

Date Submitted:	6/7/24
Date Filed:	6/13/24

Application Number:	E-24-36
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:	CCG-1	Current Land Use Category:	CGC
Exception Sought:	Request for 4COP liquor SI/49 license exception with outdoor seating	Applicable Section of Ordinance Code:	656.313.A.(c)(1)&(13)
Council District:	11	Planning District:	3
Previous Zoning Applications Filed (provide application numbers):			Ø
Notice of Violation(s):			
Number of Signs to Post:	2	Amount of Fee:	\$1320
Neighborhood Associations:		Zoning Asst. Initials:	
Southeast; Better Baymeadows, Inc; Baymeadows Community Council		[Signature]	
Overlay:			

PROPERTY INFORMATION	
1. Complete Property Address: 8532 Baymeadows Road Jax, FL 32256	2. Real Estate Number: 152690-0130
3. Land Area (Acres): 2 Acres	4. Date Lot was Recorded: 03/29/1953
5. Property Located Between Streets: Bayberry Road and Baymeadows Way	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: Full Service Restaurant and Lounge	
8. Exception Sought: Full Service Restaurant serving all alcohol will outside seating	
9. In whose name will the Exception be granted: Dua 1, Inc.	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: ILLYRIA PROPERTIES 2, LLC, Aleksander Lukaj	11. E-mail: alukaj77@gmail.com
12. Address (including city, state, zip): 2749 Cove View Drive S Jacksonville, FL 32257	13. Preferred Telephone: 904-535-4578

APPLICANT'S INFORMATION (if different from owner)	
14. Name: Dua 1, Inc.	15. E-mail: dualounge@outlook.com
16. Address (including city, state, zip): 8532 Baymeadows Road Jacksonville, FL 32256	17. Preferred Telephone: 904-614-6342

CRITERIA
<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"> (i) <i>Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</i> (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> (iii) <i>Will not have an environmental impact inconsistent with the health, safety and welfare of the community;</i> (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> (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> (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> (vii) <i>Will not overburden existing public services and facilities;</i> (viii) <i>Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and</i>

- 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.

See separate attachment

Request for 4COP Liquor License Exception

Applicant Information:

- **Name:** Mikel Gavoci
- **Business Name:** Dua 1, Inc
- **Address:** 8532 Baymeadows Road, Jacksonville, FL 32256
- **Contact Information:** 904-614-6342 Email: dualounge@outlook.com

Date: 6/4/2024

Subject: Request for 4COP Liquor 51/49 License Exception with Outdoor Seating

To Whom It May Concern,

I am writing to formally request an exception to obtain a 4COP liquor license 51/49 for Dua 1, Inc, along with approval for outdoor seating. Below, I have provided detailed information and justifications for this request, addressing the criteria set forth in Section 656.101(i) and Section 656.131(c) of the Ordinance Code.

1. Description of the Request:

- I am seeking an exception to obtain a 4COP liquor license for my establishment, Dua 1, Inc, located at 8532 Baymeadows Road, Jacksonville, FL 32256. This license will allow the sale and service of all alcoholic beverages, including beer, wine, and spirits, for consumption on the premises. Additionally, I am requesting approval for outdoor seating to enhance the customer experience.

2. Reason for the Request:

- The primary reason for seeking this exception is to enhance the customer experience and meet the demand for a full-service bar and outdoor seating at our establishment. These additions are crucial for the growth and competitiveness of our business within the local market.

3. Background Information:

- Dua 1, Inc is a brand new business at this location. Despite being new, we are committed to providing high-quality services and aim to establish a loyal customer base quickly. Our business is poised to become a key part of the local community, contributing to the local economy and providing employment opportunities.

4. Supporting Evidence:

- **Customer Demand:** Market research and feedback indicate a strong desire for a full-service bar and outdoor seating in this area.
- **Economic Impact:** The projected increase in revenue from the 4COP license and outdoor seating will support business expansion and job creation.
- **Community Support:** We have gathered letters of support from prospective patrons, neighboring businesses, and community leaders.

5. Alignment with Criteria:

(i) Consistency with the Comprehensive Plan:

- The proposed use is consistent with the Comprehensive Plan and any subsequent plans adopted by the Council. Our business aligns with the goals of promoting local commerce and providing diverse dining and entertainment options to the community.

(ii) Compatibility with Existing Contiguous Uses or Zoning:

- The establishment is compatible with existing contiguous uses and the general character of the area. The design, scale, and orientation of our structure, including the outdoor seating area, align with the surrounding properties. The presence of similar establishments in the vicinity demonstrates compatibility with property values and existing uses.

(iii) Environmental Impact:

- The proposed use will not have an environmental impact inconsistent with the health, safety, and welfare of the community. We have implemented measures to ensure compliance with environmental regulations and standards, including proper waste management and noise control for the outdoor seating area.

(iv) Traffic and Parking Conditions:

- The proposed use will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions. We have conducted a traffic impact analysis, which indicates that the addition of a full-service bar and outdoor seating will not generate traffic inconsistent with the health, safety, and welfare of the community.

