

Application For Zoning Exception s

Planning and Development Department Info s

Application # E-23-71 **Staff Sign-Off/Date** s SMN / 10/16/2023 s
Filing Date s N/A s **Number of Signs to Post** 1 s
Current Land Use Category CGCs
Exception Sought ZONING EXCEPTION FOR 4COP-SFS ALCOHOLIC BEVERAGE LICENSE TO s
 AUTHORIZE THE SALE AND SERVICE OF BEER, WINE, AND LIQUOR FOR CONSUMPTION ON S
 THE LICENSED PREMISES. s
Applicable Section of Ordinance Code 656.340 s
Notice of Violation(s) N/A s
Hearing Date N/A s
Neighborhood Association GREATER HOOD ROAD COMMUNITY ASSOCIATION S
Overlay N/A s

Application Info s

Tracking # s 5176 s **Application Status** s FILED COMPLETE s
Date Started 08/25/2023 s **Date Submitted** s 08/25/2023 s

General Information On Applicant s

Last Name s HESSEIN s **First Name** s AMANDA s **Middle Name** s
Company Name s RUTLEDGE ECENIA, PA s
Mailing Address s 119 S. MONROE ST., STE. 202 s
City s TALLAHASSEE s **State** s FL s **Zip Code** s 32301 s
Phone s 8506816788 s **Fax** s s **Email** s AMANDA@RUTLEDGE-ECENIA.COM S

General Information On Owner(s) s

Last Name s N/A s **First Name** s N/A s **Middle Name** s
Company/Trust Name s LOSCO CORNERS LLC s
Mailing Address s C/O CREST REALTY COMPANY, P.O. BOX 56855 s
City s JACKSONVILLE s **State** s FL s **Zip Code** s 32241 s
Phone s 9047169300 s **Fax** s s **Email** s T.DELAHANTY@CREST-REALTY.US S

Property Information s

Previous Zoning Application Filed? s
If Yes, State Application No(s) s

Map RE# s	Council District	Planning District	Current Zoning District(s) s
Map s 156418 0230 s	6 s	3 s	PUD s

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

Total Land Area (Nearest 1/100th of an Acre) 0.60

Current Property Use s

SHOPPING CENTER/RETAIL SALES s

Exception Sought s

ZONING EXCEPTION FOR 4COP-SFS ALCOHOLIC BEVERAGE LICENSE TO AUTHORIZE THE SALE s AND SERVICE OF BEER, WINE, AND LIQUOR FOR CONSUMPTION ON THE LICENSED PREMISES. s

In Whose Name Will The Exception Be Granted s

CANTINA CINCO DE MAYO MEXICAN GRILL CORP. s

Location Of Property s

General Location

SUITES 3-4-5 s

House # s

11101 s

Street Name, Type and Direction

OLD ST AUGUSTINE RD s

Zip Code s

32257 s

Between Streets s

LOSCO ROAD s

and

ST. AUGUSTINE RD. s

Utility Services Provider s

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

Required Attachments s

The following items must be attached to the application. s

- Survey s
- Site Plan s
- Property Ownership Affidavit (Exhibit A) s
- Agent Authorization if application is made by any person other than the property owner s (Exhibit B) s
- Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1) s
- Proof Of Property Ownership - may be print-out of property appraiser record card if s individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry s from the Florida Department of State Division of Corporations if a corporate owner, s <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName> s

Supplemental Information

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

Criteria s

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

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

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

(ii) Will be compatible with the existing contiguous uses or zoning and compatible with the s general character of the area considering population, density, design, scale, and orientation s of the structures to the area, property values and existing similar uses. s

- (iii) Will not have an environmental impact inconsistent with the health, safety and welfare s of the community. s
- (iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking s conditions, and will not result in the generation or creation of traffic inconsistent with health, s safety and welfare of the community. s
- (v) Will not have a detrimental effect on the future development of contiguous properties or s the general area, according to the Comprehensive Plan, including any subsequent plan s adopted by the Council pursuant thereto. s
- (vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, s fumes, odors, dust or physical activities taking into account existing uses or zoning in the s vicinity. s
- (vii) Will not overburden existing public services and facilities. s
- (viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue s and other services. s
- (ix) Will be consistent with the definition of an exception, the standards and criteria of the s zoning classification in which such use is proposed to be located and all other requirements s for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) s or as otherwise adopted by the Planning Commission. s

Public Hearings s

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

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

Application Certification s

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

Agreed to and submitted s

Filing Fee Information s

1) Non-residential District Base Fee s	\$1,173.00 s
2) Plus Notification Costs Per Addressee s	
41 Notifications @ \$7.00/each: s	\$287.00 s
3) Total Application Cost: s	\$1,460.00 s
s	
* Applications filed to correct existing zoning violations are subject to a double fee. s	
** The fee for the advertisement is in addition to the above fees. The newspaper will s send the invoice directly to the applicant. s	

s

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 8-21-23

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 11101 Saint Augustine Road, Suites 3-4-5, Jacksonville, FL 32257 RE#(s): 156418-0230

To Whom it May Concern:

I Chaoji zheng, as Manager of Losco Corners LLC,
a Limited Liability Company organized under the laws of the state of Florida, hereby certify
that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s)
for Zoning Exception and/or Waiver of Liquor Distance submitted to the Jacksonville Planning and Development
Department.


(signature) 

(print name) Chaoji zheng

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

~~STATE OF FLORIDA~~
~~COUNTY OF DUVAL~~ NEW YORK
DUVAL

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 21st day of Aug 2023, by CHAO ZHENG, as manager, of LOSLO CORNERS, a LLC corporation, who is personally known to me or who has produced ny state driver license as identification and who took an oath.


