

Date Submitted:	1/18/24
Date Filed:	1/30/24

Application Number:	E-24-05
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:	CC6-1	Current Land Use Category:
Exception Sought: Retail Sale and service of all alcoholic beverages for on-premises consumption and outside	Applicable Section of Ordinance Code: 656.313 A.IV. (C) (1), (2) and (13)	
Council District:	6	Planning District:
Previous Zoning Applications Filed (provide application numbers): E-14-36 and WLD-14-7		
Notice of Violation(s): none found		
Number of Signs to Post:	2	Amount of Fee: \$1,768.
Neighborhood Associations: Pickwick Park Civic Assoc. Moorings of San Jose Assoc. Inc.		Zoning Asst. Initials: CJK
Overlay: none		

PROPERTY INFORMATION	
1. Complete Property Address: <b>9825 SAN JOSE BLVD</b>	2. Real Estate Number: <b>148970-0000</b>
3. Land Area (Acres): <b>7.28 acres</b>	4. Date Lot was Recorded: <b>1984</b>
5. Property Located Between Streets: <b>CROWN POINT RD AND KORI RD</b>	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: <b>RESTAURANT</b>	
8. Exception Sought: <b>4COP SFS LICENSE AND OUTSIDE SITTING TO OPERATION WITH A FULL SERVICE RESTAURANT</b>	
9. In whose name will the Exception be granted: <b>MAYA GROUP FL LLC (DBA) MARGARITAS MEXICAN GRILL 1</b>	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
10. Name: E Holdings, LLC	11. E-mail: Amir@hakimian.us
12. Address (including city, state, zip): P.O. BOX 56678 JACKSONVILLE FL 32241	13. Preferred Telephone: 904-757-4000

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

<b>CRITERIA</b>
<p>Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."</p> <p>Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:</p> <ul style="list-style-type: none"> <li>(i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</li> <li>(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;</li> <li>(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community;</li> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(vii) Will not overburden existing public services and facilities;</li> <li>(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and</li> </ul>

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

18. Given the above definition of an "exception" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the request is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the exception and to meet the criteria set forth may result in a denial.

THE EXCEPTION IS PRESENTED THE CITY COUNCIL LUZ BOARD FOR MAYA GROUP FL LLC. (DBA) MARGARITAS MEXICAN GRILL 1. A FULL SERVICE RESTAURANT THAT IS LOCATED IN A CCG-1 ZONING THAT REQUIRES A ZONING EXCEPTION TO HAVE A 4COP SFS LICENSE . THE ADDRESS OF THIS LOCATION IS 9825 SAN JOSE BLVD UNIT 23-24 JACKSONVILLE FL 32257. THERE IS 2COP LICENSE AT THIS LOCATION NOW AND THIS LOCATION HAVE HAD 4COP THERE BEFORE

## ATTACHMENTS

The following attachments must accompany each copy of the application.

- ☒ Survey
- ☒ Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- ☒ Property Ownership Affidavit (Exhibit A)
- ☒ Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- ☒ Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- ☒ Proof of property ownership – may be print-out of property appraiser record card if individual owner, [http://apps.coj.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coj.net/pao_propertySearch/Basic/Search.aspx), or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- ☐ Letter from the Department of Children and Family Services (DCFS) – **day care uses only**
- ☐ Advisory opinion letter from the Environmental Quality Division (EQD) – **if required**

## FILING FEES

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

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

### PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 | Jacksonville, FL 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | [www.coj.net](http://www.coj.net)

*last update: 1/12/2017*



## AUTHORIZATION

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

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

**I hereby certify that I have read and understand** the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s)

Print name: BENJAMIN S HAKIMIAN

Signature: 

Applicant or Agent (if different than owner)

Print name: LAWRENCE YANCY

Signature: 

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

Owner(s)

Print name: Benjamin Hakimian

Signature: \_\_\_\_\_

## SUBMITTAL

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

Submit applications to:

Planning and Development Department, Zoning Section

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

Jacksonville, Florida 32202

(904) 255-8300

**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: \_\_\_\_\_

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: 9825 San Jose Blvd RE#(s): 148970-0000

To Whom it May Concern:

I Benjamin Haikimian, as Owner of E Holdings, 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 submitted to the Jacksonville Planning and Development  
Department.

(signature) \_\_\_\_\_

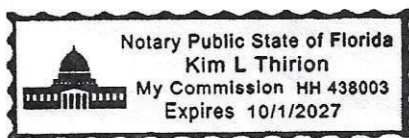
(print name) Benjamin Haikimian

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**

Sworn to and subscribed and acknowledged before me by means of ☒ physical  
presence or ☐ online notarization, this 16 day of February, 2024, by  
Benjamin Haikimian, as \_\_\_\_\_, of \_\_\_\_\_,  
a \_\_\_\_\_ corporation, who is personally  
known to me or who has produced \_\_\_\_\_ as identification and who  
took an oath.