(v) Future Development:

- The proposed use will not have a detrimental effect on the future development of contiguous properties or the general area. Our plans align with the Comprehensive Plan and support the overall development goals of the community.

(vi) Noise, Lights, and Other Disturbances:

- The proposed use will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust, or physical activities. We have implemented soundproofing measures and other controls to minimize any potential disturbances, including for the outdoor seating area.

(vii) Public Services and Facilities:

- The proposed use will not overburden existing public services and facilities. We have coordinated with local service providers to ensure adequate support for our operations.

(viii) Accessibility:

- The property is sufficiently accessible to permit entry by fire, police, rescue, and other services. We have ensured that our establishment, including the outdoor seating area, meets all safety and accessibility requirements.

(ix) Consistency with Zoning Code:

- The proposed use is consistent with the definition of an exception and the standards and criteria of the zoning classification. We comply with all other requirements set forth in the Zoning Code (Chapter 656, Ordinance Code) and as adopted by the Planning Commission.

Conclusion:

In summary, the requested 4COP liquor license exception and approval for outdoor seating are essential for the growth and success of Dua 1, Inc. Our proposal meets all the necessary criteria and standards outlined in the Ordinance Code. We believe that granting this exception will promote the public health, safety, welfare, and prosperity of our community.

Thank you for considering our request. We are available to provide any additional information or documentation required.

Sincerely,

Mikel Gavoci
Vice President
Dua 1, Inc

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, 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		

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.

<p>Owner(s) Print name: <u>Juliano Lukaj</u> Signature: <u></u></p>	<p>Applicant or Agent (if different than owner) Print name: <u>Aleksander Lukaj</u> Signature: <u></u></p>
<p>Owner(s) Print name: <u>Mikel Gajoci</u> Signature: <u></u></p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>

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, 2nd 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**

Illyria Properties 2, LLC
Owner Name

8532 Baymeadows Rd Jacksonville, FL 32257
Address(es) for Subject Property

Re - 152690 - 0130
Real Estate Parcel Number(s) for Subject Property

Dwa 1 Inc Mikel Gavoci, Juliano Lukaj
Appointed or Authorized Agent(s)

4 cop 51/49 - Full Service Restaurant serving all alcohol with
Type of Request(s)/Application(s) outside seating

STATE OF Florida
COUNTY OF Duval

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

1. Affiant is the managing member of Illyria Properties LLC, a Florida 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.

Aleksander Lukaj
Signature of Affiant

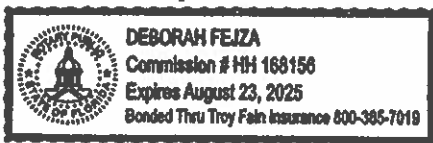
Aleksander Lukaj
Printed/Typed Name of Affiant

* 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 4 day of June, 2024, by Aleksander Lukaj, as Managing member for Illyria Properties LLC, who is personally known to me or has produced identification and who took an oath.

Type of identification produced _____



[NOTARY SEAL]

Deborah Fejza
Notary Public Signature

Deborah Fejza
Printed/Typed Name – Notary Public

My commission expires: August 23, 2025

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

Prepared by and return to:

Ruth K. McDonald
Hathaway & Reynolds, PLLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

File Number: 2022-1020

(Space Above This Line For Recording Data)

NOTE: THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND THE PREPARER MAKES NO STATEMENT REGARDING ITS VALIDITY TO PASS TITLE TO THE GRANTEE.

Special Warranty Deed

This Special Warranty Deed made this 20 day of June, 2022, between Illyria Properties LLC, a Florida limited liability company, whose mailing address is 2749 Cove View Drive South, Jacksonville, FL 32257, grantor, and Illyria Properties 2 LLC, a Florida limited liability company, whose mailing address is 2749 Cove View Drive South, Jacksonville, FL 32257, grantee:

(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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

See Attached Exhibit A.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

Note to Clerk: This Special Warranty Deed transfers ownership of unencumbered real property from an entity grantor to an entity grantee with an identical ownership structure. There is no beneficial change of ownership; therefore only minimum stamps are due.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Two Different Witnesses have signed below (the Notary may be one of the Witnesses) and neither the Notary, nor any Witness, is related to the Signor or has a beneficial interest in the property described above.

Signed, sealed and delivered in our presence:

Juliana Kulaj
Witness 1 Signature
Juliana Kulaj
Witness 1 Printed Name

Laura Hayt
Witness 2 Signature
Laura Hayt
Witness 2 Printed Name

Illyria Properties LLC, a Florida limited liability company

By: Aleksander Lukaj
Aleksander Lukaj, Manager

State of Florida

County of St. Johns

The foregoing instrument was acknowledged before me by means of Physical Presence or Online Notarization, this 28th day of June, 2022, by Aleksander Lukaj, the Manager of Illyria Properties LLC, a Florida limited liability company, on behalf of the company, who personally known to me or have produced _____ as identification.