(Signature of NOTARY PUBLIC)

PRASAD GUNTAKA
(Printed name of NOTARY PUBLIC)

State of ~~Florida~~ at Large.
My commission expires: _____

PRASAD REDDY GUNTAKA
Notary Public - State of New York
No. 01GU6078731
Qualified in Nassau County
My Commission Expires 08/05/2026

Agent Authorization – Limited Liability Company (LLC)

Date: 8-21-23

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: 11101 Saint Augustine Road, Suites 3-4-5, Jacksonville, FL 32257 RE#(s): 156418-0230

To Whom It May Concern:

You are hereby advised that Amanda Hessein, Esq., Rutledge Ecenia, PA, as Agent of Losco Corners LLC, hereby certify that the Losco Corners LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Amanda Hessein, Esq., Rutledge Ecenia, PA to act as agent to file application(s) for Zoning Exception and/or Waiver of Liquor Distance 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.

(signature) [Handwritten Signature]

(print name) Chaoji Zheng

~~STATE OF FLORIDA~~ ^{NEW YORK}
~~COUNTY OF DUVAL~~ ^{KINGS}

Sworn to and subscribed and acknowledged before me by means of [] physical presence or [] online notarization, this 21st day of Aug 2023, by CHAO ZHENG, as manager of Losco Corners, a _____ corporation, who is personally known to me or who has produced NY state ID card as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)

PRASAD GUNTAKA
(Printed name of NOTARY PUBLIC)

State of ~~Florida~~ ^{at Large}
My commission expires: _____

PRASAD REDDY GUNTAKA
Notary Public - State of New York
No. 01GU6078731
Qualified in Nassau County
My Commission Expires 08/05/2026



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Detail by Entity Name g

Florida Limi g Liabili y Company g
 LOSCO CORNERS, L.L.C. g

Filing Information g

Document Number g L04000066913 g
FEI/EIN Number g 20-1625576 g
Date Filed g 09/10/2004 g
State g FL g
Status g ACTIVE g

Principal Address g

1575-2 ARKWOOD STREET g
 JACKSONVILLE, FL 32207 g

Chan g d: 04/12/2023 g

Mailing Address g

O BOX 56855 g
 C/O CREST REALTY CO M g ANY g
 JACKSONVILLE, FL 32241-6855 g

Chan g d: 04/11/201g g

Registered Agent Name & Address g

CREST REALTY CO M g ANY g
 1575-2 ARKWOOD STREET g
 JACKSONVILLE, FL 32207 g

Name Chan g d: 04/21/2005 g

Addr ss Chan g d: 04/12/2023 g

Authorized Person(s) Detail g

Name & Address g

Ti l Gg R g

ZHENG, SHI Z g
 11101 ST AUGUSTINE ROAg
 JACKSONVILLE, FL 32257 g

Ti l Gg R g

ZHENG, CHAO JI g
11101 ST AUGUSTINE ROAg
JACKSONVILLE, FL 32257 g

Ti l Gg R g

ZHENG, RONG g
11101 ST AUGUSTINE ROAg
JACKSONVILLE, FL 32257 g

Annual Reports g

Report Year g	Filed Date g
2021 g	02/26/2021 g
2022 g	03/13/2022 g
2023 g	04/12/2023 g

Document Images g

04/12/2023 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
03/13/2022 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
02/26/2021 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
03/31/2020 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
03/02/2019 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
04/02/2018 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
03/12/2017 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
01/24/2016 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
04/24/2015 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
03/02/2014 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
04/03/2013 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
02/05/2012 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
04/11/2011 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
06/16/2010 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
03/06/2009 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
04/03/2008 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
02/08/2007 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
03/16/2006 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
04/21/2005 -- ANNUAL RE gORT g	Vi w ima g in gF forma g
09/10/2004 -- Florida Limi g @ Liabili g g	Vi w ima g in gF forma g



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

Detail by Entity name n

Florida Profit Corporation n
 CANTINA CINCO DE MAYO MEXICAN GRILL CORP n

Registration Information n

Document number P22000091890 n
EI/EI number 92-1354293 n
Date filed 12/12/2022 n
Effective Date 12/12/2022 n
State FL n
Status ACTIVE n

Principal Address n

11101 OLD ST AUGUSTINE RD n
 3,4,5 n
 JACKSONVILLE, FL 32257 n

Changed: 02/06/2023 n

Mailing Address n

11101 OLD ST AUGUSTINE RD n
 3,4,5 n
 JACKSONVILLE, FL 32257 n

Changed: 02/06/2023 n

Registered Agent Name & Address n

LEON, MARIA n
 11101 OLD ST AUGUSTINE RD n
 3,4,5 n
 JACKSONVILLE, FL 32257 n

Address Changed: 02/06/2023 n

Office /Director Detail n

Name & Address n

Title P n

LEON, MARIA E n
 260 PINEHURST POINTE DR n
 ST AUGUSTINE, FL 32092 n

Title VP Y

T Y NY ZAL Z, DYL F Y
260 PIN YHU Y T PIYNT YD Y
T AUUY TIN Y, FL 32092 Y

Title Officer Y

UH Y , Y
9075 MCKYT Y D Y
JACK YN VILL YFL 32244 Y

Annual Reports Y

Report Year Y	Filed Date Y
2023 Y	02/06/2023 Y

Document Images Y

[02/06/2023 -- ANNUAL YP Y T](#)

[12/12/2022 -- Domestic Profit Y](#)

[View image in PDF format Y](#)

Prepared by/return to:
Alan J. Marcus, Esquire
20803 Biscayne Blvd.
Suite 301
Aventura, FL 33180

Doc# 2004322529
Book: 12083
Pages: 569 - 572
Filed & Recorded
10/08/2004 09:14:32 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 17.00
TRUST FUND \$ 2.50
DEED DOC STAMP \$ 11,550.00
REC ADDITIONAL \$ 16.00

Parcel Tax Identification No.

