

Date Submitted:	1/29/25
Date Filed:	2/14/25

Application Number:	E-25-4
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>IL</u>	Current Land Use Category: <u>L1</u>	
Request: Retail sales and service of all alcoholic beverages for on-premises consumption in conjunction with a restaurant and billiard hall.	Applicable Section of Ordinance Code: <u>656.322 A.II.(c)(1)(5)</u>	
Council District: <u>11</u> or both <u>1</u>	Planning District: <u>3</u>	
Previous Zoning Applications Filed (provide application numbers): <u>none found</u>		
Notice of Violation(s): <u>none found</u>		
Number of Signs to Post: <u>2</u>	Amount of Fee: <u>\$1292.</u>	Zoning Asst. Initials: <u>Cir</u>
Neighborhood Associations: <u>Better Baymeadows, Inc. + Baymeadows Community Council</u>		
Overlay: <u>none</u>		

PROPERTY INFORMATION	
1. Complete Property Address: 8206 PHILIPS HWY JACKSONVILLE FL 32256 UNIT 32-34	2. Real Estate Number: <b>152664-0000</b>
3. Land Area (Acres):	4. Date Lot was Recorded: <b>1958</b>
5. Property Located Between Streets: BAYMEADOW RD AND PHILIPS HWY	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: BUILDING OUT FOR A BILLIARD HALL AND FULL SIZE RESTAURANT	
8. Exception Sought: 4COP SFS LICENSE TO OPERATE WITH A BILLIARD HALL AND A FULL SIZE RESTAURANT	
9. In whose name will the Exception be granted: LEGENDS BILLIARDS LLC (DBA) LEGENDS BILLIARDS	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
10. Name: <b>BEEMER ASSOCIATES XXIII LLC</b>	11. E-mail: <b>ROBERT.A.CASHPROPERTIES.COM</b>
12. Address (including city, state, zip): <b>7880 GATE PKWY SUITE 200 JACKSONVILLE FL 32256</b>	13. Preferred Telephone: <b>904-899-4620</b>

<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 SAINT 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>

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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.

THIS EXCEPTION IS PRESENTED TO THE CITY COUNCIL NAD THE LUZ BOARD BY LEGENDS BILLIARDS LLC (DBA) LEGENDS BILLIARDS FOR THE PURPOSE TO COMBINE A 4COP (SFS) BEVERAGE LICENSE FOR A FULL SIZE RESTAURANT AND AND BILLIARDS HALL TOGETHER. THE LOGATION OF THIS BILLIARD BILLIARD HALL AND RESTAURANT IS 8206 PHILIPS HWY #32-34 JACKSONVILLE FL 32256. THE LOCATION IS IN A CCG-1 ZONING THAT ALLOW THAT ALLOW A 2COP BEVERAGE LICENSE RIGHT BUT REQUIRE A ZONING EXCEPTION FOR A 4COP (SFS) AND BILLIARD HAL AND FULL SIZE RESTAURANT. THIS HAS ALREADY APPROVED A 4COP (SFS) FOR CATALUNA INC (CATALUNA LOUNGE & TAPAS LICENSE NUMBER (BEV-2612361) AND SCARFE WHISPERS OYSTER BAR & LOUNGE LLC (WHISPERS OYSTER BAR & CRABHOUSE) LICENSE NUMBER (BEV-2612148)

PROPERTY ZONED IL

**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)**

Print name: BEEMER & ASSOCIATES XXIII LLC

Signature: [Signature]

**Applicant or Agent (if different than owner)**

Print name: LAWRENCE YANCY

Signature: [Signature]

**Owner(s)**

Print name: ROBERT ARRAZ

Signature: [Signature]

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

**SUBMITTAL**

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

**Submit applications to:**

Planning and Development Department, Zoning Section

214 North Hogan Street, 2<sup>nd</sup> Floor

Jacksonville, Florida 32202

(904) 255-8300



City of Jacksonville  
 Planning & Development Department  
 214 N. Hogan Street, Suite 300  
 Jacksonville, Florida 32202

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT  
 Corporation/Partnership/Trust/Other Entity**

BEE MER ASSOCIATES XXIII LLC

Owner Name:

8206 Philips Hwy Jacksonville FL # 32-34

Address(es) for Subject Property

152664-0000

Real Estate Parcel Number(s) for Subject Property

LAWRENCE YANCY

Appointed or Authorized Agent(s)

EXCEPTION

Type of Request(s)/Application(s)

STATE OF Florida  
 COUNTY OF DUVAL

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

- Affiant is the representative of Beemer Associates XXIII LLC (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.\*
- Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
- 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

ROBERT ARRANZ  
 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 27 day of Jan, 2025 by Robert Arranz as owner rep for Beemer Associates XXII, LC who is  personally known to me or  has produced identification and who took an oath.