Jenifer Corri
NOTARY PUBLIC
Printed Name: Jenifer Corri
My Commission Expires: 4/23/24

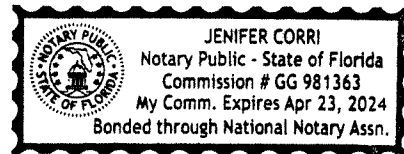


Exhibit "A"
Legal Description

A tract of land, being a portion of the Francis Richard Grant, Section 56, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida and being more particularly described as follows:

For a point of reference commence at the point of intersection of the Northwesterly prolongation of the Northeasterly right of way line of Phillips Highway (U.S. Highway No. 1, State Road No.5) a 150 foot right of way, with the Westerly prolongation of the Southerly right of way line of Baymeadows Road, a 100 foot right of way, and considering the South right of way line of Baymeadows to bear North 89 degrees 44 minutes 01 seconds East, and all bearing contained herein relative thereto; thence North 89 degrees 44 minutes 01 seconds East, along said prolongation and said Southerly right of way line of Baymeadows Road, a distance of 1423.50 feet to the point of beginning; thence from said point of beginning North 89 degrees 44 minutes 01 seconds East along said Southerly right of way line of Baymeadows Road, a distance of 215.00 feet; thence South 00 degrees 15 minutes 59 seconds East a distance of 405.00 feet; thence South 89 degrees 44 minutes 01 seconds West a distance of 215.00 feet; thence North 00 degrees 15 minutes 59 seconds West a distance of 405.00 feet to the point of beginning.

Together with those easement rights as set forth in that certain Drainage Easement dated March 29, 1953 and recorded in O.R. Book 5639, Page 870, of the Public Records of Duval County, Florida.

Parcel Identification Number: 152690-0130

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.

ILLYRIA PROPERTIES 2 LLC
2749 COVE VIEW DR S
JACKSONVILLE, FL 32257

Primary Site Address
8532 BAYMEADOWS RD
Jacksonville FL 32256-

Official Record Book/Page
20348-00820

Tile #
7522

8532 BAYMEADOWS RD

Property Detail

RE #	152690-0130
Tax District	GS
Property Use	2191 Restaurant Class 1
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	86613

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)	\$870,750.00	\$957,825.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,327,800.00	\$1,346,100.00
Assessed Value	\$1,327,800.00	\$1,346,100.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,327,800.00	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
20348-00820	6/28/2022	\$100.00	SW - Special Warranty	Unqualified	Improved
20191-00300	3/11/2022	\$1,545,000.00	SW - Special Warranty	Qualified	Improved
18310-01023	3/2/2018	\$1,050,000.00	WD - Warranty Deed	Qualified	Improved
17178-01975	5/22/2015	\$875,000.00	SW - Special Warranty	Unqualified	Improved
17178-01966	5/22/2015	\$100.00	SW - Special Warranty	Unqualified	Improved
15627-01205	3/31/2007	\$100.00	SW - Special Warranty	Unqualified	Improved
13912-00030	3/31/2007	\$2,650,000.00	WD - Warranty Deed	Qualified	Improved
12864-00952	10/31/2005	\$2,270,000.00	SW - Special Warranty	Qualified	Improved
10200-01954	9/10/2001	\$1,511,700.00	WD - Warranty Deed	Unqualified	Improved
08986-01547	6/11/1998	\$1,511,700.00	MS - Miscellaneous	Qualified	Improved
06739-01333	7/25/1989	\$1,502,800.00	WD - Warranty Deed	Unqualified	Improved
05621-01807	2/18/1983	\$324,700.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	57,418.00	\$235.00
2	PVCC1	Paving Concrete	1	0	0	2,005.00	\$19.00
3	LPMC1	Light Pole Metal	1	0	0	5.00	\$14.00
4	LITC1	Lighting Fixtures	1	0	0	10.00	\$14.00
5	WMCC1	Wall Masonry/Concrt	1	0	0	252.00	\$5.00
6	FCLC1	Fence Chain Link	1	0	0	90.00	\$2.00
7	FWDC1	Fence Wood	1	0	0	84.00	\$2,829.00
8	FWIC1	Fence Wrought Iron	1	0	0	170.00	\$13,387.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description

On File

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L22000103442
FILED 8:00 AM
February 28, 2022
Sec. Of State
snchatham**

Article I

The name of the Limited Liability Company is:

ILLYRIA PROPERTIES 2 LLC

Article II

The street address of the principal office of the Limited Liability Company is:

8532 BAYMEADOWS ROAD
JACKSONVILLE, FL. 32256

The mailing address of the Limited Liability Company is:

2749 COVE VIEW DRIVE S
JACKSONVILLE, FL. 32257

Article III

The name and Florida street address of the registered agent is:

ALEKSANDER LUKAJ
2749 COVE VIEW DRIVE S
JACKSONVILLE, FL. 32257

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: ALEKSANDER LUKAJ

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
ALEKSANDER LUKAJ
2749 COVE VIEW DRIVE S
JACKSONVILLE, FL. 32257

L22000103442
FILED 8:00 AM
February 28, 2022
Sec. Of State
snchatham

Article V

The effective date for this Limited Liability Company shall be:

02/25/2022

Signature of member or an authorized representative

Electronic Signature: ALEKSANDER LUKAJ

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



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

Detail by Entity Name

Florida Limited Liability Company
ILLYRIA PROPERTIES 2 LLC

Filing Information

Document Number	L22000103442
FEI/EIN Number	88-3199252
Date Filed	02/28/2022
Effective Date	02/25/2022
State	FL
Status	ACTIVE