This space for recorder's use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of this 1st day of October, 2004, between Equity One (Losco), Inc., a Florida corporation, having an address of 1696 NE Miami Gardens Drive, North Miami Beach, Florida 33179 hereinafter called the Grantor, and LOSCO CORNERS, L.L.C., a Florida limited liability company, hereinafter called the Grantee, whose mailing address is 11101-7 St Augustine Rd, JAD, FL 32257.

(Whenever used herein the terms "GRANTOR" and "GRANTEE" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

THAT said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, subject to matters herein stated, to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the City of Jacksonville, Duval County, Florida.

SEE LEGAL DESCRIPTION ATTACHED HERETO AS **EXHIBIT A** AND MADE A PART HEREOF FOR ALL PURPOSES.

AND said Grantor does hereby specifically warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise. Title to the property hereinabove described is subject to the matters herein stated and the exceptions set forth on **EXHIBIT B** attached hereto.

(Signature Page Follows.)

4

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal as of the day and year first above written.

GRANTOR:

Equity One (Losco) Inc., a Florida corporation

Signed, sealed and delivered in the presence of:

By: [Signature]
Doron Valero
Vice President

[Signature]
Witness
Print Name: Alan J Marws

[Signature]
Witness
Print Name: Ana J Anador

STATE OF FLORIDA §
 §
COUNTY OF MIAMI-DADE §

The foregoing instrument was acknowledged before me this 30 day of September, 2004, by DORON VALERO as the Vice President of and on behalf of Equity One (Losco) Inc., a Florida corporation, who is (x) personally known to me.

[NOTARY SEAL]

[Signature]

Notary Public in and for the State and County aforesaid.
Commission Number: _____
My commission expires: _____
Print Notary Name: _____

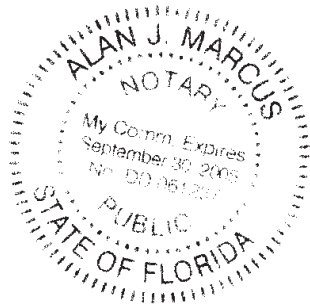


Exhibit A

11101 Old St. Augustine Road
Jacksonville, FL 32257

"OUTPARCEL" AS PER FIELD SURVEY

A PORTION OF THE MANDARIN JUNCTION SHOPPING CENTER, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 9, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE JUNCTION UNIT ONE A, AS RECORDED IN PLAT BOOK 39, PAGES 10 AND 10A OF THE CURRENT PUBLIC RECORDS; RUN THENCE NORTH 70° 41' 38" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF LOSCO ROAD, A DISTANCE OF 71.12 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 70° 41' 36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 68.19 FEET TO A POINT OF INTERSECTION OF SAID RIGHT-OF-WAY LINE; THENCE SOUTH 18° 55' 18" WEST DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 42.55 FEET; RUN THENCE NORTH 71° 29' 01" WEST, A DISTANCE OF 50.74 FEET; RUN THENCE SOUTH 18° 08' 52" WEST, A DISTANCE OF 73.37 FEET; RUN THENCE NORTH 70° 38' 36" WEST, A DISTANCE OF 65.73 FEET; RUN THENCE SOUTH 19° 21' 24" WEST, A DISTANCE OF 77.95 FEET TO A WESTERLY PROLONGATION OF THE EXTERIOR FACE OF THE NORTHERLY WALL OF WINN DIXIE STORE NO. 179; RUN THENCE SOUTH 70° 38' 36" EAST ALONG SAID PROLONGATION AND THEN ALONG SAID EXTERIOR FACE, A DISTANCE OF 185.00 FEET TO A POINT; RUN THENCE NORTH 18° 42' 13" EAST, A DISTANCE OF 194.27 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING. BEING THE SAME LANDS AS DESCRIBED IN EXHIBIT "A" AS RECORDED IN OFFICIAL RECORDS BOOK 7976, PAGE 2034 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Being also more particularly described as follows:
"OUTPARCEL" FROM EXHIBIT "A" OFFICIAL RECORDS BOOK 7976, PAGE 2034

A PORTION OF THE MANDARIN JUNCTION SHOPPING CENTER, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 9, TOWNSHIP 4 SOUTH, RANGE 27 EAST CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THE JUNCTION UNIT ONE A, AS RECORDED IN PLAT BOOK 39, PAGES 10 AND 10A OF THE CURRENT PUBLIC RECORDS; RUN THENCE NORTH 71° 17' 47", WEST ALONG THE SOUTH RIGHT OF WAY LINE OF LOSCO ROAD, A DISTANCE OF 71.12 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 71° 17' 47" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 68.24 FEET TO A POINT OF INTERSECTION OF SAID RIGHT OF WAY LINE; THENCE SOUTH 18° 47' 18" WEST, DEPARTING FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 41.48 FEET; RUN THENCE NORTH 71° 37' 01" WEST A DISTANCE OF 50.74 FEET; RUN THENCE SOUTH 18° 47' 18" WEST A DISTANCE OF 74.86 FEET; RUN THENCE NORTH 71° 12' 42" WEST A DISTANCE OF 65.73 FEET; RUN THENCE SOUTH 18° 47' 18" WEST, A DISTANCE OF 78.00 FEET TO A WESTERLY PROLONGATION OF THE EXTERIOR FACE OF THE NORTHERLY WALL OF WINN-DIXIE STORE NO. 179; RUN THENCE SOUTH 71° 12' 42" EAST ALONG SAID PROLONGATION AND THEN ALONG SAID EXTERIOR FACE, A DISTANCE OF 185.00 FEET TO A POINT; RUN THENCE NORTH 18° 42' 13" EAST A DISTANCE OF 194.80 FEET TO A POINT ON SAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

EXHIBIT B
To Special Warranty Deed
Losco Exceptions

1. Taxes and special assessments for the year 2004 and thereafter.
2. Covenants, conditions and restrictions recorded in Official Records Book 7201, page 271, of the current public records of Duval County, Florida.
3. Party Wall Easement recorded in Official Records Book 9299, page 658, of the current public records of Duval County, Florida.
4. Notice recorded in Official Records Book 10180, page 599, of the current public records of Duval County, Florida.



