

**COMPANION APPLICATION** / E-24-42  
 W/D 24-13

Date Submitted: 6/14/24	Application Number:	
Date Filed: 7/22/24	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: CN	Current Land Use Category: CBC	
Exception Sought: The retail sale and serve of all alcoholic beverages for on-premises consumption	Applicable Section of Ordinance Code: 656.312 A.II.(c)(5)	
Council District: 11	Planning District: 3	
Previous Zoning Applications Filed (provide application numbers): none found		
Notice of Violation(s): none found		
Number of Signs to Post: 2	Amount of Fee: \$1236.	Zoning Asst. Initials: CIR
Neighborhood Associations: Better Baymeadows, Inc., Baymeadows Comm. Council		
Overlay: none		

PROPERTY INFORMATION	
1. Complete Property Address: 9940 OLD BAYMEADOWS RD JACKSONVILLE FL 32256	2. Real Estate Number: 148633-1000
3. Land Area (Acres): 5.32	4. Date Lot was Recorded: 1972
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 TO OPERATION WITH A FULL SERVICE RESTAURANT	
9. In whose name will the Exception be granted: OHJAX5 LLC (DBA) SCRAMBLERS	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
10. Name: <b>DEERWOOD VILLAGE MALL LC</b>	11. E-mail:
12. Address (including city, state, zip): <b>140 N FEDERAL HWY SUITE 200 BOCA RATON FL 33432 RA To N</b>	13. Preferred Telephone:

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
14. Name: <b>LAWRENCE YANCY</b>	15. E-mail: <b>lawrenceycancy@yahoo.com</b>
16. Address (including city, state, zip): <b>1309 ST. JOHNS BLUFF ROAD NORTH BLDG A. SUITE 2. JACKSONVILLE FL 32225</b>	17. Preferred Telephone: <b>904-568-4317</b>

<b>CRITERIA</b>
<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>

- 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.

THE EXCEPTION IS PRESENTED BY OHJAX5 LLC (DBA): SCRAMBLERS. A FULL SERVICE RESTAURANT THAT IS LOCATED IN A CN ZONING THAT REQUIRE A ZONING EXCEPTION TO HAVE A 4COP SFS LICENSE. THIS ZONING EXCEPTION APPLICATION IS SUBMITTED TO BEING ALL OF THESE USAGE TOGETHER. THE LOCATION OF THIS RESTAURANT IS 9940 OLD BAYMEADOWS RD JACKSONVILLE FL 32256.

**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		

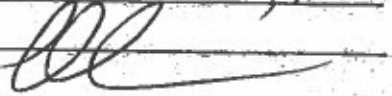
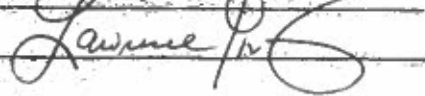
**PLANNING AND DEVELOPMENT DEPARTMENT**

## 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) <u>Deerwood Village Mall LC</u> Print name: <u>WILLIAM WEISMAN, member</u> Signature: 	Applicant or Agent (if different than owner) Print name: <u>LAWRENCE YANCY</u> Signature: 
Owner(s) Print name: _____ Signature: _____	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

## 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

## SPECIAL WARRANTY DEED

THIS DEED is made as of September 18, 2000, between DEERWOOD VILLAGE MALL, LTD., a Florida limited partnership, herein the "grantor," and DEERWOOD VILLAGE MALL, L.C., a Florida limited liability company, post-office address, 2101 Corporate Blvd., N.W., Suite 300, Boca Raton, Florida 33431, herein the "grantee". (As used herein, the terms grantor and grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

Book 9746 Page 1350

Doc# 2000217117  
Book: 9746  
Pages: 1350 - 1353  
Filed & Recorded  
09/19/2000 04:42:55 PM  
HENRY W COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
TRUST FUND \$ 2.50  
DEED DOC STAMP \$ 47,775.00  
RECORDING \$ 17.00

For Clerk's Use Only

WITNESSETH, That the grantor in consideration of One Dollar and other valuable considerations paid by the grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed and by these presents does hereby grant, bargain, sell, and convey unto the grantee forever all of that certain property in Duval County, Florida, described on Exhibit A attached hereto.