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

  
 Notary Public Signature

[NOTARY SEAL]

Printed/Typed Name ROBYN A. BOBACK  
 My commission expires EXPIRES: June 9, 2027

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

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

Property taxes are subject to change upon change of ownership.

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

**BEEMER & ASSOCIATES XXIII LLC**  
 7880 GATE PKWY  
 SUITE 300  
 JACKSONVILLE, FL 32256

**Primary Site Address**  
 8206 PHILIPS HWY  
 Jacksonville FL 32256-

**Official Record Book/Page**  
 00643-00472

**Title #**  
 7527

**8206 PHILIPS HWY**

Property Detail

<b>RE #</b>	152664-0000
<b>Tax District</b>	GS
<b>Property Use</b>	1692 Shopping Ctr/Nbhd
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00000 SECTION LAND
<b>Total Area</b>	559093

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>	\$2,786,532.00	\$2,786,532.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$17,986,400.00	\$18,000,600.00
<b>Assessed Value</b>	\$17,920,054.00	\$18,000,600.00
<b>Cap Diff/Portability Amt</b>	\$66,346.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$17,920,054.00	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
00643-00472	12/10/1958	\$735,733.00	SW - Special Warranty	Unqualified	Improved
09065-00875	1/30/1997	\$100.00	RW - Right of Way	Unqualified	Vacant
09065-00877	3/16/1998	\$100.00	RW - Right of Way	Unqualified	Vacant
09101-00234	10/9/1998	\$690,000.00	SW - Special Warranty	Unqualified	Improved
11065-00150	4/22/2003	\$3,450,000.00	SW - Special Warranty	Qualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	241,380.00	\$141,931.00
2	PVCC1	Paving Concrete	1	0	0	14,000.00	\$23,716.00
3	LPCC1	Light Pole Concrct	1	0	0	39.00	\$12,696.00
4	LITC1	Lighting Fixtures	1	0	0	76.00	\$20,801.00
5	SWSC6	Sprinkler Wet System	1	0	0	152,363.00	\$97,208.00
6	FCLC1	Fence Chain Link	1	0	0	779.00	\$3,887.00
7	FCLC1	Fence Chain Link	1	0	0	389.00	\$1,941.00
8	FWIC1	Fence Wrought Iron	1	0	0	270.00	\$11,674.00
9	FCLC1	Fence Chain Link	1	0	0	240.00	\$1,210.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	4000	LIGHT INDUSTRIAL	IL	0.00	0.00	Common	505,803.00	Square Footage	\$2,781,916.00
2	9607	RETENTION POND	IL	0.00	0.00	Common	0.91	Acreage	\$155.00
3	9607	RETENTION POND	IL	0.00	0.00	Common	0.36	Acreage	\$61.00

Legal

LN	Legal Description
1	56-3S-27E 12.840
2	PT F RICHARD GRANT,PT GOVT
3	LOT 1 SEC 27 RECD O/R 11065-150



4	9104	BILLBOARD SITE	IL	20.00	40.00	Common	800.00	Square Footage	\$4,400.00
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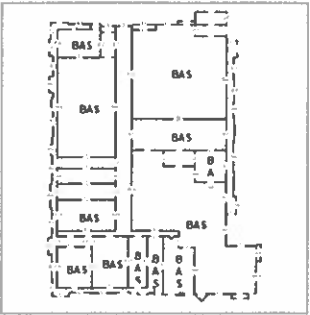
**Buildings**

**Building 1**  
 Building 1 Site Address  
 8206 PHILLIPS HWY Unit  
 Jacksonville FL 32256-

<b>Building Type</b>	1602 - SHOP CTR NBHD
<b>Year Built</b>	1958
<b>Building Value</b>	\$8,580,361.00

