LTD		C/O MARVIN F POER & CO	PO BOX 802206		DALLAS	TX	75380-2206
16	148521 0030	7915 BAYMEADOWS CIRCLE OWNER LLC		C/O JAKE HOLLINGER	107 S 2ND ST STE 500		PHILADELPHIA	PA	19106
17		VILLAGE GREEN		7610 BAYMEADOWS CR W			JACKSONVILLE	FL	32256
18		BETTER BAYMEADOWS, INC.		CAROL BOLTER					
19		BAYMEADOWS COMMUNITY COUNCIL		VALERIE EVANS					
20		SOUTHEAST CPAC		CLIFF JOHNSON III	7621 PUTTERS COVE DR		JACKSONVILLE	FL	32256
				JOANNE PARKER GRIFFIN	4222 LALOSA DR		JACKSONVILLE	FL	32217

$$\begin{array}{r}
 15 \\
 \times 7 \\
 \hline
 105 \text{ Notice} \\
 + 1173 \text{ Fee} \\
 \hline
 1278 \text{ Total} \\
 \$
 \end{array}$$



E-25-12

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

**General Collection Receipt**

Account No: CR770261  
 User: Rule, Cynthia - PWDS  
 REZONING/VARIANCE/EXCEPTION

Date: 4/3/2025  
 Email: CRule@coj.net

Name: ELZBIETA KUZNIAR / ANTENEHE KIFLE  
 Address: 9551 BAYMEADOWS RD UNITS 1,2,3 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	1278.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1278.00

**Jim Overton**  
 Duval County

Date Time: 04/03/2025 03:42PM  
 Drawer: 1004  
 Clerk: JH  
 Transaction: 7524017

FL 61  
 CR PWD 70261  
 CR 770261  
 ELZBIETA KUZNIAR  
 & 9551 BAYMEADOWS RD UNITS 1,2,3  
 JACKSONVILLE, FL 32256  
 Total \$1,278.00

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

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

Date: 4/3/2025

Receipt: 46052690002113  
 Total Enclosed \$1,278.00  
 PIR Debit \$1,278.00  
 Amount XXXX-1309  
 Contribution Unit  
 46052690002113  
 ADD: 46052690002113  
 LDR: 46052690002113  
 Application Label: 018  
 DEBIT  
 PIN Statement: 1  
 Arch Code: 309554  
 Balance \$1,278.00  
 Convergence Fee \$1,278.00  
 Total Charged \$1,278.00

ELZBIETA KUZNIAR / ANTENEHE KIFLE  
 BAYMEADOWS RD UNITS 1,2,3 JACKSONVILLE, FL 32256  
 APPLICATION FOR ZONING EXCEPTION

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

Pay By: ELZBIETA KUZNIAR / ANTENEHE KIFLE

**On File**  
**Page 1 of 1**