Losco Road

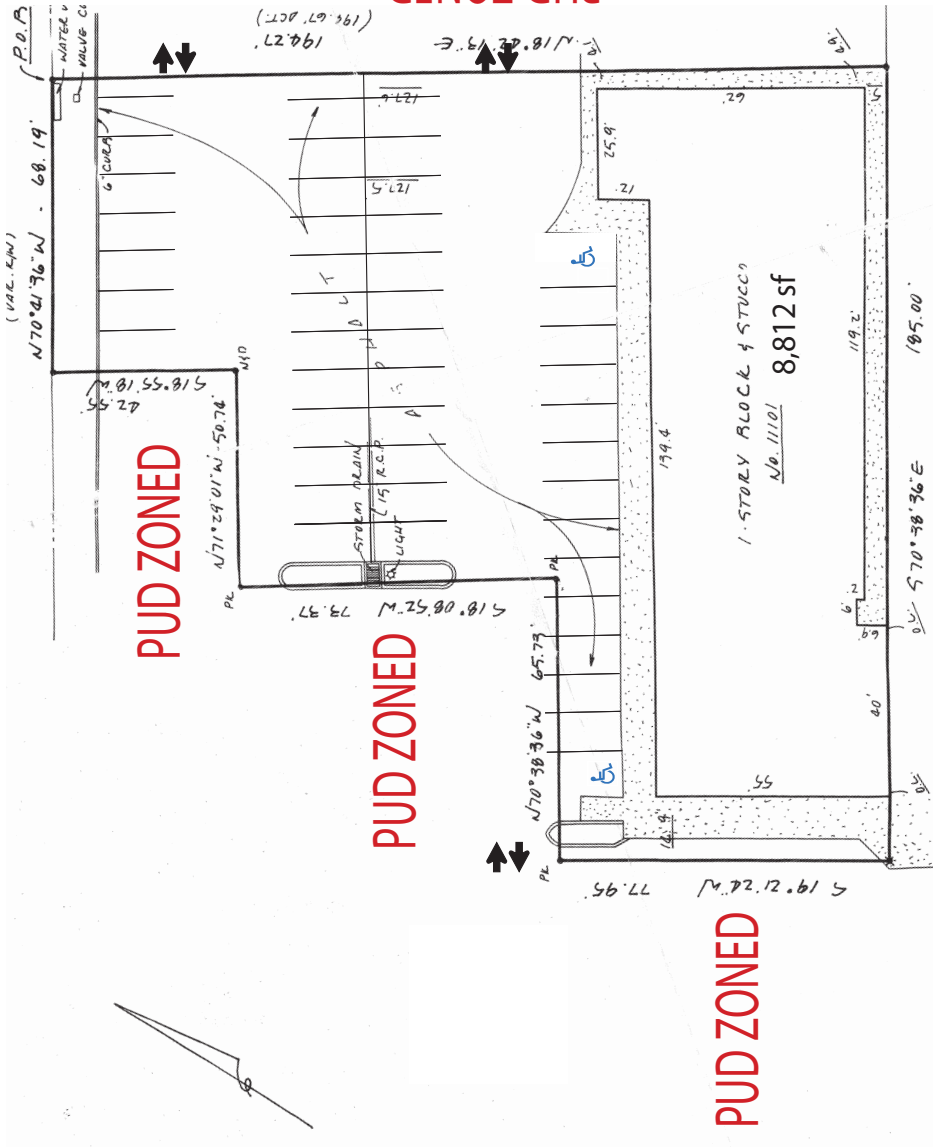


AVAILABLE

TOOLS FOR TIME

09-25-23

← LOSCO ROAD →



- 26,001 SF LAND AREA
- .3389 LOT COVERAGE - PER PUD
- BUILDING SET-BACKS - PER PUD
- SIGNAGE - NONE
- LANDSCAPE AREAS - PER PUD
- LOADING-UNLOADING - NONE
- PARKING 5:1
- SCALE = 1 : 20'