Type	Gross Area	Heated Area	Effective Area
Base Area	3360	3360	3360
Base Area	6720	6720	6720
Canopy	14167	0	3542
Base Area	35762	35762	35762
Base Area	6065	6065	6065
Canopy	297	0	74
Canopy	4968	0	1242
Base Area	30630	30630	30630
Conc Loading Plat,Fin	1320	0	396
Unfin Loading Platform	1500	0	225
Base Area	3208	3208	3208
Base Area	3600	3600	3600
Canopy	272	0	68
Canopy	8857	0	2214
Base Area	7000	7000	7000
Canopy	40	0	10
Base Area	5214	5214	5214
Base Area	1092	1092	1092
Base Area	3360	3360	3360
Base Area	10800	10800	10800
Base Area	3600	3600	3600
Base Area	2464	2464	2464
Base Area	21280	21280	21280
Canopy	264	0	66
Base Area	4428	4428	4428
Base Area	1440	1440	1440
Base Area	360	360	360
Canopy	450	0	112
Base Area	180	180	180
Base Area	1800	1800	1800
Canopy	165	0	41
<b>Total</b>	<b>184663</b>	<b>152363</b>	<b>160353</b>

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	5	5 S-Steel



Element	Code	Detail
Restrooms	42.000	
Baths	406.000	
Stories	1.000	
Rooms / Units	20.000	
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	\$17,920,054.00	\$0.00	\$17,920,054.00	\$184,150.12	\$202,799.46	\$196,403.79
Public Schools: By State Law	\$17,986,400.00	\$0.00	\$17,986,400.00	\$52,540.51	\$55,613.95	\$56,639.17
By Local Board	\$17,986,400.00	\$0.00	\$17,986,400.00	\$37,106.84	\$40,433.43	\$39,811.10
FL Inland Navigation Dist.	\$17,920,054.00	\$0.00	\$17,920,054.00	\$468.64	\$516.10	\$476.67
Water Mgmt Dist. SJRWMD	\$17,920,054.00	\$0.00	\$17,920,054.00	\$2,917.59	\$3,213.07	\$3,021.32
School Board Voted	\$17,986,400.00	\$0.00	\$17,986,400.00	\$16,506.60	\$17,986.40	\$17,986.40
			Totals	\$293,690.30	\$320,562.41	\$314,338.45

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$16,506,600.00	\$16,272,135.00	\$0.00	\$16,272,135.00
Current Year	\$17,986,400.00	\$17,920,054.00	\$0.00	\$17,920,054.00

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](#)

[2015](#)

- 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](#)



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

## Detail by Entity Name

Florida Limited Liability Company  
BEEMER & ASSOCIATES XXII, L.L.C.

### Filing Information

**Document Number** L03000005557  
**FEI/EIN Number** 55-0821517  
**Date Filed** 02/13/2003  
**State** FL  
**Status** ACTIVE

### Principal Address

7880 GATE PARKWAY  
SUITE 300  
JACKSONVILLE, FL 32256

Changed: 01/07/2025

### Mailing Address

7880 GATE PARKWAY  
SUITE 300  
JACKSONVILLE, FL 32256

Changed: 01/07/2025

### Registered Agent Name & Address

Miklaine, L.L.C.  
7880 GATE PARKWAY  
SUITE 300  
JACKSONVILLE, FL 32256

Name Changed: 01/07/2025

Address Changed: 01/07/2025

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

Miklaine, L.L.C.  
7880 GATE PARKWAY  
SUITE 300

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	02/16/2024
2024	02/20/2024
2025	01/07/2025

**Document Images**

<a href="#">01/07/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/20/2024 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/26/2016 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/06/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/23/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/09/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/10/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/23/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/16/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/23/2003 -- Florida Limited Liabilities</a>	View image in PDF format



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

## Detail by Entity Name

Florida Limited Liability Company  
LEGENDS BILLIARDS LLC

### Filing Information

<b>Document Number</b>	L24000484044
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	11/15/2024
<b>Effective Date</b>	11/16/2024
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