\_\_\_\_\_  
(Signature of NOTARY PUBLIC)



Kim L Thirion  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

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

**Agent Authorization – Limited Liability Company (LLC)**

Date: \_\_\_\_\_

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: 9825 San Jose Blvd RE#(s): 148970-0000

To Whom It May Concern:

You are hereby advised that Benjamin Hakimian, as Owner of E Holdings, LLC, hereby certify that the \_\_\_\_\_ is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Lawrence Yancy to act as agent to file application(s) for Zoning Application 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.

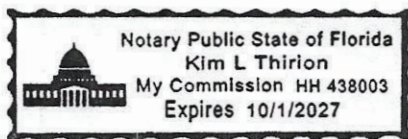
(signature) \_\_\_\_\_

(print name) Benjamin Hakimian

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of February 2024, by Benjamin Hakimian, as Owner, of \_\_\_\_\_, a \_\_\_\_\_ corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Kim L Thirion  
(Signature of NOTARY PUBLIC)



Kim L Thirion  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: \_\_\_\_\_



**9825 SAN JOSE BLVD**

**Property Detail**

<b>RE #</b>	148970-0000
<b>Tax District</b>	GS
<b>Property Use</b>	1692 Shopping Ctr/Nbhd
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00000 SECTION LAND
<b>Total Area</b>	317272

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.](#)

**Value Summary**

<b>Value Description</b>	<b>2023 Certified</b>	<b>2024 In Progress</b>
<b>Value Method</b>	Income	Income
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$3,454,000.00	\$3,454,000.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$9,233,600.00	\$9,155,200.00
<b>Assessed Value</b>	\$8,652,064.00	\$9,155,200.00
<b>Cap Diff/Portability Amt</b>	\$581,536.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$8,652,064.00	See below

**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**

<b>Book/Page</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Deed Instrument Type Code</b>	<b>Qualified/Unqualified</b>	<b>Vacant/Improved</b>
<a href="#">12828-00022</a>	10/12/2005	\$8,225,000.00	SW - Special Warranty	Qualified	Improved
<a href="#">06057-02236</a>	12/19/1985	\$4,700,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">06057-02234</a>	12/18/1985	\$100.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">05943-02343</a>	4/15/1985	\$400,000.00	SW - Special Warranty	Unqualified	Improved
<a href="#">05825-00503</a>	5/11/1984	\$100.00	SW - Special Warranty	Unqualified	Improved
<a href="#">05743-00946</a>	12/27/1983	\$1,000,000.00	SW - Special Warranty	Unqualified	Improved

**Extra Features**

<b>LN</b>	<b>Feature Code</b>	<b>Feature Description</b>	<b>Bldg.</b>	<b>Length</b>	<b>Width</b>	<b>Total Units</b>	<b>Value</b>
1	FPMC6	Fireplace Masonry	1	0	0	1.00	\$1,076.00
2	PVAC1	Paving Asphalt	1	0	0	143,856.00	\$92,787.00
3	PVCC1	Paving Concrete	1	0	0	4,902.00	\$8,907.00
4	LPMC1	Light Pole Metal	1	0	0	9.00	\$11,003.00
5	LITC1	Lighting Fixtures	1	0	0	5.00	\$1,517.00
6	CVPC2	Covered Patio	1	22	11	242.00	\$3,107.00
7	LITC1	Lighting Fixtures	1	0	0	33.00	\$27,657.00
8	FWIC1	Fence Wrought Iron	1	0	0	47.00	\$763.00

**Land & Legal**

**Land**

<b>LN</b>	<b>Code</b>	<b>Use Description</b>	<b>Zoning Assessment</b>	<b>Front</b>	<b>Depth</b>	<b>Category</b>	<b>Land Units</b>	<b>Land Type</b>	<b>Land Value</b>
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	307,500.00	Square Footage	\$3,382,500.00
2	9104	BILLBOARD SITE	CCG-1	0.00	0.00	Common	6,500.00	Square Footage	\$71,500.00

**Legal**

<b>LN</b>	<b>Legal Description</b>
1	32-3S-27E 7.210
2	SE1/4 OF NW1/4
3	PT RECD O/R BK 12828-22

**Buildings**

Building 1  
Building 1 Site Address  
9825 SAN JOSE BLVD Unit  
Jacksonville FL 32257

<b>Building Type</b>	1602 - SHOP CTR NBHD
<b>Year Built</b>	1984
<b>Building Value</b>	\$3,218,300.00

<b>Type</b>	<b>Gross Area</b>	<b>Heated Area</b>	<b>Effective Area</b>
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<b>Element</b>	<b>Code</b>	<b>Detail</b>
Exterior Wall	15	15 Concrete Blk
Exterior Wall	17	17 C.B. Stucco
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Interior Wall	8	8 Decorative Cvr
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile



Prepared by and Return to:  
Winfield A. Gartner  
Gartner, Brock and Simon  
1660 Prudential Drive  
Suite 203  
Jacksonville, Florida 32207