Principal Address

8532 BAYMEADOWS ROAD
JACKSONVILLE, FL 32256

Mailing Address

2749 COVE VIEW DRIVE S
JACKSONVILLE, FL 32257

Registered Agent Name & Address

LUKAJ, ALEKSANDER
2749 COVE VIEW DRIVE S
JACKSONVILLE, FL 32257

Authorized Person(s) Detail

Name & Address

Title MGR

LUKAJ, ALEKSANDER
2749 COVE VIEW DRIVE S
JACKSONVILLE, FL 32257

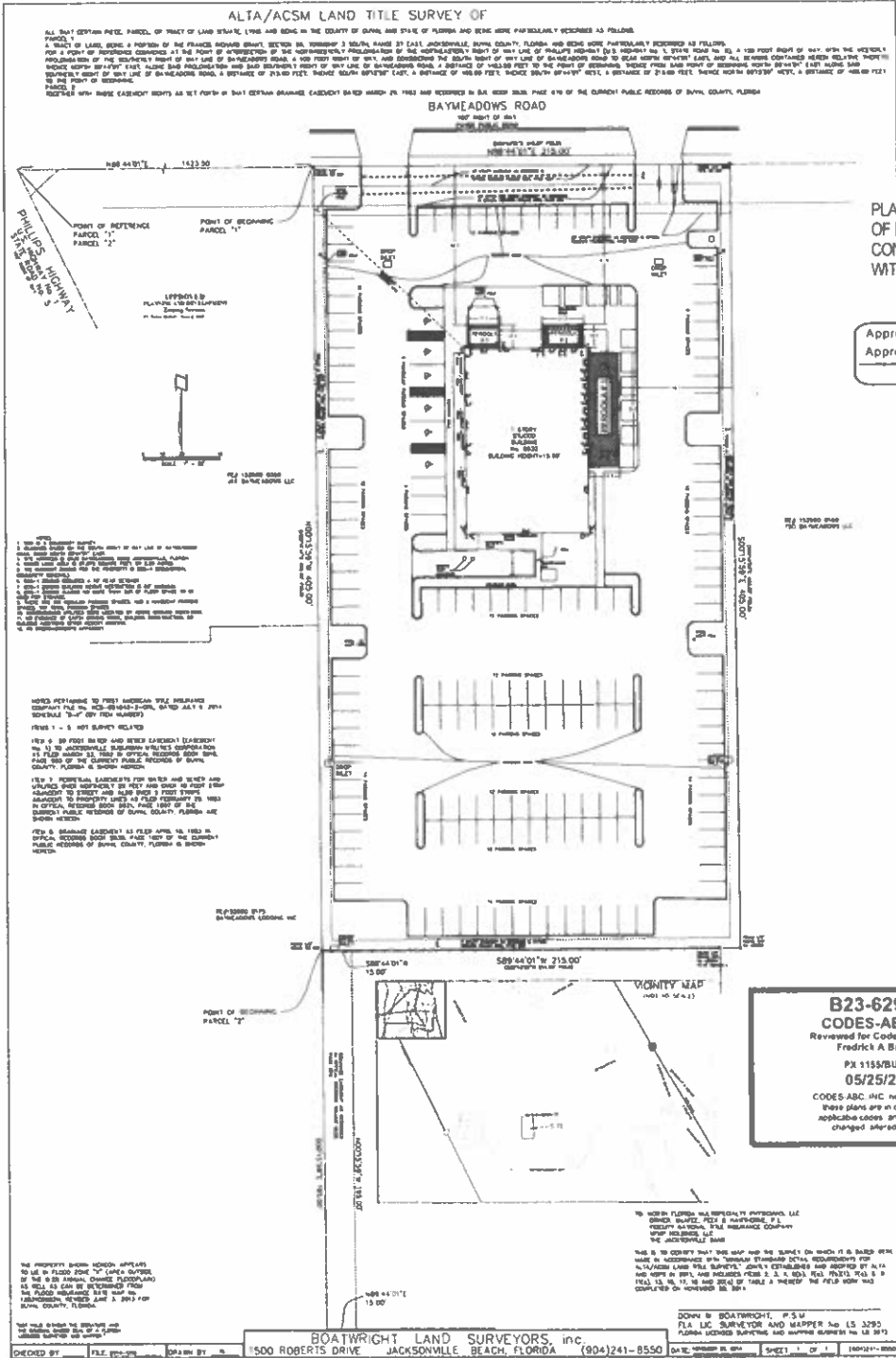
Title Authorized Member

Lukaj, Ilirian
2749 COVE VIEW DRIVE S
JACKSONVILLE, FL 32257

Annual Reports

Report Year	Filed Date
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Note: All work performed within a City easement or right-of-way requires a separate permit by Development Services Review Group. Provide a 3' clearance from the edge of the driveway to any structures such as inlets, transformers, poles, etc. within City rights-of-way or easements.