Real estate parcel no.: 14863-1000

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the grantee in fee simple. And the grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons claiming by, through, or under grantor, and no others.

This conveyance is subject to those matters set forth in Exhibit B attached hereto, and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered  
in the presence of:

DEERWOOD VILLAGE MALL, LTD.

By The Village Group, Ltd., a Florida  
limited partnership, its general partner

By The Village Group, Inc., a Florida  
corporation, its general partner

By Amy R. Patterson  
Guy R. Patterson  
Its President

Charles L. Cranford  
Printed CHARLES L. CRANFORD

Etienne T. Hope  
Printed ETIENNE T. HOPE

9424 Baymeadows Road, Suite 129  
Jacksonville, Florida 32256

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this September 15, 2000, by Guy R. Patterson, President of The Village Group, Inc., a Florida corporation, as general partner on behalf of The Village Group, Ltd., a Florida limited partnership, as general partner of Deerwood Village Mall, Ltd., a Florida limited partnership, on behalf of the limited partnership. He is personally known to me or has produced \_\_\_\_\_ as identification.



Charles L. Cranford  
MY COMMISSION # CC587958 EXPIRES  
October 5, 2000  
BONDED THRU TROY FAIR INSURANCE, INC.

*Charles L. Cranford*  
\_\_\_\_\_  
Printed \_\_\_\_\_

Notary Public, County and State aforesaid  
Serial No.:  
My commission expires:

(Notarial Seal)



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**

Deerwood Village Mall LLC

Owner Name

9834 Old Baymeadows Road, Jacksonville FL 32256

Address(es) for Subject Property

1486331000R

Real Estate Parcel Number(s) for Subject Property

Lawerence Yancy

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 William Weisman, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the owner of Deerwood Village Mall LLC, a limited liability company (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


William Weisman  
 \_\_\_\_\_  
 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 6th day of June, 2024, by William Weisman as Manager/owner for Deerwood Village Mall LLC, who is  personally known to me or  has produced identification and who took an oath.

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

  
 \_\_\_\_\_  
 Notary Public Signature

\_\_\_\_\_  
 Printed/Typed Name – Notary Public

My commission expires: \_\_\_\_\_



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

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

**DEERWOOD VILLAGE MALL LC**  
 140 N FEDERAL HWY SUITE 200  
 BOCA RATON, FL 33432

**Primary Site Address**  
 9902 BAYMEADOWS RD 9902-9936  
 Jacksonville FL 32256-

**Official Record Book/Page**  
 05555-02363

**Title #**  
 7525

**9902 BAYMEADOWS RD**

Property Detail

RE #	148633-1000
Tax District	GS
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	6
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	231938

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$2,886,625.00	\$2,886,625.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$12,353,100.00	\$12,248,400.00
Assessed Value	\$11,524,150.00	\$12,248,400.00
Cap Diff/Portability Amt	\$828,950.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$11,524,150.00	See below