**SPECIAL WARRANTY DEED**

THIS DEED, made as of the 12<sup>th</sup> day of October, 2005, by and between DWIGHT W. CLARK, whose address 298 Cloister Green Lane, Memphis, Tennessee 38120 (the "Grantor") and E HOLDINGS, LLC, a Florida limited liability company, as tenant in common as to an undivided eleven percent (11.00%) interest, and GATES OF PARK AVENUE, LLC, a Florida limited liability company, as tenant in common as to an undivided eighty nine percent (89.00%) interest, both having an address of 10441 Alta Road, Jacksonville, Florida 32226 (collectively the "Grantee");

W I T N E S S E T H:

Ⓜ That Grantor, for and in consideration of the purchase price and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs, successors and assigns, forever, those certain tracts or parcels of land, situate, lying and being in the County of Duval, State of Florida, more particularly described on Exhibit A attached hereto and by this reference incorporated herein, subject only to those matters set forth on Exhibit B hereto;

RE# 148970-0000

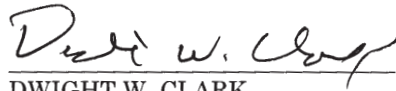
TO HAVE AND TO HOLD the same in fee simple; and the said Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, the day and year first above set out.

15050 1940

Signed, sealed and  
delivered in the  
presence of:


  
Print Name: Tristan G. Curley

  
DWIGHT W. CLARK

  
Print Name: W. A. Gartner

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 12th  
day of October, 2005, by Dwight W. Clark, who is either ☒ personally known to me or  
( ) has produced \_\_\_\_\_ identification.

  
Name: Tristan G. Curley  
Notary Public, State and  
County Aforesaid

My Commission Expires



(Notarial Seal)

## EXHIBIT A

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 174.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N 34° 08' 50" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13, A DISTANCE OF 424.02 FEET; THENCE S. 55° 51' 10" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 10.0 FEET; THENCE N 34° 08' 50" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 154.0 FEET; THENCE S. 55° 30' 25" E., 210.0 FEET; THENCE N. 34° 08' 50" E., 138.0 FEET; THENCE S. 55° 30' 25" E., 536.69 FEET TO THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE S. 00° 14' 19" E., ALONG SAID EASTERLY LINE, A DISTANCE OF 148.44 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE S. 89° 07' 30" W., ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, A DISTANCE OF 1026.35 FEET TO THE POINT OF BEGINNING.



EXHIBIT >B=  
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2005 and subsequent years not yet due and payable.
2. Utility Agreement recorded in Official Records Book 5780, page 1966 of the Public Records of Duval County, Florida;
3. Easement contained in Official Records Book 5871, page 1362, of the Public Records of Duval County, Florida;
4. Grant of Easement contained in Official Records Book 5934, page 1740, of the Public Records of Duval County, Florida;
5. Grant of Easement contained in Official Records Book 5978, Page 1514, of the Public Records of Duval County, Florida;
6. Perpetual Easement contained in Official Records Book 9018, Page 547, of the Public Records of Duval County, Florida;



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

## Detail by Entity Name

Florida Limited Liability Company

**E HOLDINGS, LLC**

### Filing Information

**Document Number** L99000002088  
**FEI/EIN Number** 59-3570741  
**Date Filed** 04/13/1999  
**State** FL  
**Status** ACTIVE

### Principal Address

c/o Hakimian Holdings, Inc.  
7077 BONNEVAL ROAD  
SUITE 400  
JACKSONVILLE, FL 32216

Changed: 05/27/2020

### Mailing Address

c/o Hakimian Holdings, Inc.  
P.O. BOX 56678  
JACKSONVILLE, FL 32241

Changed: 05/27/2020

### Registered Agent Name & Address

**HAKIMIAN, BENJAMIN S**

c/o Hakimian Holdings, Inc.  
7077 BONNEVAL ROAD  
SUITE 400  
JACKSONVILLE, FL 32216

Address Changed: 05/27/2020

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

HAKIMIAN, BENJAMIN S  
c/o Hakimian Holdings, Inc.  
7077 BONNEVAL ROAD

SUITE 400  
JACKSONVILLE, FL 32216

Title Controller

Aufiero-Todd, Zena R  
c/o Hakimian Holdings, Inc.  
7077 BONNEVAL ROAD  
SUITE 400  
JACKSONVILLE, FL 32216