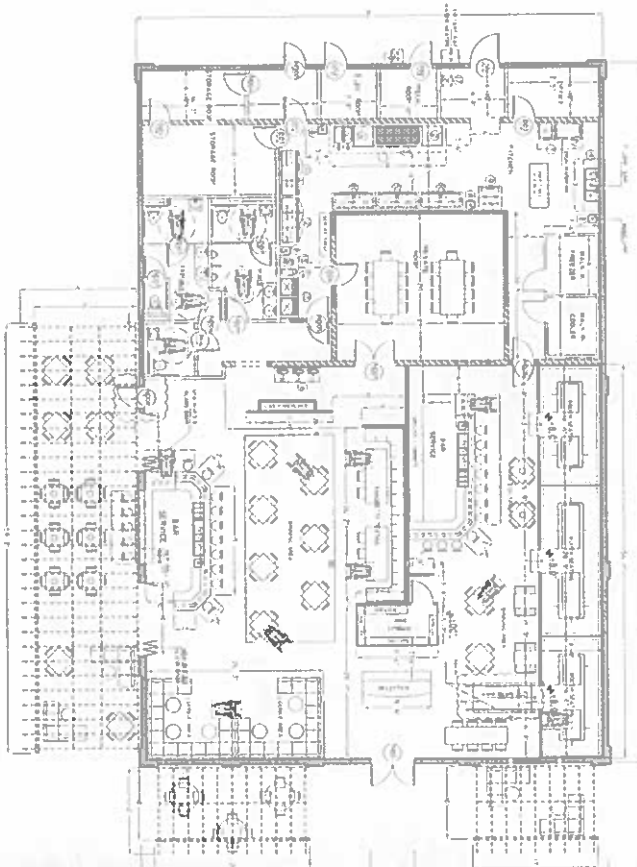


PLAN REVIEW AND ISSUING OF PERMIT DOES NOT RELIEVE CONTRACTOR OF COMPLYING WITH ALL CODES

Approved By: Patrick Schutte
 Approved On: June 9, 2023
 LANDSCAPE

B23-629816
CODES-ABC-INC
 Reviewed for Code Compliance
 Frederick A. Barlow
 PX 1155/BU 101
 05/25/2023
 CODES-ABC, INC hereby certifies that these plans are in compliance with applicable codes and have not been changed, altered, or modified.

Room No.	Room Name	Area (sq ft)	Occupancy
101	RECEPTION	1,200	100
102	OFFICE	2,500	100
103	CONFERENCE	1,500	100
104	RESTROOM	500	100
105	STORAGE	1,000	100



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DESIGN CRITERIA:

- APPLICABLE CODE FOR 2ND, 3RD EDITION
- DESIGN WIND SPEED 120 MPH
- WIND UPLIFT FACTOR: 1.50 AS PER
- CONSTRUCTION TYPE III A
- STORY BUILDINGS IN CATEGORY II AREA BUILDING EXPOSURE IS B
- TOTAL CLOSED HEATED AREA 6,500 SQ FT
- OCCUPANCY TYPE RESTAURANT SPACE - ASSEMBLY AREA - GROUP A
- INTERNAL PRESSURE FACTOR: 1.00, OPEN AREA 10.0%
- WIND AND OPERATIONS PRESSURE IS
- ROOF PRESSURE IS 16.20 PSF, 13.24 PSF
- WALL PRESSURE IS 16.20 PSF, 13.24 PSF
- DOOR: 1.50 L, 40.0 PSF

CODE SUMMARY:

- CONSTRUCTION TYPE III A WITH FIRE SPRINKLER
- STORY BUILDING IN CATEGORY II AREA
- SPACE AREA: 6,500 SQ FT (GROSS AREA)
- THE BUILDING IS 100% 4-C ACCESSIBLE
- HALLWAY EXIT TRAVEL DISTANCE 200 FT (ASSEMBLY OCCUPANCY WITH FIRE SPRINKLER THROUGHOUT 1-4 BUILDING)

OCCUPANCY:

- OCCUPANCY RESTAURANT SPACE - ASSEMBLY AREA - Group A
- OCCUPANCY DESIGN LOAD ACCORDING TO FSC 2020 TABLE 100.5:
- INTERIOR SPACES:
 - 1- ASSEMBLY UN-CONFINED SEATING (TABLE & BENCH) 333 SQ FT (NET) / 15 = 55 OCCUPANTS
 - 2- ASSEMBLY FINED SEATING (BANQUET / BOOTH) (176'-6" L) x 218' IN / 24' IN = 18 OCCUPANTS
 - 3- ASSEMBLY FINED SEATING (BAR SEATING AREA) (54'-0" L) x 48' IN / 18' IN = 25 OCCUPANTS
 - 4- BUSINESS (OFFICE, RECEPTION & SERVICE COUNTERS) 556 SQ FT (GROSS) / 55 = 10 OCCUPANTS
 - 5- KITCHEN / COMMERCIAL 799 SQ FT (GROSS) / 200 = 4 OCCUPANTS
 - 6- STORAGE AREAS 637 SQ FT (GROSS) / 300 = 2 OCCUPANTS
- TOTAL OCCUPANCY (INTERIOR SPACES) = 178+61+259 = 239 OCCUPANTS
- 56+88+23+4+4+3 = 178 OCCUPANTS

