

Application For Zoning Exception

Planning and Development Department Info

Application # E-24-28 **Staff Sign-Off/Date** N/A / N/A

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

Current Land Use Category N/A

Exception Sought AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION. PERMANENT OUTSIDE SALE AND SERVICE, MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4. RESTAURANTS WITH THE OUTSIDE SALE AND SERVICE OF FOOD MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4.
*REQUESTING FOR COOPERS HAWK

Applicable Section of Ordinance Code 656.313(A)(IV)(C)(1)(2)(13)

Notice of Violation(s) N/A

Hearing Date N/A

Neighborhood Association N/A

Overlay N/A

Application Info

Tracking # 5541

Application Status SUFFICIENT

Date Started 04/04/2024

Date Submitted 04/05/2024

General Information On Applicant

Last Name

SPOFFORD

First Name

RAY

Middle Name

Company Name

ENGLAND-THIMS & MILLER, INC.

Mailing Address

14775 OLD ST. AUGUSTINE ROAD

City

JACKSONVILLE

State

FL

Zip Code

32258

Phone

9042653189

Fax

9046469485

Email

SPOFFORDR@ETMINC.COM

General Information On Owner(s)

Last Name

MCKINLEY

First Name

PATRICK

Middle Name

Company/Trust Name

EQUITY ONE (FLORIDA PORTFOLIO) LLC

Mailing Address

PO BOX 2539

City

SAN ANTONIO

State

TX

Zip Code

78299

Phone

9045987468

Fax

Email

Property Information

Previous Zoning Application Filed?

If Yes, State Application No(s)

4999 AND 5115

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 155958 0015	6	3	CCG-1

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

Total Land Area (Nearest 1/100th of an Acre) 17.30

Current Property Use
SHOPPING CENTER

Exception Sought

AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION. PERMANENT OUTSIDE SALE AND SERVICE, MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4. RESTAURANTS WITH THE OUTSIDE SALE AND SERVICE OF FOOD MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4. *REQUESTING FOR COOPERS HAWK

In Whose Name Will The Exception Be Granted
COOPERS HAWK MANDARIN - JACKSONVILLE LLC

Location Of Property

General Location

NORTHEAST CORNER OF I-295 AND SAN JOSE BLVD.

House #	Street Name, Type and Direction	Zip Code
10601	SAN JOSE BLVD, BUILDING 300	32257

Between Streets

HARTLEY ROAD and SAN JOSE BLVD.

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- 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, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

(i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

THE OUTDOOR SALE AND SERVICE WILL BE LOCATED IN AN EXISTING SHOPPING CENTER IN A CGC FUTURE LAND USE CATEGORY. THE PROPOSED USE IS CONSISTENT WITH THE CGC FUTURE LAND USE DESIGNATION.

(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.

THE SUBJECT PROPERTY IS COMPLETELY SURROUNDED BY EXISTING COMMERCIAL USES, THE CGC FUTURE LAND USE DESIGNATION, AND CCG-1 ZONING. THE OUTDOOR SALE AND SERVICE OF FOOD WILL BE ASSOCIATED WITH A FUTURE RESTAURANT IN THE SHOPPING CENTER AND WILL COMPLY WITH THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA IN PART 4 OF THE ZONING CODE.

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

THE OUTDOOR SALE AND SERVICE OF FOOD WILL NOT HAVE AN ADVERSE 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.

THE PROPOSED USE WILL COMPLY WITH ALL STANDARDS RELATED TO TRAFFIC CIRCULATION AND PARKING AND WILL NOT CREATE TRAFFIC INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. THE SITE IS COMPLETELY SURROUNDED BY COMPATIBLE, NON-RESIDENTIAL USES.

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

THE PROPOSED USE WILL NOT HAVE A DETRIMENTAL EFFECT ON FUTURE DEVELOPMENT OR CONTIGUOUS PROPERTIES IN COMMERCIAL USE.

(vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.