8206 PHILLIPS HWY  
JACKSONVILLE, FL 32256

### Mailing Address

8206 PHILLIPS HWY  
JACKSONVILLE, FL 32256

### Registered Agent Name & Address

BOOKKEEPING & ACCOUNTING OF FLORIDA INC  
9905 OLD ST. AUGUSTINE RD  
SUITE 501  
JACKSONVILLE, FL 32257

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CROFT, HOBSON L  
1742 NORWEGIAN CT  
JACKSONVILLE, FL 32257 UN

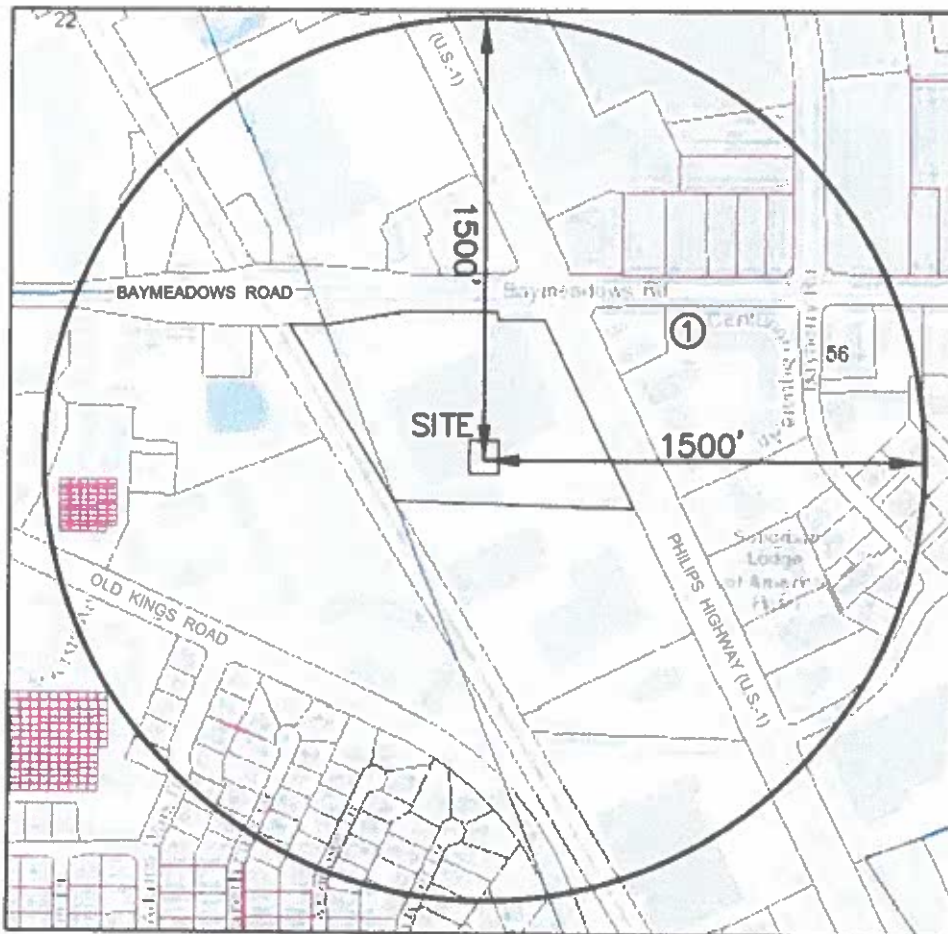
Title MGR

KARST, TIMMOTHY B, JR  
5959 DUNN AVE  
JACKSONVILLE, FL 32218

### Annual Reports

# MAP OF

A PORTION OF THE RICHARD MILL GRANT, SECTION 56, AND A PORTION OF SECTION 27,  
ALL IN TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.



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

**NOTES:**

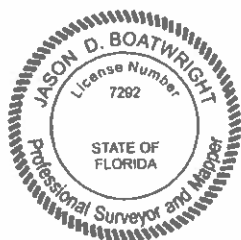
1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE IS/ARE ONE (1).