#### Annual Reports

Report Year	Filed Date
2021	04/21/2021
2022	04/11/2022
2023	04/24/2023

#### Document Images

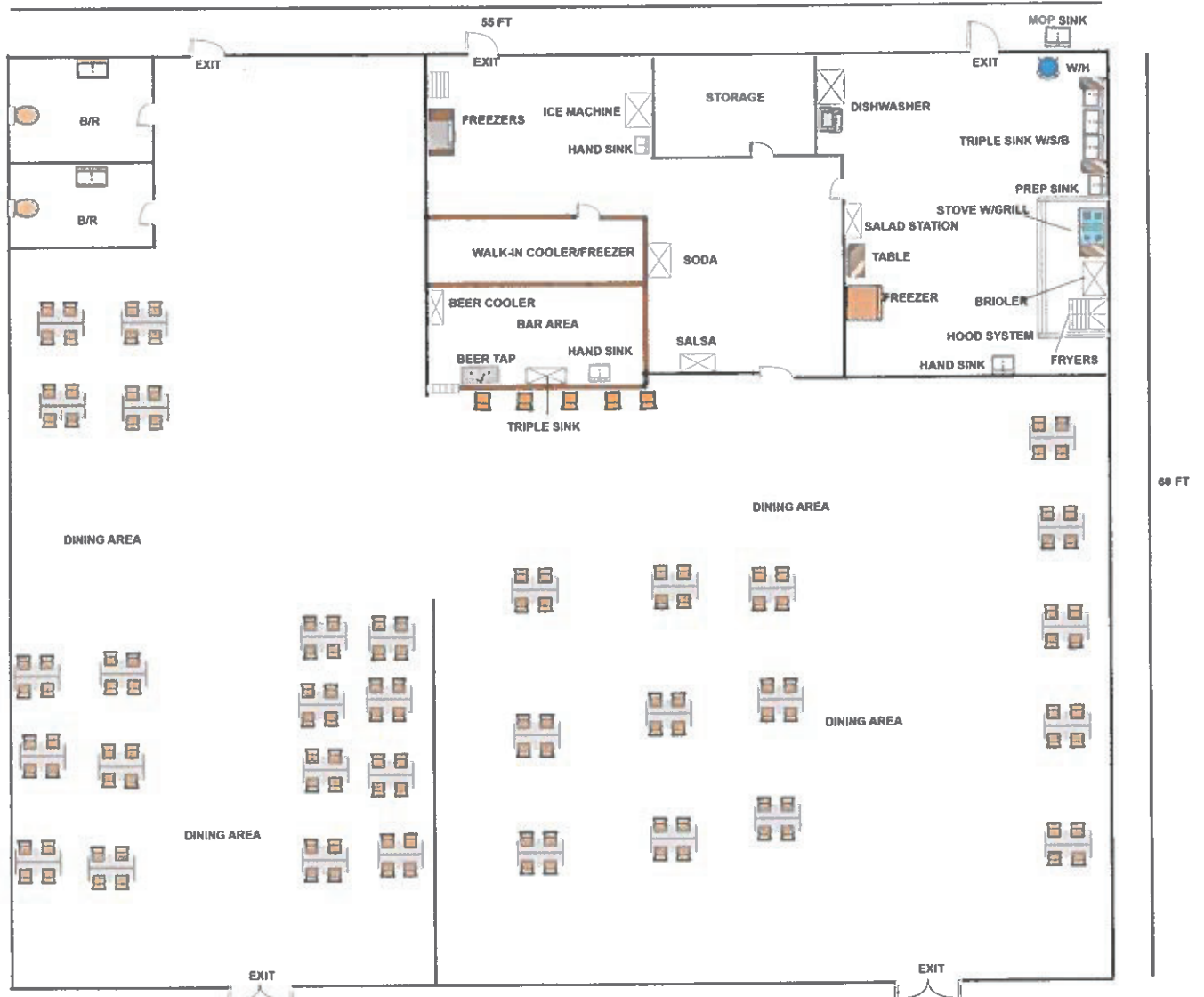
<a href="#">04/24/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/11/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/27/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/26/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/25/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/05/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/27/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/11/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/21/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/22/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/1999 -- Florida Limited Liabilities</a>	<a href="#">View image in PDF format</a>