PUD ZONED

PUD ZONED

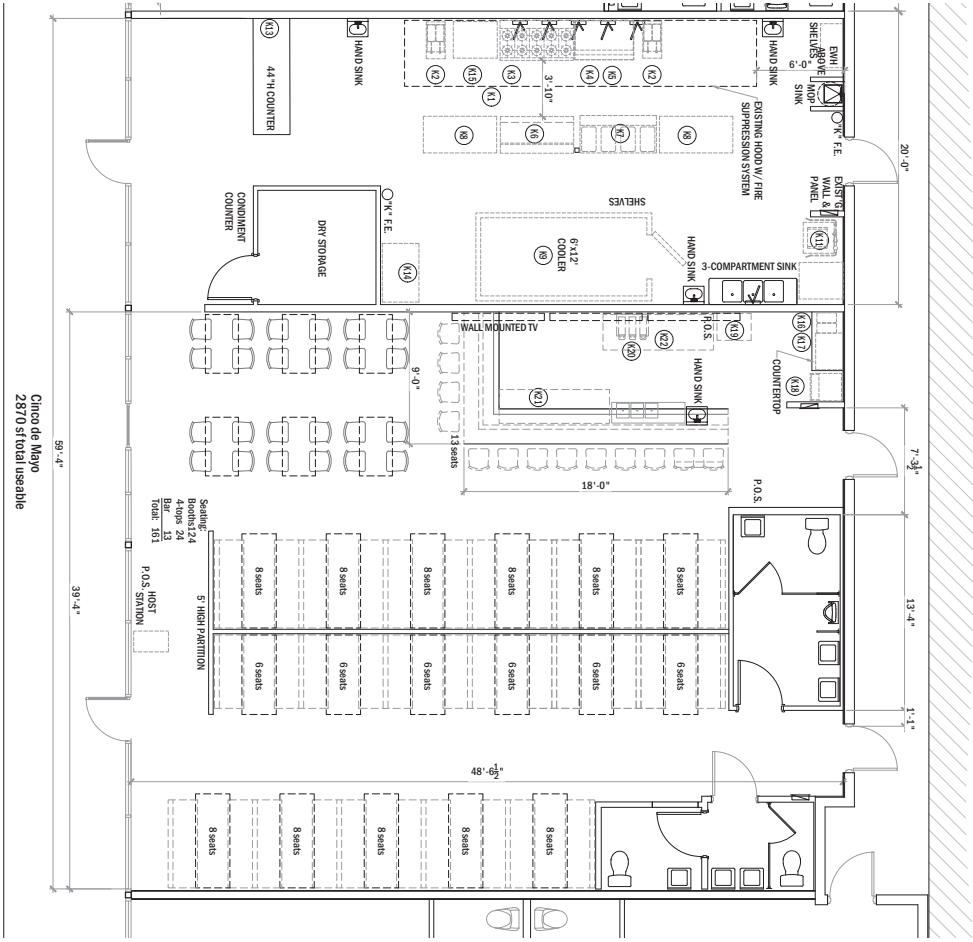
PUD ZONED

PUD ZONED

PUD ZONED

Floor Plan
1/4" = 1'-0"