EXTRA AREAS:

- ASSEMBLY UNCONFINED SEATING TABLE & BENCH 333 SQ FT (NET) / 15 = 16 OCCUPANTS
- ASSEMBLY FINED SEATING BANQUET ROOM & BAR SEATING AREA (22'-8" L) x 524' IN / 24' IN = 5 OCCUPANTS
- TOTAL OCCUPANCY (INTERIOR SPACES) = 178+61+239 = 239 OCCUPANTS

APPLICABLE CODE:

- F. OR CA BUILDING CODE 2020, 3RD EDITION
- F. FLORIDA PLUMBING CODE 2020, 3RD EDITION
- FLORIDA MECHANICAL CODE 2020, 3RD EDITION
- NATIONAL ELECTRICAL CODE 2017
- FLORIDA FIRE PREVENTION CODE 2018
- INTERNATIONAL FIRE CODE 2018
- INTERNATIONAL MECHANICAL CODE 2018
- INTERNATIONAL PLUMBING CODE 2018

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PUMPING FIXTURE CALCULATION:

- OCCUPANCY - RESTAURANT SPACE - ASSEMBLY AREA - GROUP A2
- GRAND TOTAL OCCUPANCY LOAD = 279 OCCUPANTS
- FUTURE REQUIREMENTS ACCORDING TO FSC TABLE 2902. MINIMUM NUMBER OF REQUIRED PUMPING FIXTURES

FIXTURE TYPE	REQUIREMENTS	REMARKS
WATER CLOSET	100	100
WATER URINAL	100	100
WATER SINK	100	100
WATER FOUNTAIN	100	100

PRISM DESIGN & CONS

5488 RIVER TRAIL RD S
JACKSONVILLE, FL 32277
PH (904) 465-3215

B22-571369
CODES-ABC-INC
Approved for Code Compliance
Frederick A. Barnhart
P.E. 1155801101
04/26/2023

SCALE AS SHOWN

PROJECT DATA SHEET

A-2

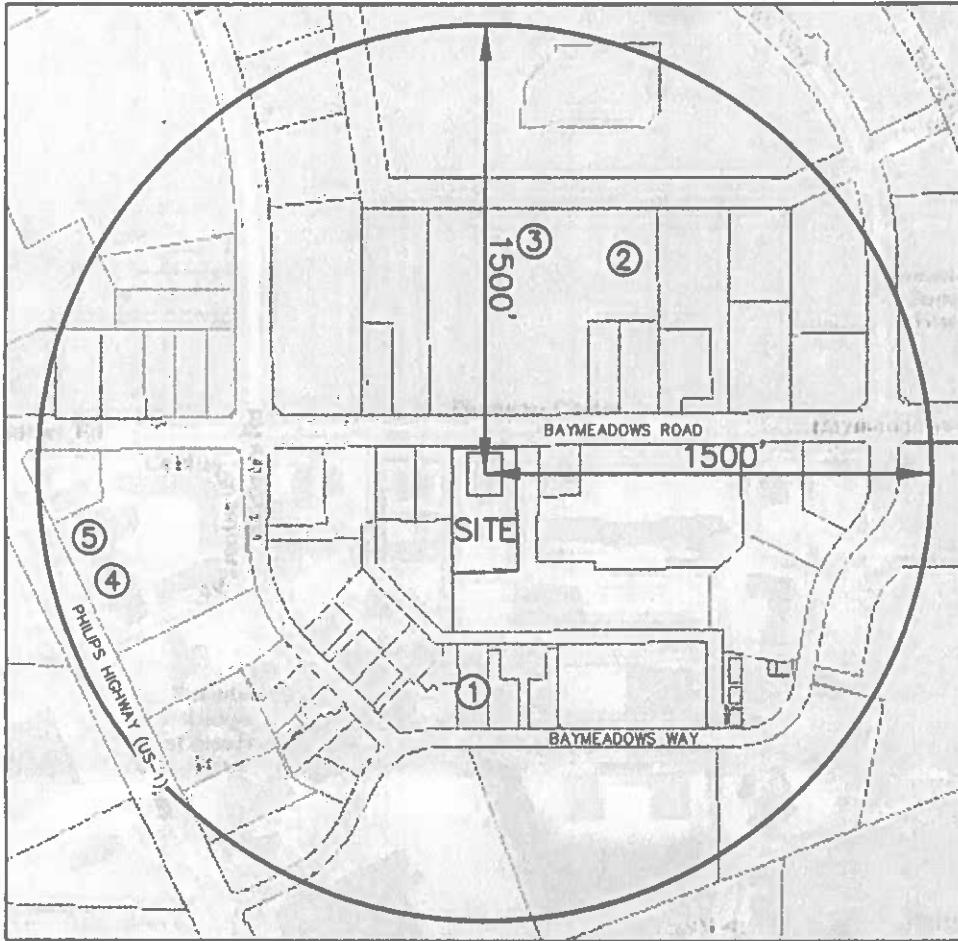
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MAP OF

PART OF SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, FRANCIS RICHARD GRANT, JACKSONVILLE, AS RECORDED IN OFFICIAL RECORD BOOK 20348, PAGE 820 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



VICINITY MAP
SCALE: 1" = 500'

NOTES:

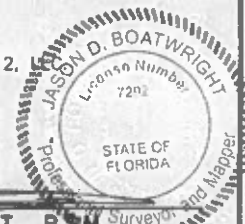
1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE ARE FIVE (5).