THE PROPOSED USE WILL BE ASSOCIATED WITH A RESTAURANT AND WILL BE DESIGNED TO ENHANCE DINING EXPERIENCE OF PATRONS.

(vii) Will not overburden existing public services and facilities.

THE PROPOSED USE WILL COMPLY WITH CONCURRENCY STANDARDS RELATED TO PUBLIC FACILITIES AND SERVICES.

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.

THE PROPOSED USES WILL COMPLY WITH ALL APPLICABLE LOCAL AND STATE REGULATORY REQUIREMENTS RELATED TO ACCESSIBILITY AND EMERGENCY ACCESS.

(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

THE PROPOSED USE IS ALLOWED BY EXCEPTION ONLY IN THE CCG-1 ZONING DISTRICT PER SECTION 656.313.A.IV(C)(13) OF THE ZONING CODE.

Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Agreed to and submitted

Filing Fee Information

1) Non-residential District Base Fee	\$1,173.00
2) Plus Notification Costs Per Addressee	
72 Notifications @ \$7.00/each:	\$504.00
3) Total Application Cost:	\$1,677.00

*** Applications filed to correct existing zoning violations are subject to a double fee.**

**** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**

Property Ownership Affidavit

Date: April 4, 2024

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 10601 San Jose Blvd.

RE#: 155958 0015

To Whom It May Concern:

I, Patrick McKinley, as Market Officer and Vice President of Regency Centers Corporation, a Florida corporation, as the general partner of Regency Centers, L.P., a Delaware limited partnership, the sole member and manager of Equity One (Florida Portfolio) LLC, a Florida limited liability company, hereby certify that said entity is the Owner of the property described on Exhibit 1 in connection with filing application(s) for zoning exceptions and other applicable land use documents/applications for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

Equity One (Florida Portfolio) LLC, a Florida limited liability company

By: Regency Centers, L.P., a Delaware limited partnership, the sole member and manager

By: Regency Centers Corporation, a Florida corporation, the general partner

(signature) _____

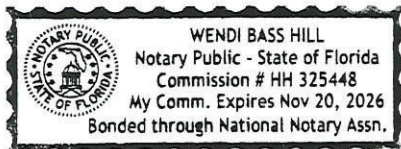
(print name) Patrick McKinley

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 4 day of April 2024, by Patrick McKinley as Market Officer and Vice President of Regency Centers Corporation, a Florida corporation, as the general partner of Regency Centers, L.P., a Delaware limited partnership, the sole member and manager of Equity One (Florida Portfolio) LLC, a Florida limited liability company, who is personally known to me or who has produced N/A as identification and who took an oath.

(Signature of NOTARY PUBLIC)

wendi H. Hill
(Printed name of NOTARY PUBLIC)



State of Florida at large.

My commission expires: 11/20/26

Agent Authorization

Date: April 4, 2024

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 10601 San Jose Blvd.

RE#: 155958 0015

To Whom It May Concern:

You are hereby advised that Patrick McKinley, as Market Officer and Vice President of Regency Centers Corporation, a Florida corporation, as the general partner of Regency Centers, L.P., a Delaware limited partnership, the sole member and manager of Equity One (Florida Portfolio) LLC, a Florida limited liability company, hereby certify that Equity One (Florida Portfolio) LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers England-Thimas & Miller, Inc. and Driver, McAfee, Hawthorne & Diebenow, PLLC to act as agent to file application(s) for zoning exceptions and other applicable land use documents/applications for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

Equity One (Florida Portfolio) LLC, a Florida limited liability company

By: Regency Centers, L.P., a Delaware limited partnership, the sole member and manager

By: Regency Centers Corporation, a Florida corporation, the general partner

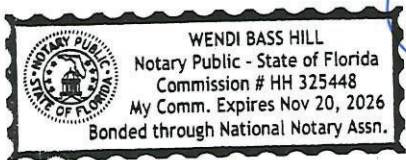
(signature) *Patrick McKinley*

(print name) Patrick McKinley

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 4 day of April, 2024, by Patrick McKinley as Market Officer and Vice President of Regency Centers Corporation, a Florida corporation, as the general partner of Regency Centers, L.P., a Delaware limited partnership, the sole member and manager of Equity One (Florida Portfolio) LLC, a Florida limited liability company, who is personally known to me or who has produced N/A as identification and who took an oath.