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

**Taxable Values and Exemptions – In Progress**

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

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<a href="#">05555-02363</a>	7/1/1982	\$100.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">05597-00008</a>	12/10/1982	\$2,250,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">05718-00824</a>	6/23/1983	\$100.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">08557-01774</a>	2/26/1997	\$4,686,400.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">09746-01350</a>	9/18/2000	\$6,825,000.00	WD - Warranty Deed	Qualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	93,532.00	\$68,372.00
2	PVCC1	Paving Concrete	1	0	0	5,436.00	\$9,877.00
3	LPMC1	Light Pole Metal	1	0	0	4.00	\$2,275.00
4	LPCC1	Light Pole Concr	1	0	0	1.00	\$342.00
5	LPCC1	Light Pole Concr	1	0	0	2.00	\$683.00
6	LITC1	Lighting Fixtures	1	0	0	14.00	\$4,046.00
7	LPCC1	Light Pole Concr	1	0	0	4.00	\$1,367.00
8	FWDC1	Fence Wood	1	0	0	80.00	\$1,049.00
9	LITC1	Lighting Fixtures	1	0	0	16.00	\$4,855.00
10	LPCC1	Light Pole Concr	1	0	0	3.00	\$3,485.00
11	LITC1	Lighting Fixtures	1	0	0	5.00	\$4,248.00
12	FCLC1	Fence Chain Link	1	0	0	40.00	\$579.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CN	0.00	0.00	Common	230,930.00	Square Footage	\$2,886,625.00

Legal

LN	Legal Description
1	25-3S-27E
2	PT RECD O/R 9746-1350

**Buildings**

Building 1

Building 1 Site Address  
 9902 BAYMEADOWS RD Unit 9902-9936  
 Jacksonville FL 32256-

Building Type	1602 - SHOP CTR NBHD
Year Built	1972
Building Value	\$1,915,982.00

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
Interior Wall	8	8 Decorative Cvr
Int Flooring	14	14 Carpet



Department of Business & Professional Regulation

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## LICENSEE DETAILS

4:02:30 PM 4/9/2024

### Licensee Information

Name:	<b>OHJAX5 LLC (Primary Name)</b> <b>SCRAMBLERS (DBA Name)</b>
Main Address:	<b>2778 CENTENNIAL RD</b> <b>TOLEDO Ohio 43617</b>
County:	<b>OUT OF STATE</b>
License Mailing:	<b>2778 CENTENNIAL RD</b> <b>TOLEDO OH 43617</b>
County:	<b>OUT OF STATE</b>
License Location:	<b>9940 OLD BAYMEADOWS RD</b> <b>JACKSONVILLE FL 32256</b>
County:	<b>DUVAL</b>

### License Information

License Type:	<b>Permanent Food Service</b>
Rank:	<b>Seating</b>
License Number:	<b>SEA2616157</b>
Status:	<b>Current,Active</b>
Licensure Date:	<b>04/24/2023</b>
Expires:	<b>06/01/2024</b>

### Special Qualifications      Qualification Effective

<b>No Plan Review</b>	<b>04/24/2023</b>
<b>Duval JUN</b>	
<b>50-149 SEATS</b>	
<b>Risk Level 2</b>	<b>12/13/2023</b>

### Alternate Names

--

- [View Related License Information](#)
- [View License Complaint](#)
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## Detail by Entity Name

Florida Limited Liability Company  
DEERWOOD VILLAGE MALL, L.C.

### Filing Information

<b>Document Number</b>	L00000009718
<b>FEI/EIN Number</b>	65-1032764
<b>Date Filed</b>	08/09/2000
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	08/24/2006
<b>Event Effective Date</b>	NONE

### Principal Address

120 East Palmetto Park Road, Suite 210  
BOCA RATON, FL 33432

Changed: 03/04/2024

### Mailing Address

120 East Palmetto Park Road, Suite 210  
BOCA RATON, FL 33432

Changed: 03/04/2024

### Registered Agent Name & Address

WEISMAN, WILLIAM S  
120 East Palmetto Park Road, Suite 210  
BOCA RATON, FL 33432

Address Changed: 03/04/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

WEISMAN, WILLIAM S  
120 East Palmetto Park Road, Suite 210  
BOCA RATON, FL 33432

Title MGRM

MANDEL, DANIEL S  
1900 NW Corporate Blvd.  
Suite 305W  
BOCA RATON, FL 33431

Title MGRM

HEIMBERG, PAUL  
1800 CORPORATE BLVD. STE 102  
BOCA RATON, FL 33431

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	03/17/2022
2023	04/04/2023
2024	03/04/2024