SUBJECT SITE:

8532 BAYMEADOWS ROAD
JACKSONVILLE, FL 32256
R.E.# 152690-0130

- ① GUIDEPST MONTESSORI AT BAYMEADOWS (PRESCHOOL)
8401 BAYMEADOWS WAY
JACKSONVILLE, FL 34456 - 565'±
- ② ANNUNCIATION RUSSIAN SPEAKING ORTHODOX CHURCH
8535 BAYMEADOWS ROAD, SUITE 45
JACKSONVILLE, FL 32256 - 800'±
- ③ A D BRAS JACKSONVILLE (EVANGELICAL CHURCH)
8535 BAYMEADOWS ROAD, SUITE 56
JACKSONVILLE, FL 32256 - 760'±
- ④ MOVING FORWARD CHRISTIAN FELLOWSHIP
8384 BAYMEADOWS ROAD
JACKSONVILLE, FL 32256 - 1290'±
- ⑤ BAYMEADOWS CHILDRENS ACADEMY
8386 BAYMEADOWS ROAD
JACKSONVILLE, FL 32256 - 1330'±

CERTIFIED TO:
• ILLYRIA PROPERTIES 2,



Jason D. Boatwright
JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3872
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

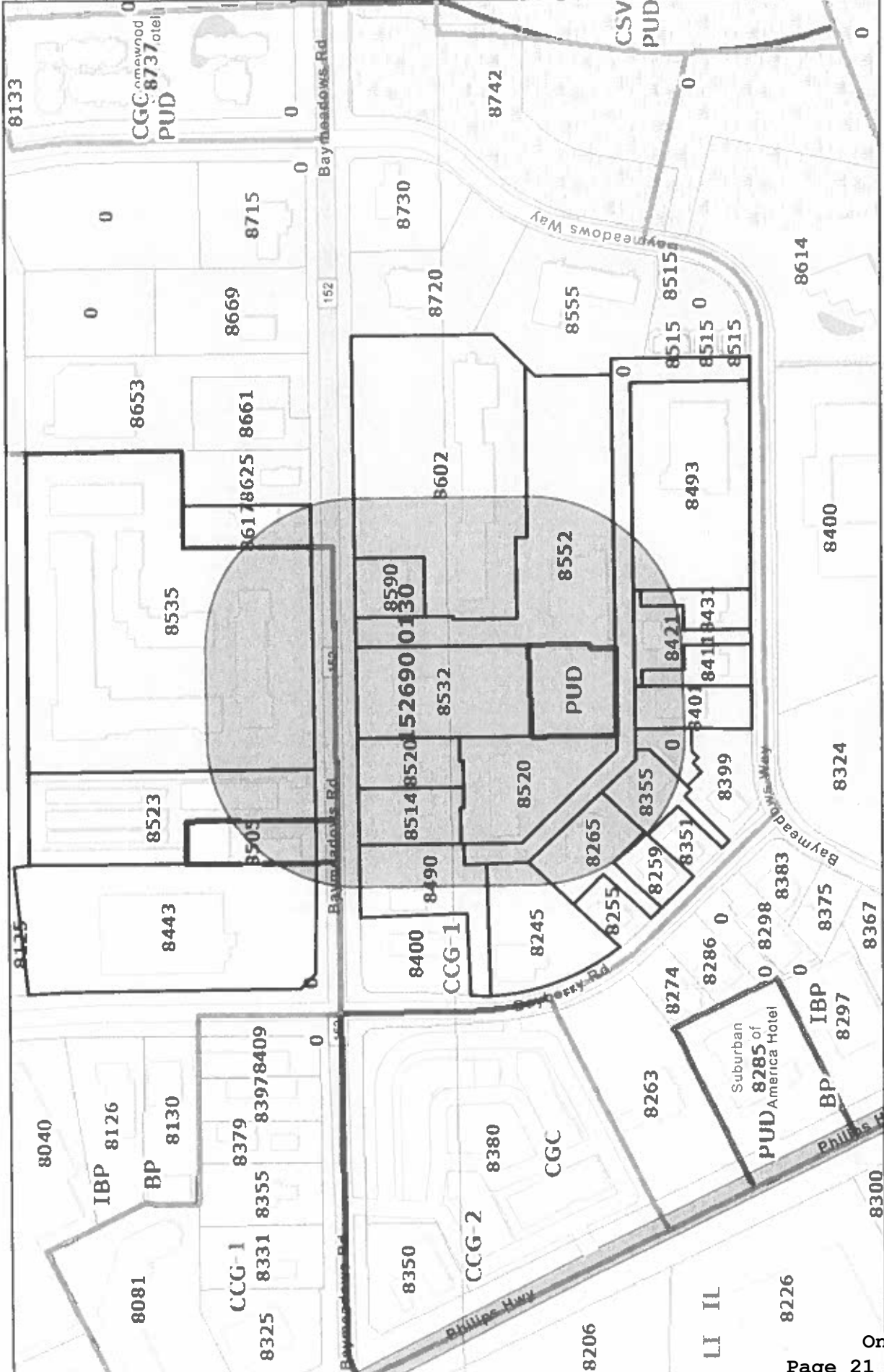
DATE: MAY 28, 2024 SHEET 1 OF 1	FILE: 2024-0697 DRAWN BY: ADT SCALE: 1" = 500'
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BOATWRIGHT LAND SURVEYORS, INC.