LYRC  
904-568-4314



MARGARITAS MEXICAN GRILL 1 FLOOR  
SKETCH

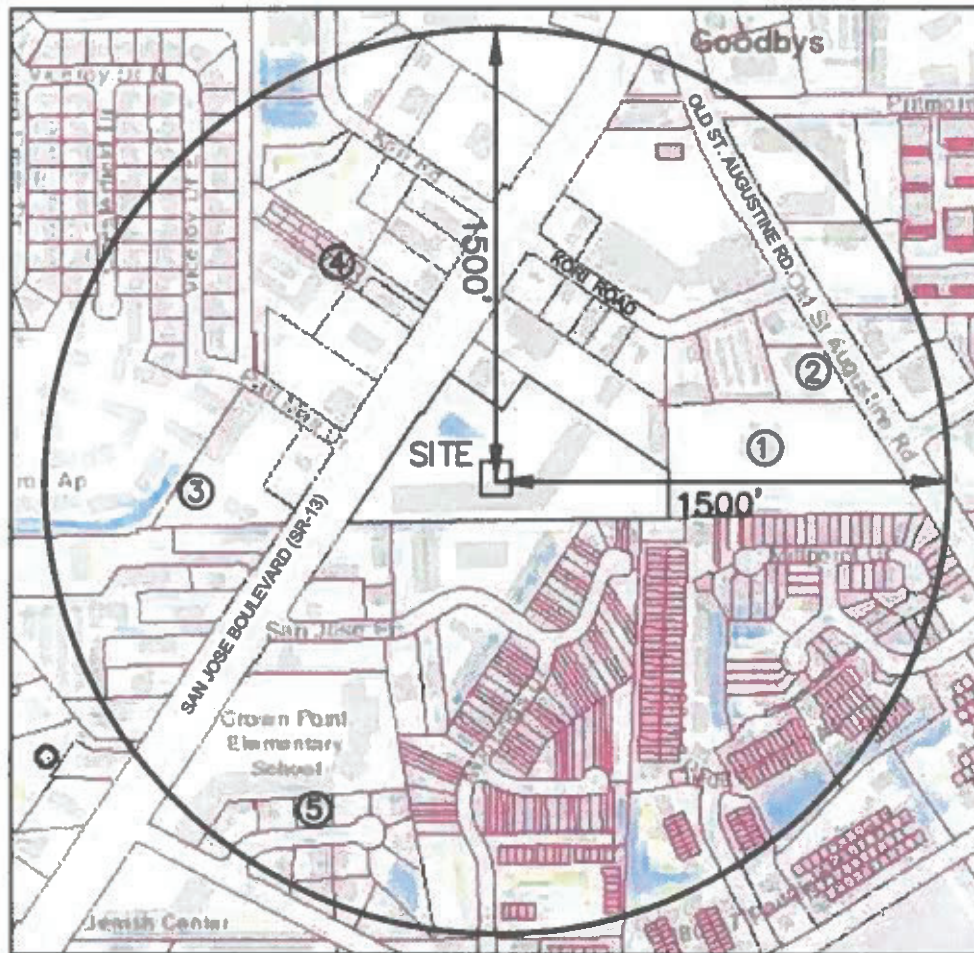


DISCLAIMER  
THIS IS NOT AN ARCHITECTURAL, INTERIOR DESIGN, OR  
ENGINEERING DESIGNS, SPECIFICATIONS, OR LAYOUTS  
AND NOT USED FOR CONSTRUCTIONS UNLESS  
REVIEWED AND APPROVED BY A LICENSED ARCHITECT  
OR ENGINEER

3300 SQFT

# MAP SHOWING SURVEY OF

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH,  
RANGE 27 EAST, DUVAL COUNTY, FLORIDA.



**VICINITY MAP**

SCALE: 1" = 500'

**NOTES:**

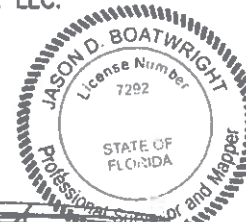
1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE ARE FIVE (5).

**SUBJECT SITE:**

9825 SAN JOSE BOULEVARD  
SUITE No. 22, 23 & 24  
JACKSONVILLE, FL 32257  
R.E.# 148970-0000

- ① CHRIST CHURCH PRESBYTERIAN  
9784 OLD ST. AUGUSTINE RD.,  
JACKSONVILLE, FL 32257 - 550'±
- ② IGREJA UNIVERSAL CHURCH  
9786 OLD ST. AUGUSTINE RD.,  
JACKSONVILLE, FL 32257 - 1085'±
- ③ ARCA CHURCH MAAM  
9880 SAN JOSE BLVD., SUITE 2,  
JACKSONVILLE, FL 32257 - 980'±
- ④ RIVER CITY CHRISTIAN MINISTRIES  
8776 SAN JOSE BLVD., SUITE 8  
JACKSONVILLE, FL 32257 - 850'±
- ⑤ VALIANT BAPTIST CHURCH  
3661 CROWN POINT COURT,  
JACKSONVILLE, FL 32257 - 1150'±

**CERTIFIED TO:**  
MARGARITAS MEXICAN GRILL 1, LLC.  
D/B/A MARGARITAS MEXICAN GRILL;  
MAYA GROUP FAR, LLC.



**JASON D. BOATWRIGHT, P.S.M.**  
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 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:  
JANUARY 15, 2024  
SHEET 1 OF 1

FILE: 2024-0086  
DRAWN BY: ADT  
SCALE: 1" = 300'