0 5 10'
Feb. 1, 2023

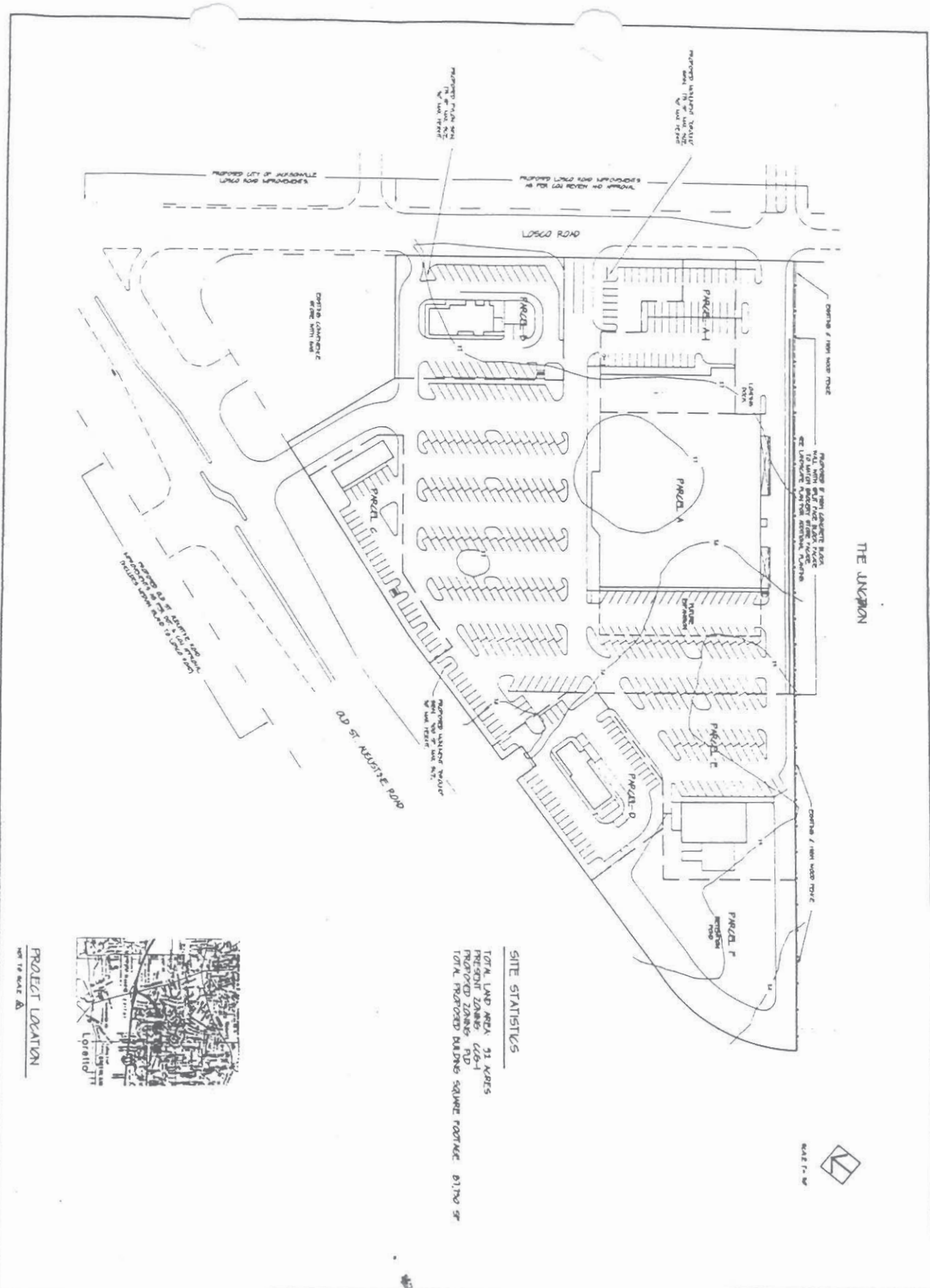


MARK	DESCRIPTION	ELECTRICAL	GAS
N41	EXISTING EXHAUST HOOD/W/ MAKE UP AIR & FIRE SUPPRESSION SYSTEM	1LN 200A 3PH.	-
N2	FRIER	-	NG
N3	10 BURNER RANGE	-	NG
N4	2 BURNER REFRIGERATED BK SE	1LN 115V 1 PH.	-
N5	GRIDDLE	-	NG
N6	SAWING/CH TABLE	2LN 115V 1 PH.	-
N7	SCALE/WELL TABLE	15.88V/133.1A 2.8/240V	-
N8	SS WORK TABLE	-	-
N9	EXISTING WALK-IN COOLER	1LN 200A 3PH.	-
N10	Refrigerated	-	-
N11	DISHWASHER	-	-
N12	S.S. WORK TABLE	-	-
N13	CHOP W/BLADES	-	-
N14	3 ROOM FREEZER	-	-
N15	CONVENTIONAL OVEN	-	-
N16	SOUL DISPENSER	-	-
N17	TEA DISPENSER	-	-
N18	ICE MACHINE	-	-
N19	REFCH IN REFRZ	-	-
N20	FROZEN SLUSH MACHINE	-	-
N21	KEFENITOR	-	-
N22	COMBINATION REFRIGERATOR	-	-

PRELIMINARY - NOT FOR CONSTRUCTION

THIS DRAWING IS INCOMPLETE. INFORMATION SHOWN HERE IS SUBJECT TO CHANGE. ENTERING INTO A LEGAL CONTRACT ON THE BASIS OF THIS DRAWING SHALL BE AT THE CONTRACTOR'S OWN RISK.

<p>John Reep, Architect Florida AR0014800 6703 Lake Lucien Dr N, Jacksonville, Fla 32211 (904) 784-9154 Architect@aol.com</p>	<p>Cinco de Mayo Restaurant 11101-3 Losco Road Jacksonville, Florida</p>	<p>On File Page 16 of 20</p>
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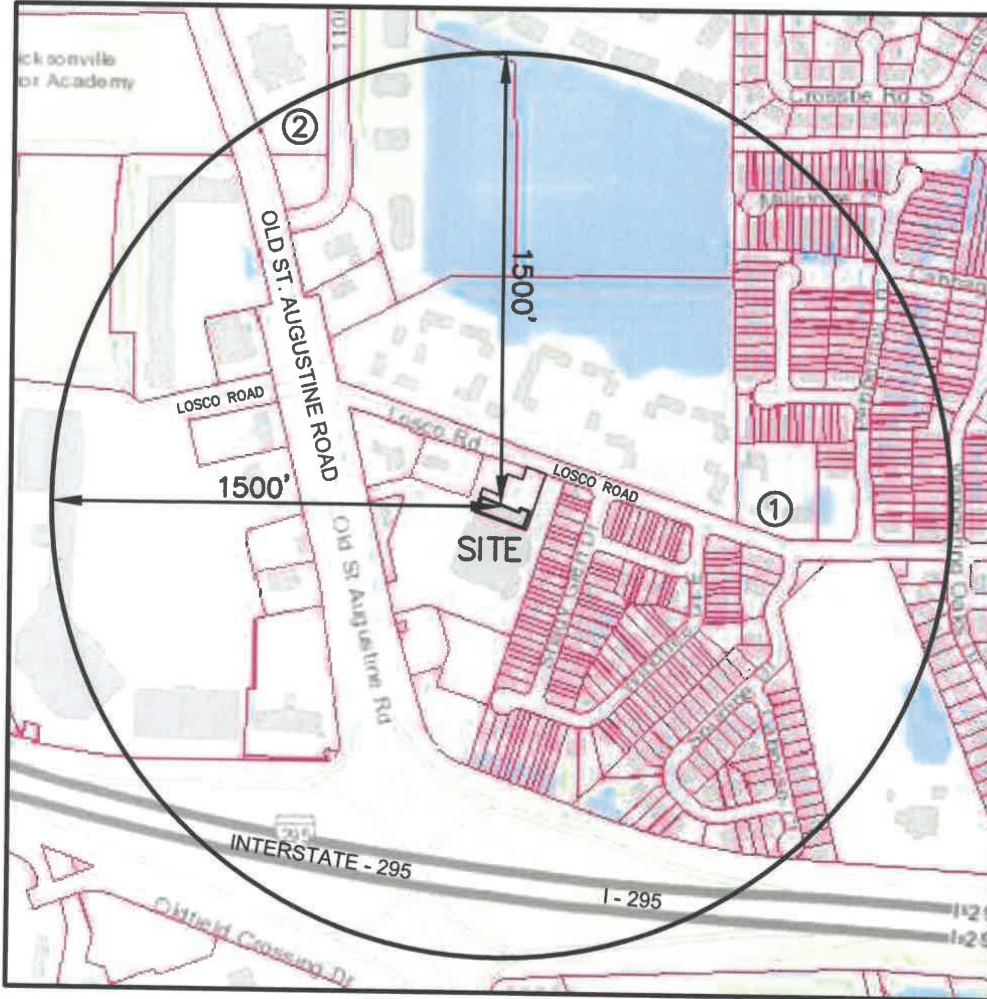


SITE STATISTICS
TOTAL LAND AREA 91 ACRES
PRESENT ZONING G29-1
PROPOSED ZONING PUD
TOTAL PROPOSED BUILDING SQUARE FOOTAGE 617,700 SF

PROJECT LOCATION
SCALE 1/4" = 10'