**Document Images**

<a href="#">03/04/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/25/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/08/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/24/2006 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/30/2004 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2003 -- LIMITED LIABILITY CORPORATION</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">09/26/2000 -- Amendment</a>	<a href="#">View image in PDF format</a>



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## Detail by Entity Name

Foreign Limited Liability Company  
OHJAX5 LLC

### Filing Information

**Document Number** M24000004492  
**FEI/EIN Number** 88-4224925  
**Date Filed** 03/26/2024  
**State** OH  
**Status** ACTIVE

### Principal Address

2778 CENTENNIAL RD  
TOLEDO, OH 43617

### Mailing Address

2778 CENTENNIAL RD  
TOLEDO, OH 43617

### Registered Agent Name & Address

MCCURDY, SHAWN  
12348 SWEETFERN LN  
JACKSONVILLE, FL 32225

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MCCURDY, SHAWN  
12348 SWEETFERN LN  
JACKSONVILLE, FL 32225

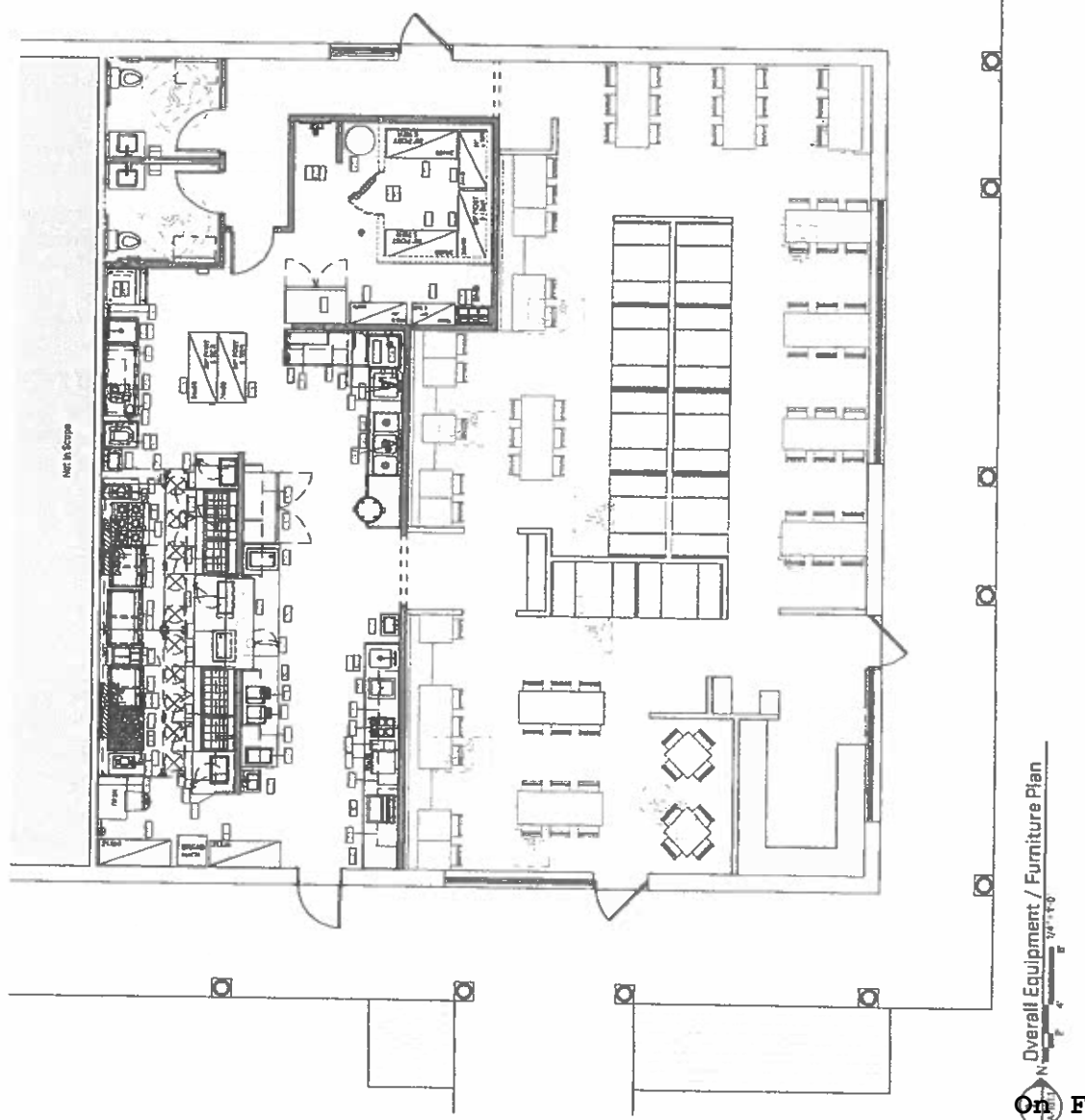
Title MGR

BUERK, PHILIP  
5927 BUECHLER BND  
COLUMBUS, OH 43228

Title MGR