**BOATWRIGHT LAND SURVEYORS, INC.**

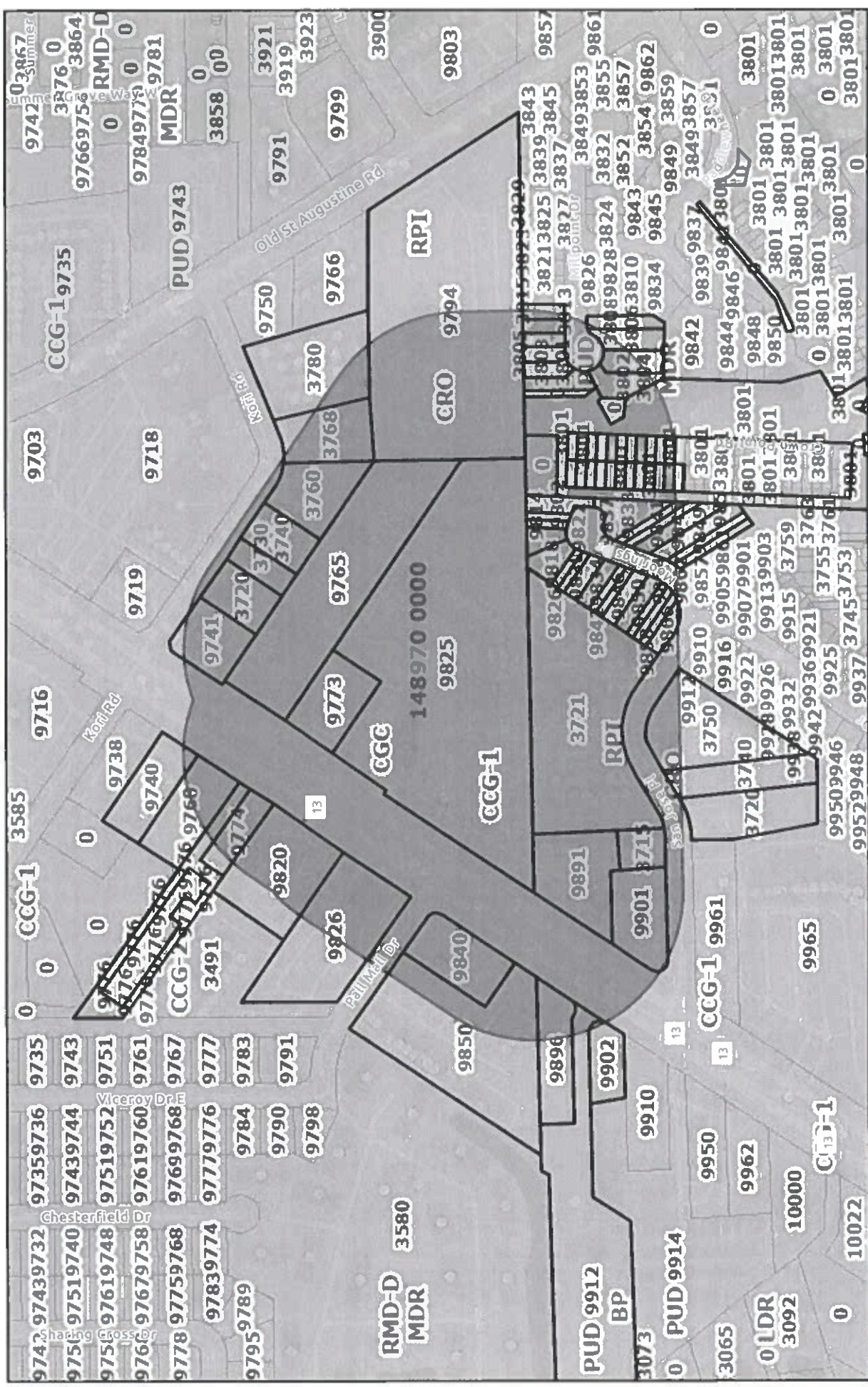
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550







9825 San Jose BV  
Land Development Review



1:4,514  
0 0.03 0.07 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

January 18, 2024

<input type="checkbox"/> Parcels	Height Restriction Zones	<input type="checkbox"/> Panel Index
<input type="checkbox"/> Address Points	<input checked="" type="checkbox"/> HORIZONTAL SURFACE ELEV 300'	<input type="checkbox"/> Zoning
	<input type="checkbox"/> Land Use	