Wendi Bass Hill
(Signature of NOTARY PUBLIC)



Wendi Bass Hill
(Printed name of NOTARY PUBLIC)

State of Florida at large.

My commission expires: 11/20/26

THIS DOCUMENT WAS PREPARED BY:
Bradshaw, Fowler, Proctor, & Fairgrave
801 Grand Ave., Suite 3700
Des Moines, IA 50309-2727
Attention: Stacey Warren

Doc# 99303637
Book: 9494
Pages: 926 - 930
Filed & Recorded
12/16/99 09:56:56 AM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 3.00
DEED DOC STAMP \$ 64,295.00
RECORDING \$ 21.00

Folio No.: _____

SPECIAL WARRANTY DEED
REO 665

KNOW ALL MEN BY THESE PRESENTS:

THAT, PRINCIPAL LIFE INSURANCE COMPANY, f/k/a PRINCIPAL MUTUAL LIFE INSURANCE COMPANY, an Iowa corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **EQUITY (LANDING) INC.**, a Texas corporation ("Grantee"), whose mailing address is 777 17th Street Penthouse Miami Beach, FL 33139, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, BARGAINED, SOLD, AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Project"); subject, however, to those matters of record.

TO HAVE AND TO HOLD the Project, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Project unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

5

64,295.00

EXECUTED this 8th day of December, 1999.

Book 9494 Page 927

WITNESSES:

GRANTOR:

PRINCIPAL LIFE INSURANCE COMPANY,
f/k/a PRINCIPAL MUTUAL LIFE INSURANCE
COMPANY, an Iowa corporation

Debbie Eckhoff
Printed Name: Debbie Eckhoff

By: [Signature]
Its: Commercial Real Estate

Valerie Cooper-Venenga
Printed Name: Valerie Cooper-Venenga



[Signature]
Its: Steven Schoon - 2nd Vice President - Inv. Acctg.

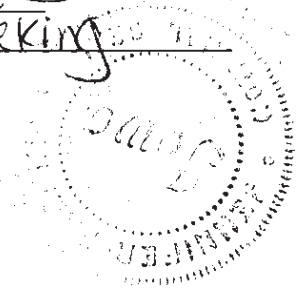
Address: 711 High Street
Des Moines, Iowa 50392-1360

STATE OF IOWA)
) SS:
COUNTY OF POLK)

I HEREBY CERTIFY that the foregoing instrument was acknowledged and executed before this 1st day of December, 1999 by Brenda S. Tyler, as Assistant Director, and Steven. Y. Moon, as 2nd VP. Inv. Acctg. of Principal Life Insurance Company of Iowa Corporation, on behalf of the _____, who is personally known to me or who has produced _____ as identification.

Jennifer Freking
Notary Public, State of Iowa
Printed Name: Jennifer Freking
[Notary Seal]