**SUBJECT SITE:**  
8206 PHILIPS HIGHWAY, UNITS 32-34  
JACKSONVILLE, FL 32256  
R.E. #: 152884-0000

- ① BAYMEADOWS CHILDRENS ACADEMY  
6386 BAYMEADOWS ROAD,  
JACKSONVILLE, FL 32256 - 800'±

**CERTIFIED TO:**

- LEGEND BILLIARDS, LLC.,  
d/b/a LEGEND BILLIARD

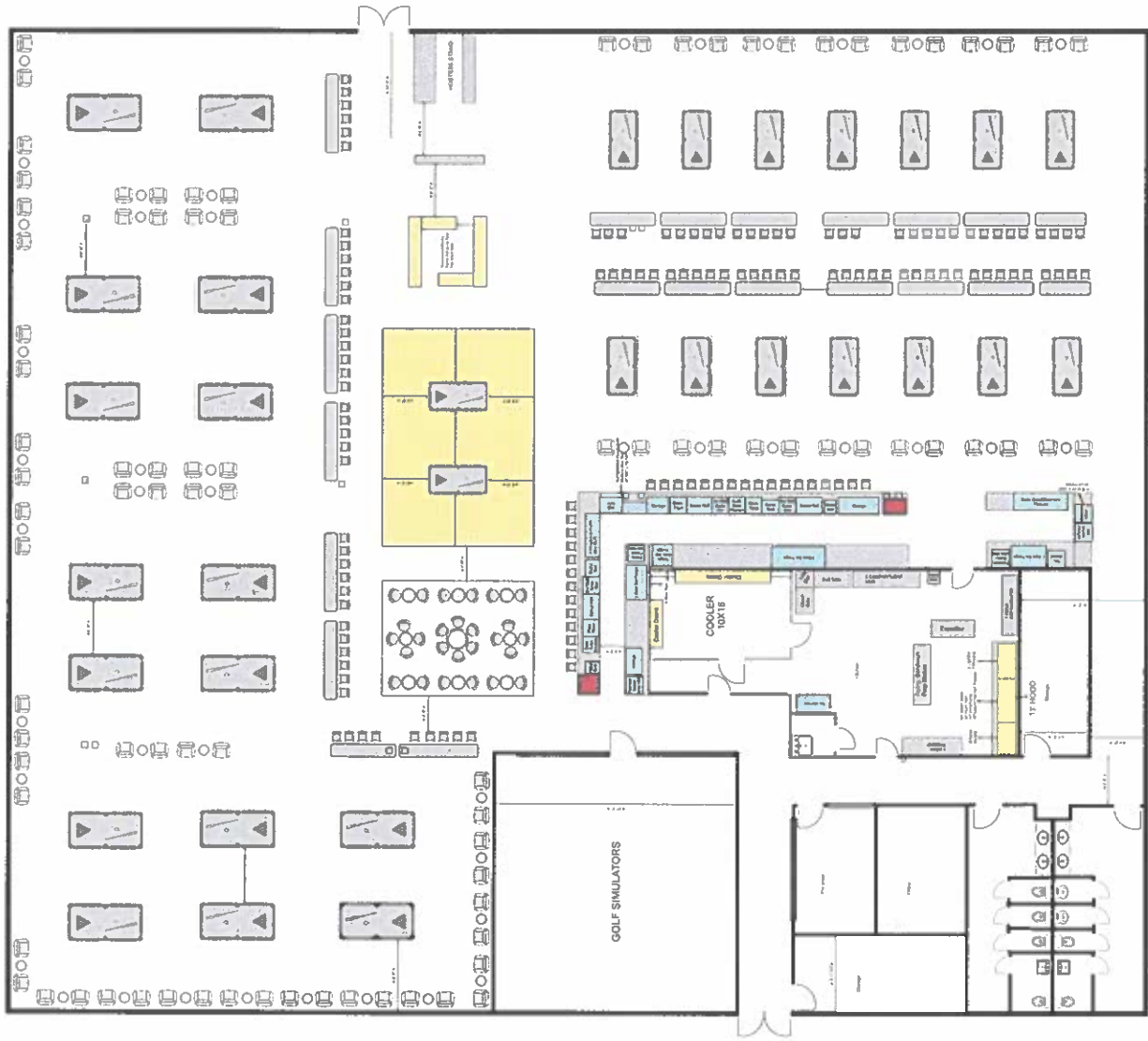


*Jason D. Boatwright*  
**JASON D. BOATWRIGHT, P.S.M.**  
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7282  
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672  
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DATE: JANUARY 21, 2025 SHEET 1 OF 1	FILE: 2025-0059 DRAWN BY: ADT SCALE: 1" = 500'
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**BOATWRIGHT LAND SURVEYORS, INC.**