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADC	MAIL_CITY	MAIL	ZIP
2	149006 0010	JAVELIN1 LLC		3601 CARDINAL POINT DR			JACKSONVILLE	FL	32257
3	149016 8080	SMITH LIVING TRUST		11623 VILLAGE LN			JACKSONVILLE	FL	32223-1843
4	149016 8074	INCOME HOLDINGS IV LLC		C/O PAUL MORTON			SUMMIT	NJ	07901
5	148973 0020	HARTLEY ADRIENNE M		4175 LIVINGSTON RD	3 BRANTWOOD DR		JACKSONVILLE	FL	32257
6	149016 7916	PALENIK LUCIA		3801 CROWN POINT RD 1334			JACKSONVILLE	FL	32257-7539
7	149016 0536	BUTIKIS MCKENZIE SPENCER		9854 MOORINGS DR			JACKSONVILLE	FL	32257
8	149016 7908	WILSON JOSEPH		1431 RIVERPLACE BLVD UNIT 2604			JACKSONVILLE	FL	32207
9	148972 0000	MANDARIN PLAZA LLC		7077 BONNEVAL RD STE 400			JACKSONVILLE	FL	32216
10	149016 0500	HUNTER NATHANIEL L		9849 MOORINGS DR			JACKSONVILLE	FL	32257-7594
11	148970 0010	VESTA HOLDINGS LLC		75 CLINTON ST			STATEN ISLAND	NY	10304
12	149016 7910	SHENANDOAH FUNDING LLC		307 ARCHER CT			BERRYVILLE	VA	22611
13	149016 0540	COX MELANIE S ET AL		9862 MOORINGS DR			JACKSONVILLE	FL	32257-7595
14	148994 0785	SUGAR MILL COMMON ASSOCIATION INC		6028 CHESTER AVE SUITE 105			JACKSONVILLE	FL	32217
15	149016 7801	SUGAR MILL FIVE CONDOMINIUM ASSOCIATION INC		3801 CROWN POINT RD	MAIN OFFICE		JACKSONVILLE	FL	32257-7804
16	149016 7818	FANCHER ANDREW		3801 CROWN POINT RD 1191			JACKSONVILLE	FL	32257
17	149016 7912	BEAMON JERRY WARD		3801 CROWN POINT RD 1332			JACKSONVILLE	FL	32257-7539
18	148974 0020	FOLDS SAM J JR		3720 KORI RD			JACKSONVILLE	FL	32257
19	149016 7914	TRULL BRENDA S ET AL		4573 CROSSTIE RD N			JACKSONVILLE	FL	32257
20	149016 7804	MANNION CHARITO		3801 CROWN POINT RD	UNIT 1172		JACKSONVILLE	FL	32257-7535
21	149016 7896	DUFFY CAROLE DIANE		3801 CROWN POINT RD	UNIT 1294		JACKSONVILLE	FL	32257
22	148973 0010	SPIVAK MARK		3740 SAN JOSE PL			JACKSONVILLE	FL	32257-6053
23	149016 0526	DREAM HOUSE JAX CORP ET AL		8413 ENGLISH OAK DR			JACKSONVILLE	FL	32244
24	148968 0000	SEI REAL ESTATE LLC		1001 BRICKELL BAY DR 3200			MIAMI	FL	33131
25	149016 8082	LAD PRAMOD M		PO BOX 13399			DURHAM	NC	27709
26	149016 0530	DOOLEY BOBBIE JEWELL LIFE ESTATE		9842 MOORINGS DR			JACKSONVILLE	FL	32257
27	149016 4500	MANDARIN PROFESSIONAL COMPLEX CONDOMINIUM ASSOCIAT		2180 WEST SR 434 STE 5000			LONGWOOD	FL	32779
28	149016 0512	HRUBES KAYE		12260 LAKE FOREST DR			AZLE	TX	76020
29	149016 7822	GURROLA KATHRYN A ET AL		3801 CROWN POINT RD UNIT 1193			JACKSONVILLE	FL	32257
30	149016 7900	DUFFY BRIAN M		3801 CROWN POINT RD 1294			JACKSONVILLE	FL	32257-7537
31	149016 0496	FLEMING JENNIFER GAIL		9857 MOORINGS DR			JACKSONVILLE	FL	32257
32	149016 7816	BORRERO MANUEL		3801 CROWN POINT RD UNIT 1184			JACKSONVILLE	FL	32257
33	149016 7898	WILLIAMS RYAN OLIN		3801 CROWN POINT RD UNIT 1293			JACKSONVILLE	FL	32257
34	149016 0502	HACKFIELD JOHN K		9845 MOORINGS DR			JACKSONVILLE	FL	32257-7596
35	148996 0000	PICKWICK PLAZA LLC		PO BOX 47050			JACKSONVILLE	FL	32247-7050
36	148975 0020	KINDER INC		3760 KORI RD			JACKSONVILLE	FL	32257
37	149016 0520	ROWLES FRANCES M		9822 MOORINGS DR			JACKSONVILLE	FL	32257-7596
38	148975 0010	MASTERPIECE HOME BUILDERS INC		3740 KORI RD UNIT 9			JACKSONVILLE	FL	32257
39	148960 0000	CHRIST CHURCH OF JAX INC		9794 OLD SAINT AUGUSTINE RD			JACKSONVILLE	FL	32257
40	148973 0150	ONE SAN JOSE PLACE LLC		3741 SAN JOSE PLACE STE 7			JACKSONVILLE	FL	32257
41	149016 7820	GIECAI JAKIN		5331 OXFORD CABLE LN E			JACKSONVILLE	FL	32257
42	149016 0504	AMMIANO TORY L		9841 MOORINGS DR			FLUSHING	NY	11367
43	149016 0506	SONNENSCHNEIN JACK		14703 69TH RD			JACKSONVILLE	FL	32257
44	149016 7824	GLIDDEN JAMES ET AL		3801 CROWN POINT RD 1194			JACKSONVILLE	FL	32257
45	149016 8078	WOODCOCK SHARP KATELYN		3803 MILLPOINT DR			JACKSONVILLE	FL	32257
46	149016 0542	GRECO SAVERIO		9866 MOORINGS DR			JACKSONVILLE	FL	32257
47	149016 8072	COURSON ZACHARY A		3811 MILLPOINT DR			JACKSONVILLE	FL	32257
48	149006 0000	MELODY KEYBOARD CONNECTION INC		9912 SAN JOSE BLVD			JACKSONVILLE	FL	32257
49	149016 7902	ALMESTICA ELSA		2945 ASHFORD PARK PL			OVIDO	FL	32765
50	148967 0000	ENTERPRISE LEASING COMPANY		11034 ATLANTIC BLVD			JACKSONVILLE	FL	32257-2902
51	148956 0000	MHC 157 LLC		PO BOX 71870 6890 S 2300 E			SALT LAKE CITY	UT	84171
52	148973 0040	9901 SAN JOSE BOULEVARD INVESTORS LLC		C/O EXTRA SPACE STORAGE INC			WASHINGTON	DC	20007
53	149016 0518	SMITH LIVING TRUST		9818 MOORINGS DR			JACKSONVILLE	FL	32257
54	148968 0010	MARTIN KERRY J		9740 SAN JOSE BLVD			JACKSONVILLE	FL	32257-5474
55	149016 0524	BEZVERKH LEV ET AL		9830 MOORINGS DR			JACKSONVILLE	FL	32257-7596
56	149016 7814	DESANTO CASEY		3801 CROWN POINT RD UNIT 1183			JACKSONVILLE	FL	32257