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



Land Development Review



1:4,514
 0 0.03 0.07 0.1 0.13 mi
 0 0.05 0.1 0.2 km

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

Parcels Panel Index
 Land Use Zoning

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_ZIP
152612 4200	8443 BAYMEADOWS FLJA LLC		2095 N BATAVIA ST		ORANGE	CA 92865
152690 0165	8552 BAYMEADOWS ROAD LLC		PTA CS UNIT 5407	PO BOX 320099	ALEXANDRIA	VA 22320
152741 0120	A B DISTRIBUTORS INC		1116 N EDGEWOOD AVE		JACKSONVILLE	FL 32254-2326
152690 0250	ARIANA PROPERTIES LLC		8245 BAYBERRY RD		JACKSONVILLE	FL 32256
152690 0230	CHRISTIAN LIGHT MINISTRIES INC		PO BOX 23881		JACKSONVILLE	FL 32241-3881
152741 0210	DEVI PET PROPERTIES		8505 BAYMEADOWS RD		JACKSONVILLE	FL 32256
152690 0340	EAST COAST WAFFLES INC		5986 FINANCIAL DR		NORCROSS	GA 30071
152690 0175	FIRST HOSPITALITY GROUP LLC		7901 4TH ST N STE 300		ST PETERSBURG	FL 33702
152690 0270	FORTIS B LLC		17121 COLLINS AVE UNIT 3404		SUNNY ISLES	FL 33160
152690 0350	JAX BAYMEADOWS LLC		P O BOX 6		SAFETY HARBOR	FL 34695
152690 0240	LIGA MANAGEMENT LLC		11555 CENTRAL PKWY STE 502		JACKSONVILLE	FL 32224
152690 0400	MANOHAR PROPERTIES INC		9931 CHELSEA LAKE RD		JACKSONVILLE	FL 32256
152690 0260	MCDONALDS CORPORATION		C/O ALLMAN ENTERPRISES LLC	13245 ATLANTIC BLVD SUITE 4 391	JACKSONVILLE	FL 32225
152741 0220	PUBLIC STORAGE PROPERTIES IX INC		DEPT PT FL 20912	P O BOX 25025	GLENDALE	CA 91201-5025
152690 0155	SAFARI PLAZA LLC		6949 LA LOMA DR		JACKSONVILLE	FL 32217
152690 0300	SHORSTEIN MARK J ET AL		8265 BAYBERRY RD		JACKSONVILLE	FL 32256-7432
152690 0180	SOARES FLAVIO M ET AL		2785 SYLVAN ESTATES CT		JACKSONVILLE	FL 32257
152690 2550	SVR FLORIDA LLC		8248 HIGHGATE DR		JACKSONVILLE	FL 32216
152741 0150	TAM JAMES ENHANCED LIFE ESTATE		8617 BAYMEADOWS RD		JACKSONVILLE	FL 32256-7423
152690 0210	TEAM JAS INC		8493 BAYMEADOWS WY		JACKSONVILLE	FL 32256
152690 0220	ZEN INVESTORS LLC		8713 ROLLING BROOK LN		JACKSONVILLE	FL 32256
	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR		JACKSONVILLE	FL 32217
	BETTER BAYMEADOWS, INC.	VALERIE EVANS				
	BAYMEADOWS COMMUNITY COUNCIL	CLIFF JOHNSON III	7621 PUTTERS COVE DR		JACKSONVILLE	FL 32256

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

General Collection Receipt

Account No: CR736845
User: Moore, David - PDDS

Date: 6/13/2024
Email: MooreD@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Illyria Properties 2, LLC, Aleksander Lukaj
Address: 8532 Baymeadows Rd.
Description: Application for Zoning Exception

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1320.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1320.00

Jim Overton
Duval County
 Date Time: 6/13/2024 11:40 AM
 Printer: PDD
 Clerk: DMH
 Transaction: 615861

Total
 CR Processing
 CR736845
 Illyria Properties 2, LLC
 Aleksander Lukaj
 8532 Baymeadows Rd
 Total

Receipt: 6025500475648

Total Amount of
 Credit on Public Card
 Visa Card XXX7830
 Contribution Number
 V251096146
 VIB: Accumulation 1010
 DDS: 0000
 Application Label: VIB/A
 CREDIT
 Auth Code: 027870
 Balance
 Convenience Fee
 Total Charged

Print By: Illyria Properties 2, LLC

Total Due: \$1,320.00

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

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