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

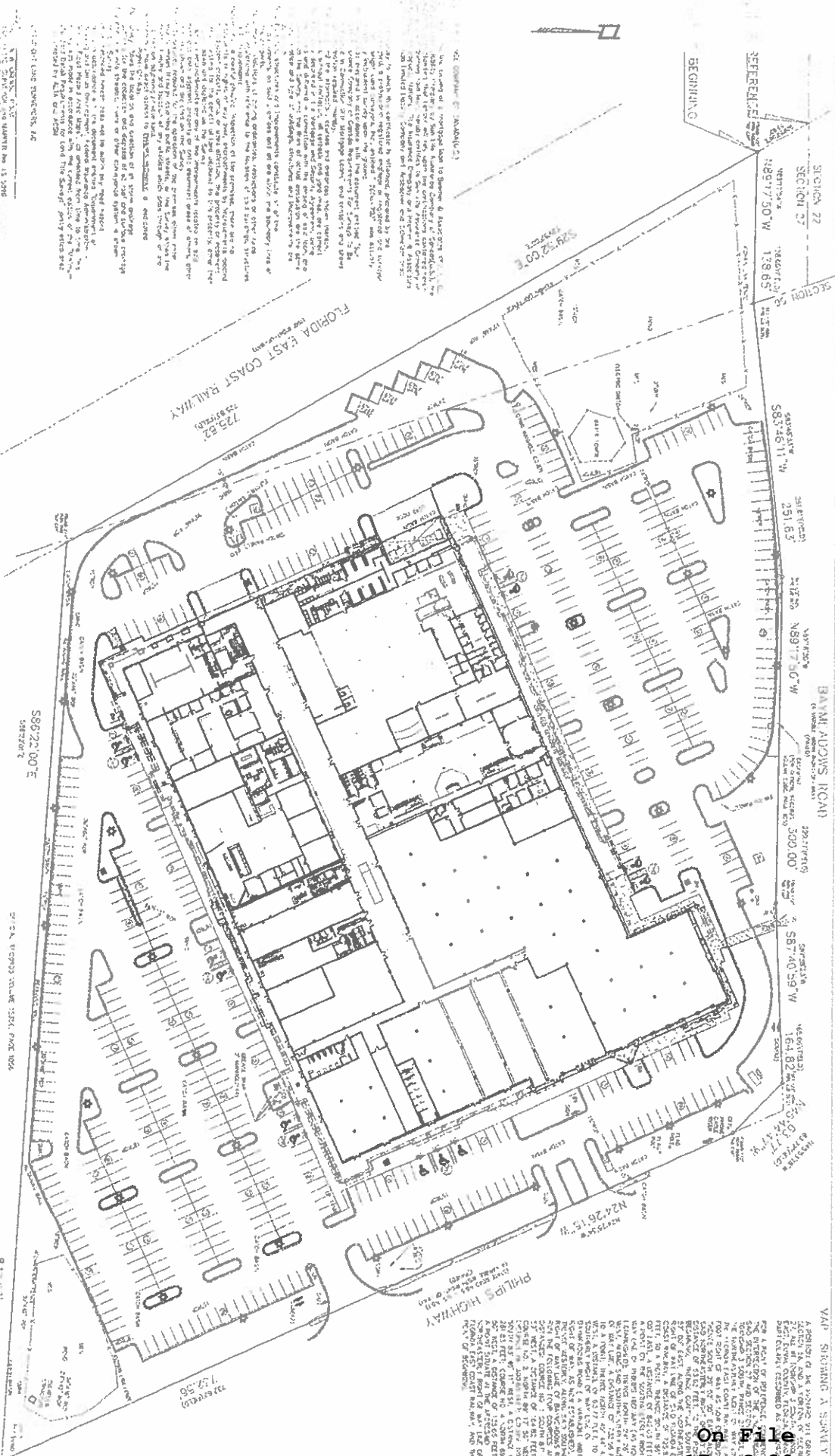






SECTION 22  
SECTION 27  
SECTION 38  
SECTION 43  
SECTION 48  
SECTION 53

BAYVIEW ADAMS ROAD

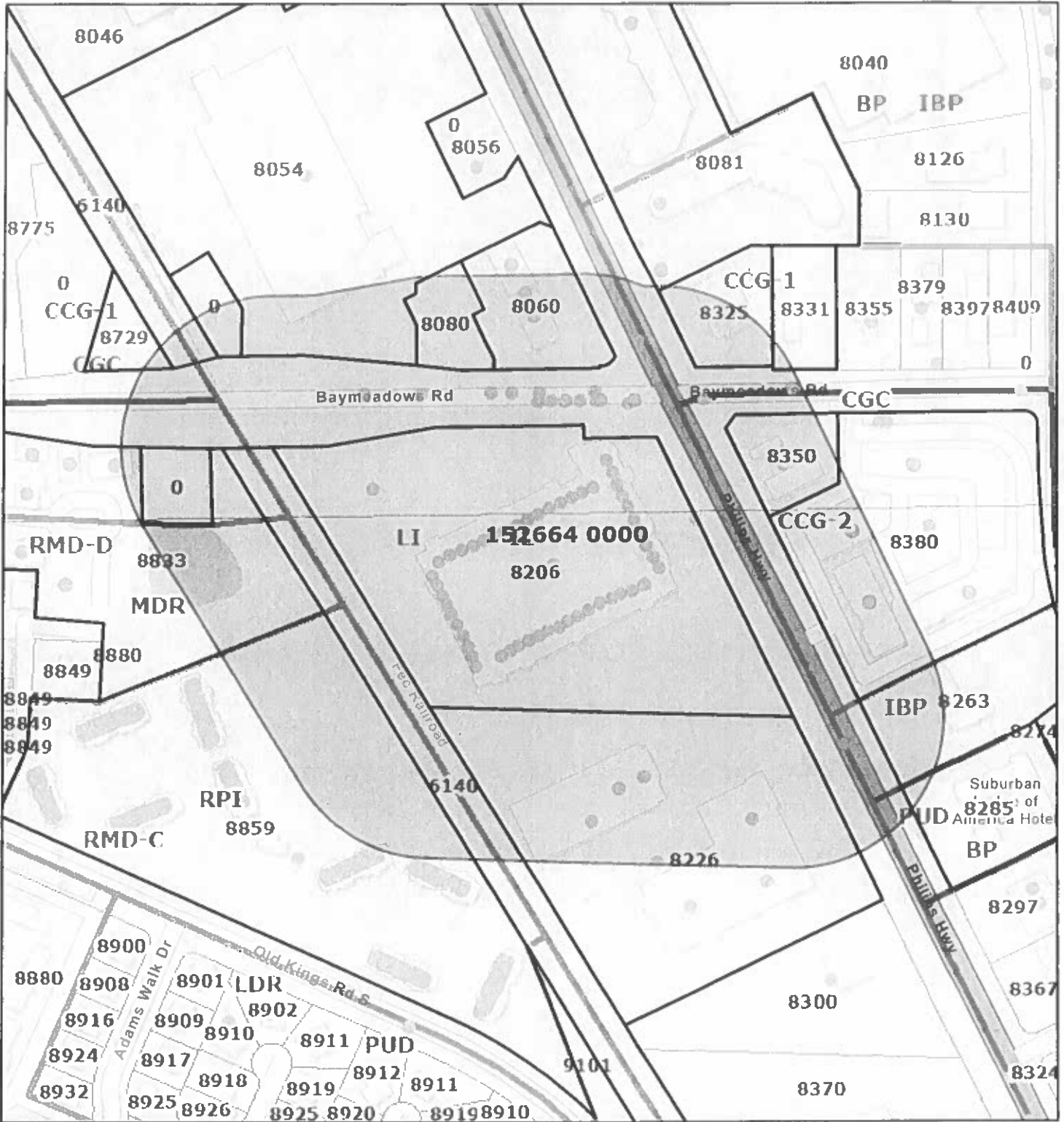


SECTION 22  
SECTION 27  
SECTION 38  
SECTION 43  
SECTION 48  
SECTION 53

NOTES:  
1. THIS IS A RECORDING OF THE PLAT OF THE TRACT OF LAND...  
2. THE TRACT OF LAND...  
3. THE TRACT OF LAND...  
4. THE TRACT OF LAND...  
5. THE TRACT OF LAND...  
6. THE TRACT OF LAND...  
7. THE TRACT OF LAND...  
8. THE TRACT OF LAND...  
9. THE TRACT OF LAND...  
10. THE TRACT OF LAND...

BOATWRIGHT AND SWEETERS, INC. 1500 ROBERTS DRIVE JACKSONVILLE BEACH FLORIDA

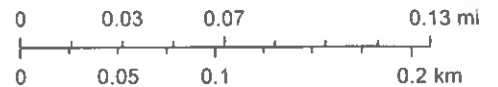
# 8200 Philips Hwy Land Development Review