MAP OF

A PORTION OF SECTION 09, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA



VICINITY MAP

SCALE: 1" = 500'

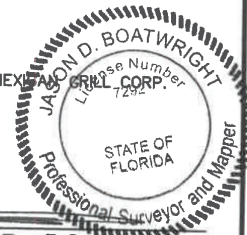
NOTES:

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 ARE TWO (2):

SUBJECT SITE:
 11101 OLD ST. AUGUSTINE ROAD,
 (SUITE No.'s 3, 4, & 5)
 JACKSONVILLE, FL 32257
 REAL ESTATE I.D. No: 156418-0230

- ① JUST 4 KIDS LEARNING ACADEMY
 4371 LOSCO ROAD,
 JACKSONVILLE, FL 32257 815'±
- ② RIVER CITY SCIENCE ACADEMY-MANDARIN CAMPUS
 (MIDDLE SCHOOL)
 10911 OLD ST. AUGUSTINE ROAD,
 JACKSONVILLE, FL 32257 1,320'±

CERTIFIED TO:
 CANTINA CINCO DE MAYO MEXICAN RESTAURANT CORP.



J. D. Boatwright
JASON D. BOATWRIGHT, P.S.M.
 FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
 FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
 "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

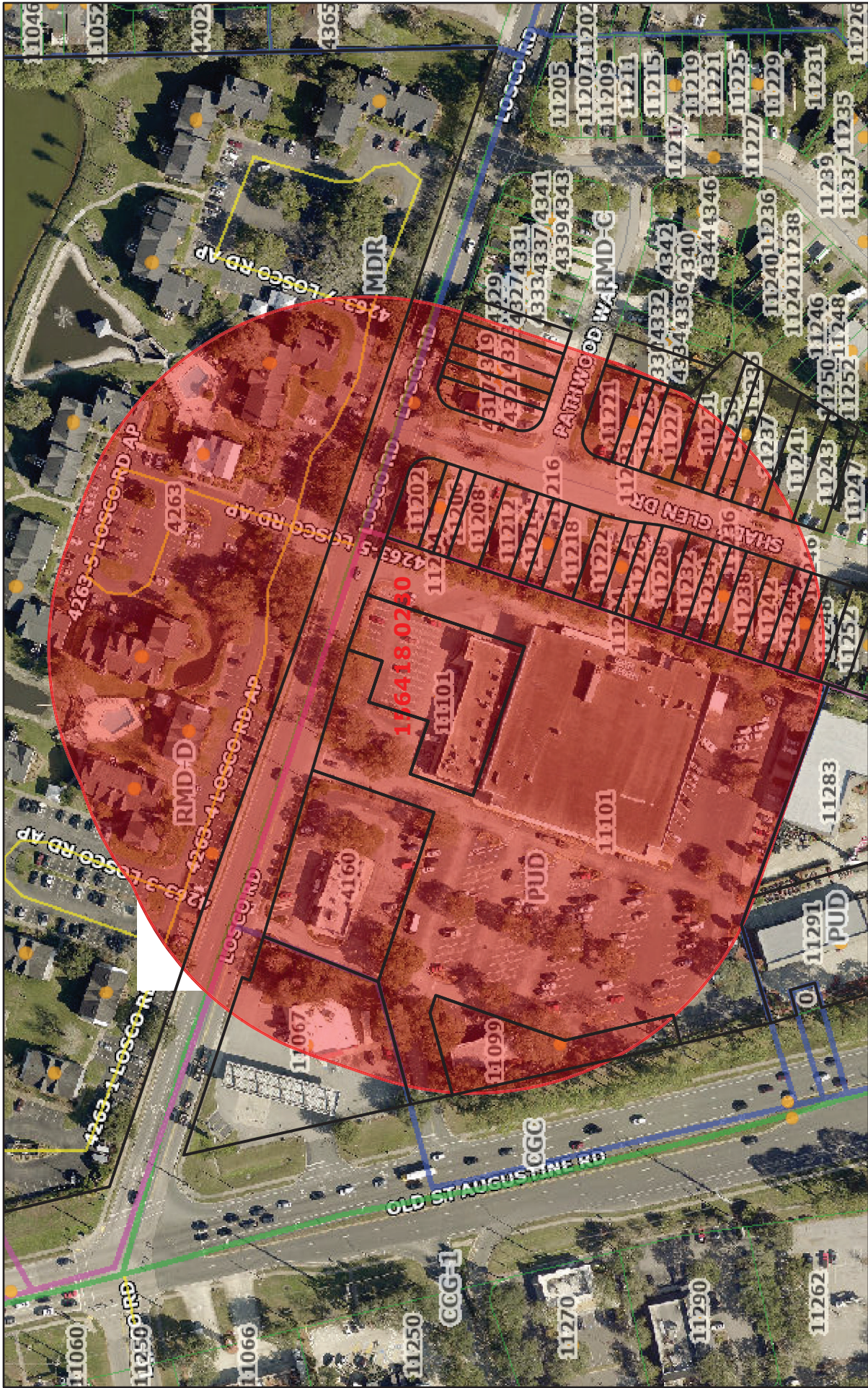
DATE: AUGUST 17, 2023 SHEET 1 OF 1	FILE: 2023-1151 DRAWN BY: ADT SCALE: 1" = 500'
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BOATWRIGHT LAND SURVEYORS, INC.