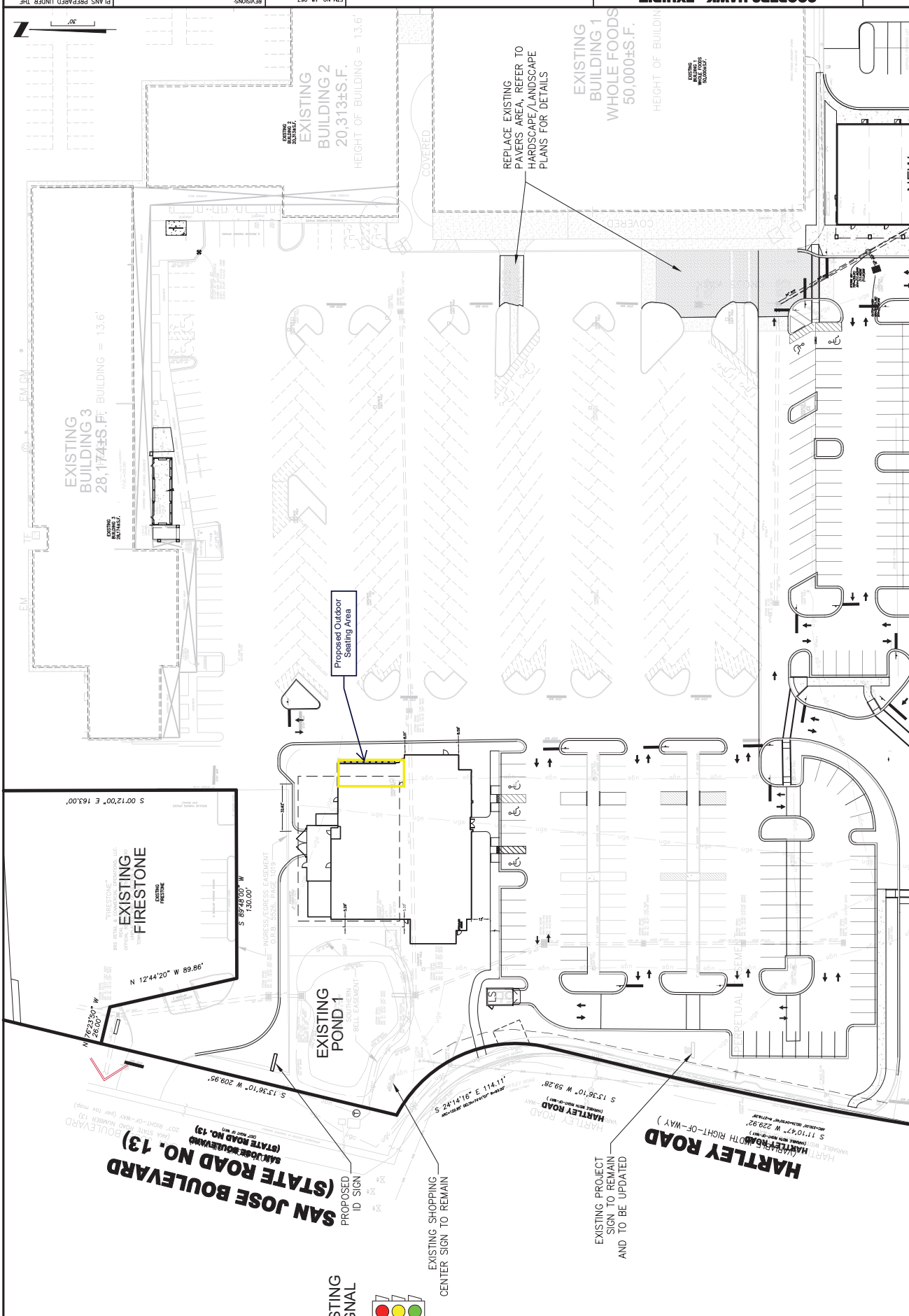
My commission expires:



ETM VISION • EXPERIENCE • RESULTS	ERM-Design-Things & Things, Inc. 14775 US Highway 19 Jacksonville, FL 32218 TEL: (904) 642-9900 FAX: (904) 642-9900 REG. 5584 LC 000218	ERM-Design-Things & Things, Inc. ERM No. 18-067 DRAWN BY: ECA CHECKED BY: DS DATE: 12/12/2023	REVISIONS: # NUMBER: ### # DATE: ### # DESCRIPTION: ### # PLANS PREPARED UNDER THE DIRECTION OF: ###
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COOPERS HAWK - EXHIBIT