**General Sheet Notes:**  
 A. Maintain a minimum of 44" wide between tables, typ.  
 B. Refer to L-501 for occupancy, seating counts, and site safety.  
 C. Refer to Equipment sheets for further equipment specifications.

ITEM	LOCATION	MANUFACTURER	MODEL NUMBER
1	101	...	...
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95	101	...	...
96	101	...	...
97	101	...	...
98	101	...	...
99	101	...	...
100	101	...	...







# MAP OF

PART OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE, AS RECORDED IN OFFICIAL RECORD BOOK 9746, PAGE 1350 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



**VICINITY MAP**  
SCALE: 1" = 500'

**NOTES:**

1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE ARE FOUR (4).

**SUBJECT SITE:**  
9940 OLD BAYMEADOWS ROAD  
JACKSONVILLE, FL 32256  
R.E.# 148833-1000

- ① HOLY FAMILY CATHOLIC CHURCH (& SCHOOL)  
9800 BAYMEADOWS ROAD  
JACKSONVILLE, FL 34458 - 600'±
- ② DEERMEADOWS CHURCH (& PRE-SCHOOL)  
9780 BAYMEADOWS ROAD  
JACKSONVILLE, FL 32256 - 875'±
- ③ JACKSONVILLE COUNTRY DAY SCHOOL (MIDDLE SCHOOL)  
10063 BAYMEADOWS ROAD  
JACKSONVILLE, FL 32256 - 910'±
- ④ FSCJ - FLORIDA STATE COLLEGE AT JACKSONVILLE (DEERWOOD CAMPUS)  
9911 OLD BAYMEADOWS ROAD  
JACKSONVILLE, FL 32256 - 430'±