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

On File

Land Development Review

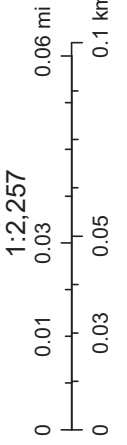


September 27, 2023

On File

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- Parcels
- Address Points
- Land Use
- Zoning
- Functional Highway Classifications
- Collector
- Streets
- Private Road
- Public Road



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP
156421 5208	8637 MCGLOTHLIN STREET LLC		4275 HUNTINGTON FOREST BLVD		JACKSONVILLE	FL	32257
156421 5010	AGOLLI I STEL		11212 SHADY GLEN DR		JACKSONVILLE	FL	32257
156421 5022	AGOLLI UAN		11226 SHADY GLEN DR		JACKSONVILLE	FL	32257
156418 0130	ALEXANDER CHARLES SINCLAIR II		4455 NW 7TH AVE		OCALA	FL	34475
156421 5036	BCEL 10D LLC		7563 PHILIPS HWY SUITE 208		JACKSONVILLE	FL	32256
156421 5030	BOYD ERIC M		PO BOX 56529		JACKSONVILLE	FL	32241
156421 5072	BYRD DEANNA NICHOLE		11231 SHADY GLEN DR		JACKSONVILLE	FL	32257
156421 5016	DUARTE LUIS		10878 CABBAGE POND CT		JACKSONVILLE	FL	32257
156418 0180	GATOR OLD ST AUGUSTINE JAX LLC		7850 NW 146TH ST	FOURTH FLOOR	MIAMI LAKES	FL	33016
156421 5206	GAVARRETE DUNIA		11246 SHADY GLEN DR		JACKSONVILLE	FL	32257
156418 0120	GIANT JACKSONVILLE LLC		1806 N FRANKLIN ST		TAMPA	FL	33602
156421 5202	GIECAJ JAKIN		5331 OXFORD GABLE LN E		JACKSONVILLE	FL	32257
156421 5004	GREISMAN HOWARD B LIFE ESTATE		11204 SHADY GLEN DR		JACKSONVILLE	FL	32257
156421 5066	HAXHIYMER FAIK		4421 SUMMER HAVEN BLVD S		JACKSONVILLE	FL	32258
156421 5258	HAXHIYMERI BEATRICE		4421 SUMMERHAVEN BLVD S		JACKSONVILLE	FL	32258
156421 5056	HURLEY LARRY L		11221 SHADY GLEN DR		JACKSONVILLE	FL	32257-1492
156421 5018	ITANI BASSAM		11222 SHADY GLEN DR		JACKSONVILLE	FL	32257
156421 5210	JACKSON TODD W		4435 SW 179TH WAY		MIRAMAR	FL	33029
156421 5070	JOSON MARK A ET AL		11233 SHADY GLEN DR		JACKSONVILLE	FL	32257
156421 5012	KALLMI MARIN		5228 OXFORD GABLE LN W		JACKSONVILLE	FL	32257
156421 5050	KELSAY JESSE T		11227 SHADY GLEN DR		JACKSONVILLE	FL	32257-1492
156421 5024	KRANKENVARTER ANATOLY		10907 GRAND TRUNK LN		JACKSONVILLE	FL	32257
156421 5048	LAM MARGARITA		4327 PATHWOOD WAY		JACKSONVILLE	FL	32257-1436
156421 5040	LAMEGOS CARLOS ARMANDO MUNOZ		4317 PATHWOOD WAY		JACKSONVILLE	FL	32257
156418 0230	LOSCO CORNERS LLC		C/O CREST REALTY COMPANY	PO BOX 56855	JACKSONVILLE	FL	32241
156421 5032	MACHATTON JOSEPH E		5098 WHITEWATER CT		JACKSONVILLE	FL	32258
156418 0110	MAXEM LOSCO LLC		7845 COLONY RD STE C4 242		CHARLOTTE	NC	28226
156421 5008	NACKASHI JERRY		3739 HILLIARD RD		JACKSONVILLE	FL	32217-4257
156421 5204	ONGEYBERG MARK		200 CORBIN PL APT 2D		BROOKLYN	NY	11235
156421 5006	ROBERTSON RUSSEL J		2606 ORANGE PICKER RD		JACKSONVILLE	FL	32223
156421 5002	SAFE HAVEN JAX 2 LLC		2489 SHALIMAR LN		ORANGE PARK	FL	32073
156421 5052	SHILAKU ROLAND ET AL		12235 DEEDER LN		JACKSONVILLE	FL	32258
156421 5054	SOLANO MICHAEL J		11223 SHADY GLEN DR		JACKSONVILLE	FL	32257-1492
156418 0160	TOOLS FOR A TIME INC		11291 OLD ST AUGUSTINE RD		JACKSONVILLE	FL	32257
156421 5014	TOOMER CORNELIA L		4020 LAVISTA CIR #210		JACKSONVILLE	FL	32217
156665 0100	VIERA ACQUISITION LLC		104 ARMOUR RD		NORTH KANSAS CITY	MO	64116
156421 5038	VILLARREAL ANNY ALEJANDRA		4319 PATHWOOD WY		JACKSONVILLE	FL	32257
156421 5026	WAGNER LINDA		631 PALMERA DR E		PONTE VEDRA	FL	32082-2436
156421 5020	WAGNER LINDA R		12664 CORMORANT COVE LN		JACKSONVILLE	FL	32223-2792
156421 5068	WILLIAMS JAMES E		10049 HALEY RD		JACKSONVILLE	FL	32257-5880
156421 5034	XIN FLORIDA REALTY LLC		33 CROSS BRANCH DR		PONTE VEDRA	FL	32081
	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR		JACKSONVILLE	FL	32217
	GREATER HOOD ROAD COMMUNITY ASSOCIATION	JIM HILL	5608 BLUE PACIFIC DR		JACKSONVILLE	FL	32257
	GREATER HOOD ROAD COMMUNITY ASSOCIATION	JIM HILL	5608 BLUE PACIFIC DR		JACKSONVILLE	FL	32257