DRAWING NUMBER
1



MAP SHOWING SPECIFIC SURVEY OF

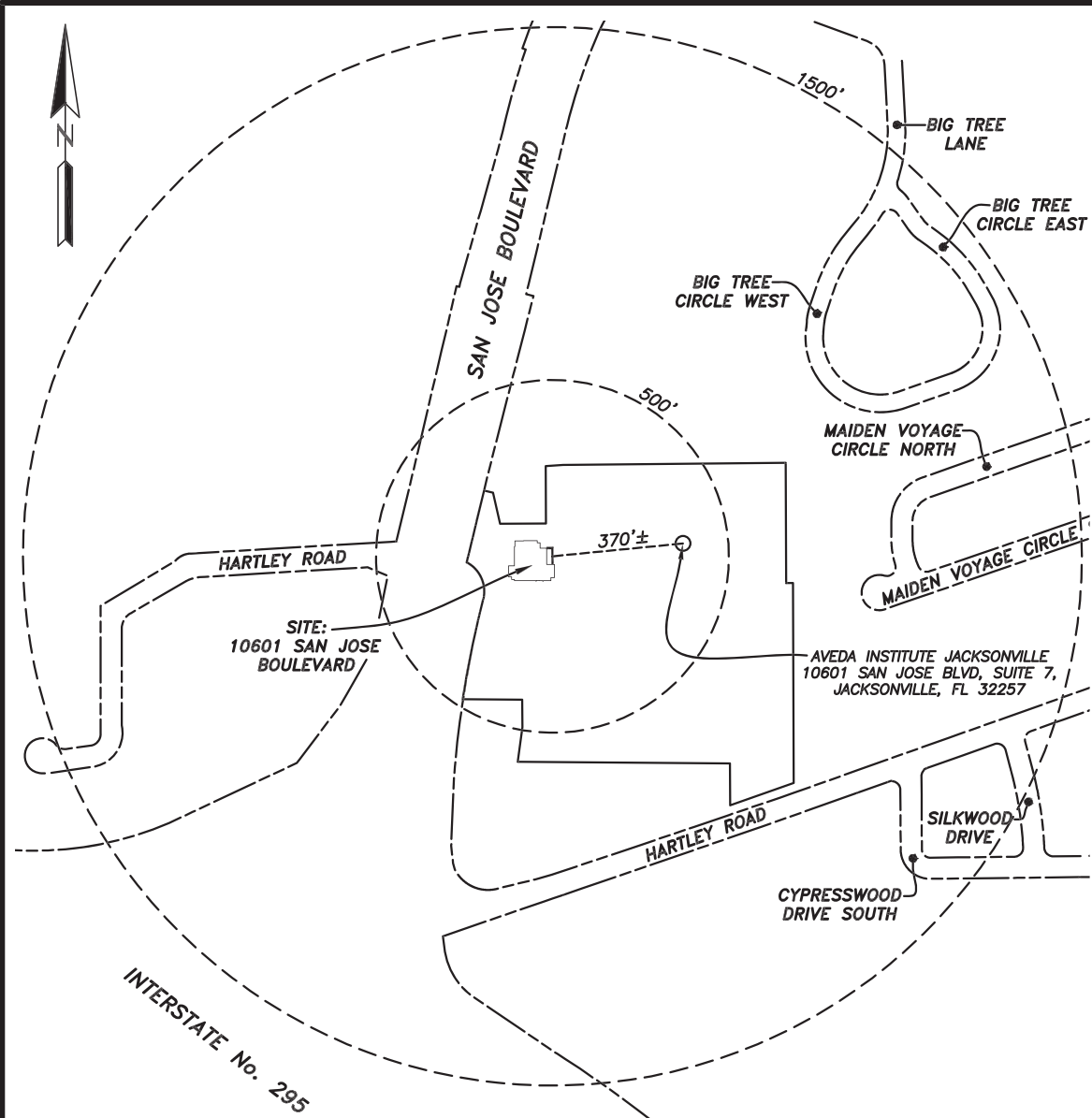
10601 SAN JOSE BOULEVARD, JACKSONVILLE, DUVAL COUNTY, FLORIDA, 32257

REAL ESTATE No.: 07197-01223, OFFICIAL RECORDS BOOK 9494, PAGE 931

ZONING: CCG-1 (COMM COMMUNITY GEN)