	A	B	C	D	E	F	G	H	I
57	149016 7904	CLARKE SALMON EVE		3801 CROWN POINT RD 1312			JACKSONVILLE	FL	32257
58	149016 8088	SHAUGHNESSY KRISTA G		3808 MILLPOINT DR			JACKSONVILLE	FL	32257-8932
59	149016 0510	BYERS MARGARET ANN		9802 MOORINGS DR			JACKSONVILLE	FL	32257-7596
60	149016 7808	YE ZHI PING		13872 MANDARIN RD			JACKSONVILLE	FL	32223-2580
61	149016 8070	AKIN KELLY A		3813 MILLPOINT DR			JACKSONVILLE	FL	32257-8933
62	149016 0528	GROSSMAN DAVID D LIFE ESTATE		9838 MOORINGS DR			JACKSONVILLE	FL	32257
63	149016 7906	HALL KANDESS J		3801 CROWN POINT RD #1313			JACKSONVILLE	FL	32257-7537
64	149016 0522	WEAVER HELEN LOIS		9826 MOORINGS DR			JACKSONVILLE	FL	32257-7596
65	148966 0100	BADA HUDSON LLC		6 FAIRFIELD BLVD STE 1			PONTE VEDRA BEACH	FL	32082
66	149016 7812	LEVINSON DON D		PO BOX 23223			JACKSONVILLE	FL	32256
67	148974 0000	MILEA ENTERPRISES LLC		8640 PHILLIPS HWY UNIT 12			JACKSONVILLE	FL	32256
68	148975 0000	NORMANDY LAND ASSOCIATES LLC		1104 HOLLY LN			JACKSONVILLE	FL	32207-4007
69	148973 0070	GATES OF PARK AVENUE LLC		P O BOX 56678			JACKSONVILLE	FL	32241
70	149016 8086	DUVAL REALTY ACQUISITIONS LLC		2747 ART MUSEUM DR STE 500			JACKSONVILLE	FL	32207
71	149016 0534	JEFFERSON JAMES K JR		9850 MOORINGS DR			JACKSONVILLE	FL	32257
72	149016 0532	EAGLE DONALD ET AL		9846 MOORINGS DR			JACKSONVILLE	FL	32257
73	149016 0538	SOUTHALL KAREN		9858 MOORINGS DR			JACKSONVILLE	FL	32257
74	149016 0508	STEWART AMANDA MICHELLE ET AL		9833 MOORINGS DR			JACKSONVILLE	FL	32257
75	148956 0010	HAYDEN HOLDING COMPANY OF TALLAHASSEE LLC		6725 BUCK LAKE RD			TALLAHASSEE	FL	32317
76	149016 0514	WOODRUFF KEITH E		324 LITTLE ROARING CREEK RD			DANVILLE	PA	17821
77	149016 8076	BARTOLEC STACY		3805 MILLPOINT DR			JACKSONVILLE	FL	32257
78	149016 0516	GRIFFIN KAREN M		9814 MOORINGS DR			JACKSONVILLE	FL	32257
79	149016 7810	H & S HANNA PROPERTIES LLC		4875 FROST LAKE DR			JACKSONVILLE	FL	32258
80	149016 0498	KELLEY VIRGINIA A		9853 MOORINGS DR			JACKSONVILLE	FL	32257-7594
81	149016 7806	KUDUMULA SUSMITHA		8657 CANOPY OAKS DR			JACKSONVILLE	FL	32256
82	148966 0000	9826 SAN JOSE LLC		137 PONTE VEDRA BLVD			PONTE VEDRA BEACH	FL	32082
83	149016 8084	PALLOTTA MALINA ET AL		3804 MILLPOINT DR			JACKSONVILLE	FL	32257
84	148996 0500	PICKWICK PLAZA LLC		C/O SAINT ANTHONY OF ORLANDO LLC	7600 DEBEAUBIEN DR		ORLANDO	FL	32835
85	149006 0020	BENJAMIN SAUV LLC		890 PONSARD			BROSSARD QUEBEC CANADA	J4W1W2	
86	149016 7802	RAFFO THOMAS G TRUST ET AL		3801 CROWN POINT RD 1171			JACKSONVILLE	FL	32257-7535
87		PICKWICK PARK CIVIC ASSOCIATION	MANNY AKERS	3345 PICKWICK DRIVE SOUTH			JACKSONVILLE	FL	32257
88		MOORINGS OF SAN JOSE ASSO INC	LEANE ROSS	9954 MOORINGS DR			JACKSONVILLE	FL	32257
89		SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR			JACKSONVILLE	FL	32217

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