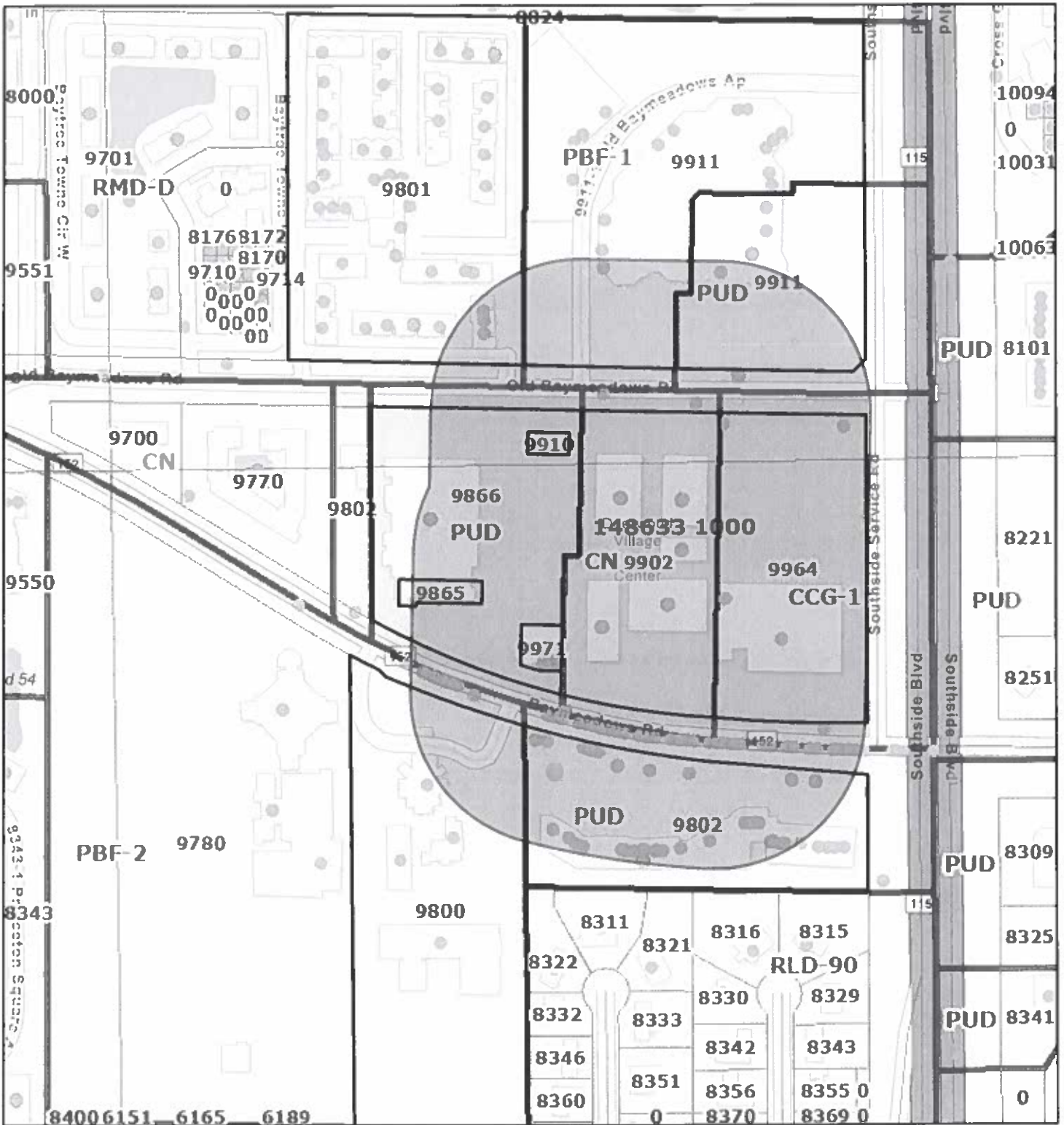
**CERTIFIED TO:**  
• OHJAX5, LLC.  
• SCRAMBLERS



**JASON D. BOATWRIGHT, P.S.M.**  
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7282  
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 22, 2024 SHEET 1 OF 1	FILE: 2024-0401 DRAWN BY: ADT SCALE: 1" = 500'
-----------------------------------------	------------------------------------------------------

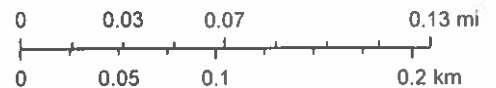
# 9940 Old Baymeadows RD Land Development Review



June 18, 2024

1:4,514

- Parcels
- Streets
- Address Points
- Panel Index
- Zoning
- Private Road
- Public Road