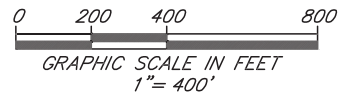
OWNER: EQUITY ONE (FLORIDA PORTFOLIO), LLC

CERTIFIED TO: EQUITY ONE (FLORIDA PORTFOLIO), LLC



GENERAL NOTES:

- 1) THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE SUCH.
- 2) THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF BUSINESS DESIRING TO OBTAIN LIQUOR, BEER AND/OR WINE LICENSE IN RELATIONSHIP TO SCHOOLS, CHURCHES, AND ADULT ENTERTAINMENT FACILITIES.
- 3) NO ATTEMPT WAS MADE TO VERIFY IF SAID SCHOOLS, CHURCHES AND ADULT FACILITIES WERE OPERATIONAL OR IN BUSINESS AT TIME OF SURVEY.
- 4) THE INFORMATION SHOWN HEREON WAS MADE BY PHYSICAL OBSERVATION AND RESEARCH BY ELECTRONIC MEANS.
- 5) THE DISTANCES SHOWN HEREON ARE APPROXIMATE.
- 6) ALL DISTANCE REQUIREMENTS AS RELATES TO THE PROPOSED LOCATION HAVE BEEN MET.



ETM
Surveying & Mapping, Inc.
 VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL. 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: 1"=400'
 DATE: MARCH 28, 2024