February 3, 2025

1:4,514

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



Esri Community Maps Contributors, City of Jacksonville, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/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_ADC	MAIL_CITY	MAIL_STATE	MAIL_ZIP
1	148636 0040	VACANT BAYMEADOWS RD LAND TRUST 148636 0040 ET AL	ATTN: ASPP FILE ROOM	P O BOX 48070	JACKSONVILLE	FL	32247	
2	152589 2000	FLORIDA EAST COAST RAILWAY COMPANY	7150 PHILIPS HWY		JACKSONVILLE	FL	32256	
3	148636 0550	JACKSONVILLE WATERSTONE LLC	67 HUNT ST SUITE 206		AGAWAM	MA	01001	
4	152690 0200	T F COWART TRUST	C/O CLARENCE H HOUSTON JR TRUSTEE	590 OAK ST	JACKSONVILLE	FL	32204	
5	148636 0200	SHADOW BAY APARTMENTS II	C/O ELON PROPERTY MGMT	590 W KENNEDY BLVD 2ND FLOOR	LAKEWOOD	NJ	08701	
6	152690 4700	JAX NAVY CREDIT UNION	PO BOX 45085		JACKSONVILLE	FL	32232-5085	
7	152656 0000	AF4 BAYMEADOWS LLC	800 BRICKELL AVE STE 701		MIAMI	FL	33131	
8	152628 0100	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	1901 SOUTH MARION ST	P O BOX 1089	LAKE CITY	FL	32056-1089	
9	152690 4525	HARE KRISHNA JACKSONVILLE HOTEL LLC	285 COUNTRY CLUB DR STE 200		STOCKBRIDGE	GA	30281	
10	152690 0140	CENTURION REALTY HOLDINGS INC	7915 BAYMEADOWS WAY SUITE 400		JACKSONVILLE	FL	32256	
11	148109 1020	CITY OF JACKSONVILLE	C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202	
12	152628 0000	SCGV-BAYMEADOWS LLC	PO BOX 724498		ATLANTA	GA	31139	
13	152612 0920	CNL NET LEASE FUNDING 2003 LLC	C/O SOUTHEAST QSR LLC	3836 WASHINGTON RD	MARTINEZ	GA	30907	
14	152628 0610	LOWES HOME CENTERS LLC	1000 LOWES BLVD		MOORESVILLE	NC	28117	
15	152628 0050	HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD		SCOTTSDALE	AZ	85255-6456	
16	152612 0800	HCI SPECTRUM LLC	200 RIVERSIDE AVE SUITE 5		JACKSONVILLE	FL	32202	
17	152612 0910	R & P INVESTMENT ASSOCIATES LLC ET AL	1237 GORDON RIVER DR		NAPLES	FL	34105	
18	152612 0910	SOUTHEAST CPAC	4222 LALOSA DR		JACKSONVILLE	FL	32217	
19		BAYMEADOWS COMMUNITY COUNCIL	JOANNE PARKER GRIFFIN		JACKSONVILLE	FL	32256	
20		BETTER BAYMEADOWS, INC.	CLIFF JOHNSON III		JACKSONVILLE	FL	32256	
21			VALERIE EVANS					

$$\begin{array}{r}
 17 \\
 \times 119 \\
 \hline
 1173 \\
 \hline
 \$1,292, \text{ Total}
 \end{array}$$

Jim Overton  
Duval County

E-25-04

Date/Time: 02/14/2025 09:44AM  
Drawer: P96  
Clerk: JMH  
Transaction: 71988111

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

**General Collection Receipt**

Date: 2/3/2025  
Email: CRule@coj.net

From: CR Processing  
CR762136  
BEEEMER ASSOCIATES  
XXIII LLC  
8206 PHILIPS  
HWY UNIT 32-34  
JACKSONVILLE, FL  
32256  
Total: \$1,292.00

BEEEMER ASSOCIATES XXIII LLC  
8206 PHILIPS HWY UNIT 32-34 JACKSONVILLE, FL 32256  
on: APPLICATION FOR ZONING EXCEPTION

Receipt: 272-26-00127086

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	0000000	1292.00	0.00
00000000	00000	0000000	0.00	1292.00

Total Applied: \$1,292.00  
Check: \$1,292.00  
Chk# 1182701  
Balance: \$0.00

Paid By: LEGISLATIVE AFFAIRS LLC

**Total Due: \$1,292.00**

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

Account No: CR762130  
REZONING/VARIANCE/EXCEPTION

Date: 2/3/2025

Name: BEEEMER ASSOCIATES XXIII LLC  
Address: 8206 PHILIPS HWY UNIT 32-34 JACKSONVILLE, FL 32256  
Description: APPLICATION FOR ZONING EXCEPTION

**Total Due: \$1,292.00**