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**

	A	B	C	D	E	F	G	H	I
	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADF	MAIL_CITY	MAIL_STATE	MAIL_ZIP
1	148522 0020	SOUTHSIDE COMMONS REALTY LLC ET AL		2 EXECUTIVE DR STE 430			FORT LEE	NJ	07024
2	148633 5400	BAYMEADOWS VILLAGE LAND TRUST		1 SLEIMAN PKWY STE 240			JACKSONVILLE	FL	32216-8046
3	148633 1140	DEERWOOD MARKET PLACE LAND TRUST		1 SLEIMAN PKWY STE 270			JACKSONVILLE	FL	32216-8059
4	148522 0100	FLORIDA COMMUNITY COLLEGE AT JACKSONVILLE		C/O DR STEVEN WALLACE	501 W STATE ST 4TH FLOOR		JACKSONVILLE	FL	32202 4081
5	148633 1120	DEERWOOD MARKETPLACE LLC		4114 HERSHEL ST UNIT 105			JACKSONVILLE	FL	32210
6	148633 0800	PUBLIX SUPER MARKETS INC EXPENSE PAYABLE LEASE TE		PO BOX 32018			LAKELAND	FL	33802
7	148633 0008	CHANCERY DIOCESE OF ST AUGUSTINE		11625 OLD SAINT AUGUSTINE RD			JACKSONVILLE	FL	32258-2060
8	148633 1105	RARRE III LLC		5435 BLANDING BLVD			JACKSONVILLE	FL	32244
9	148633 1130	M & M ENTERPRISES OF JAX FL INC		2155 OLD MOULTRIE RD SUITE 106			SAINT AUGUSTINE	FL	32086
10		SOUTHEAST CPAC	JOANNE PARKER GRIFFIN	4222 LALOSA DR			JACKSONVILLE	FL	32217
11		BETTER BAYMEADOWS, INC.	VALERIE EVANS						
12		BAYMEADOWS COMMUNITY COUNCIL	CLIFF JOHNSON III	7621 PUTTERS COVE DR			JACKSONVILLE	FL	32256
13									

9  
 x7 Notice  
 63 Fee  
 1173 Total  
 1236  
 \$1,236

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

**General Collection Receipt**

Account No: CR737376  
 User: Rule, Cynthia - PDDS  
**REZONING/VARIANCE/EXCEPTION**

Date: 6/18/2024  
 Email: CRule@coj.net

**Name:** DEERWOOD VILLAGE MALL LLC / LAWRENCY YANCY  
**Address:** 9940 OLD BAYMEADOWS RD 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	1236.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1236.00

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

Date Time: 07/22/2024 10:12AM  
 Drawn: PDB  
 Clerk: HMB  
 Time: 06/18/2024 04:54:39

Item: Paid  
 CR Processing: \$1,173.00  
 CR737376  
 DEERWOOD VILLAGE  
 MALL LLC #47  
 LAWRENCY YANCY  
 9940 OLD  
 BAYMEADOWS RD  
 JACKSONVILLE, FL  
 32256 \$1,551.00  
 CR Processing:  
 CR737376  
 GENERAL PROPERTY  
 SUPPORT INC. #47  
 LAWRENCY YANCY  
 1500 UNIVERSITY HWY  
 WEST JACKSONVILLE,  
 FL 32217 \$1,256.00  
 CR Processing:  
 CR737376  
 DEERWOOD VILLAGE  
 MALL LLC #47  
 LAWRENCY YANCY  
 9940 OLD  
 BAYMEADOWS RD  
 JACKSONVILLE, FL  
 32256 \$3,980.00  
 Total: \$3,980.00

Receipt: 272-25-00579485

Total Credits: \$3,760.00  
 Checks: \$3,960.00  
 Chk# 1584  
 Balance: \$0.00

Paid By: CATHY ANSLEY SCRABBLERS

**5.00**

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

Account No: CR737376  
**REZONING/VARIANCE/EXCEPTION**

Date: 6/18/2024

**Name:** DEERWOOD VILLAGE MALL LLC / LAWRENCY YANCY  
**Address:** 9940 OLD BAYMEADOWS RD JACKSONVILLE, FL 32256  
**Description:** APPLICATION FOR ZONING EXCEPTION

**Total Due: \$1,236.00**