RICHARD A. BERRY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 7045

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
158799 0010	10485 SAN JOSE LLC		P.O. BOX 2047			PONTE VEDRA BEACH	FL	32004
155787 1122	2018 2 IH BORROWER LP		1717 MAIN ST STE 2000			DALLAS	TX	75201
155922 0130	30 CONCORDE LLC		C/O NOUVEAU MANAGEMENT GROUP LLC	7880 GATE PKWY STE 300		JACKSONVILLE	FL	32256
155919 1500	375 WOODCLIFF DRIVE COMPANY LLC		5786 WIDEWATERS PKWY			DEWITT	NY	13214
156026 1474	ABOUD DENISE L		10451 BIGTREE CIR W			JACKSONVILLE	FL	32257-6352
155887 0000	AIRADO REMBERTO		10622 CYPRESSWOOD DR			JACKSONVILLE	FL	32257
155922 0050	AIRPORT IMPERIAL		489 CROCKER SPERRY DR			MONTECITO	CA	93108
156026 1344	BALANGUE ELIZABETH		10480 BIGTREE CIR W			JACKSONVILLE	FL	32257
156026 1468	BALDWIN MARTHA LYNNE		10468 BIGTREE CIR E			JACKSONVILLE	FL	32257-6362
155787 1042	BEAR CHARLES E JR		10514 MAIDEN VOYAGE CIR W			JACKSONVILLE	FL	32257-6321
155958 0040	BFS RETAIL & COMMERCIAL OPERATIONS LLC		C/O INDIRECT PROPERTY TAX	200 4TH AVE S SUITE 100		NASHVILLE	TN	37201
	BIG TREE	EDWARD JOSEPH, MD	10453 BIG TREE CIRCLE E			JACKSONVILLE	FL	32257 6354
155888 0000	BJORK DANIEL J		10632 CYPRESSWOOD DR			JACKSONVILLE	FL	32257
155919 1050	BLESSED BY DEAL INC		6420 SW 64 CT			MIAMI	FL	33143
155916 0180	BLOCKER GERALD C LIFE ESTATE		9431 RYE CREEK RD			LONEDELL	MO	63060
156026 1352	BOWERS REBECCA A		10460 BIGTREE CIR W			JACKSONVILLE	FL	32257-6328
156026 1480	BRANNING LINDA G		10455 BIGTREE CIR W			JACKSONVILLE	FL	32257-6352
155787 1130	BROWN HEIDI D		3390 MAIDEN VOYAGE CIR N			JACKSONVILLE	FL	32257
155787 1126	BUFFALO HOMES LLC		14401 MANDARIN RD			JACKSONVILLE	FL	32223
155916 0160	CAROLE M BOGARD LIVING TRUST		3357 HARTLEY RD			JACKSONVILLE	FL	32257-6312
156026 1350	CATLIN BRUCE D		10472 BIGTREE CIR W			JACKSONVILLE	FL	32257-6328
155855 0000	CELLA ALBERT E		10615 CYPRESSWOOD DR W			JACKSONVILLE	FL	32257-6925
155959 0010	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
156026 1470	DAVIS CAROLE E		1942 LARGO PL			JACKSONVILLE	FL	32207-3921
156026 1340	DAVIS DOLORES M ET AL		C/O TERRI L MAXEY	10476 BIGTREE CIR W		JACKSONVILLE	FL	32257-6328
155787 1038	DOMENICO ANTHONY JOSEPH		3342 S MAIDEN VOYAGE CIR			JACKSONVILLE	FL	32257
155916 0120	DUPUIS LINDA B		3323 HARTLEY RD			JACKSONVILLE	FL	32257-6312
155916 0140	DWYER SUZANNE M ET AL		3383 HARTLEY RD			JACKSONVILLE	FL	32257
155958 0015	EQUITY LANDING INC		PO BOX 2539			SAN ANTONIO	TX	78299
156026 1354	ESSA CARMEN		10456 BIGTREE CIR W			JACKSONVILLE	FL	32257
155787 1034	FLINTOFT MIRANDA V		3364 MAIDEN VOYAGE CIR S			JACKSONVILLE	FL	32257
155854 0000	FREW MARGARET		3309 CYPRESSWOOD DR S			JACKSONVILLE	FL	32257-6921
156026 1336	GRAVES JAMES E IV		PO BOX 600263			JACKSONVILLE	FL	32260
155959 0050	HARLINGTON INC		7915 BAYMEADOWS WAY SUITE 400			JACKSONVILLE	FL	32256
155958 0000	ISTORAGE PO LLC		8400 E PRENTICE AVE 9TH FLOOR			GREENWOOD VILLAGE	CO	80111
158799 1010	JACKSONVILLE SAN JOSE LLC ET AL		1401 BROAD ST			CLIFTON	NJ	07013
155787 1124	KINNEY JEFFREY I		3369 MAIDEN VOYAGE CIR S			JACKSONVILLE	FL	32257-6302
156026 1348	KLEIN STEPHANIE A		10466 BIGTREE CIR W			JACKSONVILLE	FL	32257
155850 0000	LAMB HEATHER W		10608 SILKWOOD DR			JACKSONVILLE	FL	32257-6934
155787 1036	LANGIERI RICHARD W		3352 S MAIDEN VOYAGE CIR			JACKSONVILLE	FL	32257
155787 1052	LOTANE JOHN H		3389 MAIDEN VOYAGE CIR N			JACKSONVILLE	FL	32257-6300
155886 0000	LUMAYOR REALTY LLC		10610 CYPRESSWOOD DR W			JACKSONVILLE	FL	32257
155787 1046	MADDOX STUART R		3361 MAIDEN VOYAGE CIR N			JACKSONVILLE	FL	32257
155961 0020	MANDARIN APARTMENTS I LLC ET AL		C/O KIMBELL KEY LLC	P O BOX 21051		TAMPA	FL	33622
156026 1346	MARIN ALEJANDRO QUICENO		10464 W BIGTREE CIR			JACKSONVILLE	FL	32257
155787 1128	MATHEWS DARRICK T		3380 MAIDEN VOYAGE CIR N			JACKSONVILLE	FL	32257-6301
156026 1360	MCALPIN WILLIAM KENNETH II		10452 BIGTREE CIR W			JACKSONVILLE	FL	32257
156026 1334	MCAREE ANGELA		10547 BIGTREE CIR E			JACKSONVILLE	FL	32257
156026 1482	MERCADO JUSTIN J		10435 BIGTREE CIR W			JACKSONVILLE	FL	32257
155959 0000	MPA HOSPITALITY LLC		1224 S OCEAN SHORE BLVD			FLAGLER BEACH	FL	32136
155787 1040	MURPHY STEPHEN J		10534 MAIDEN VOYAGE CIR W			JACKSONVILLE	FL	32257
155959 0200	NNN REIT LP		450 S ORANGE AVE STE 900			ORLANDO	FL	32801
156026 1466	PATEL GAURAV ARVIND		10462 E BIGTREE CIR			JACKSONVILLE	FL	32257
156026 1358	PETERSON DIAN LYN		10448 BIGTREE CIR W			JACKSONVILLE	FL	32257-6358
156026 1332	PEZALL CORINNE		10551 BIGTREE CIR E			JACKSONVILLE	FL	32257-6339
	PICKWICK PARK CIVIC ASSOCIATION	SHELLEY HEANEY	9483 BEAUCLERC COVE RD			JACKSONVILLE	FL	32257
155787 1030	RODRIGUEZ MANUEL A		3384 MAIDEN VOYAGE CIR S			JACKSONVILLE	FL	32257
155787 1054	ROMAN ARCIDES		3401 MAIDEN VOYAGE CIR N			JACKSONVILLE	FL	32257
158799 1000	SAFAR INVESTMENTS LLC		10501 SAN JOSE BLVD UNIT 7			JACKSONVILLE	FL	32257
156026 1488	SEALEY KENDALL DANIELLE ET AL		10439 BIG TREE CIR WEST			JACKSONVILLE	FL	32257
156026 1478	SEIDMAN JAMIE L		10443 BIGTREE CIR W			JACKSONVILLE	FL	32257-6352
156026 1476	SHAW TED W		10447 BIGTREE CIR W			JACKSONVILLE	FL	32257-6352
156026 1342	SIRMON JOHN F SR		10474 BIGTREE CIR W			JACKSONVILLE	FL	32257
	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR			JACKSONVILLE	FL	32217
155916 0125	SPAULDING MARK J		3331 HARTLEY RD			JACKSONVILLE	FL	32257-6312
155787 1032	TAYLOR WILLIAM E		3376 MAIDEN VOYAGE CIR S			JACKSONVILLE	FL	32257-6319
155849 0000	THOMAS WESLEY D LIFE ESTATE		3356 HARTLEY RD			JACKSONVILLE	FL	32257-6313
156026 1202	TOWNHOMES OF BIGTREE ASSOCIATION INC		10175 FORTUNE PKWY SUITE 906			JACKSONVILLE	FL	32256
155958 0060	TWENTY SEVEN O SIX		2706 HARVARD AVE			JACKSONVILLE	FL	32210-4327
155959 0250	TWENTY SEVEN O SIX LTD		2706 HARVARD AVE			JACKSONVILLE	FL	32210
155919 1400	VENTURE PLACE PROPERTIES LLC		3121 VENTURE PL STE 1			JACKSONVILLE	FL	32257-6218
156026 1356	WHITTON JANE P LIFE ESTATE		PO BOX 207			COLUMBIA	AL	36319
158799 0300	WIDEWATERS JACKSONVILLE COMPANY LLC		5845 WIDEWATERS PKWY SUITE 100			EAST SYRACUSE	NY	13057
156026 1338	WILKINSON EDGAR L		10484 BIGTREE CIR L			JACKSONVILLE	FL	32257
156026 1330	WILLIAMS DYLAN ET		10543 BIGTREE CIR E			JACKSONVILLE	FL	32257
155787 1048	WRIGHT BRIAN		3369 MAIDEN VOYAGE CIR N			JACKSONVILLE	FL	32257
155919 0000	YOUNG MENS CHRISTIAN ASSOC OF FLORIDAS FIRST COAST		221 RIVERSIDE AVE			JACKSONVILLE	FL	32202-4907