

## Application For Zoning Exception

### Planning and Development Department Info

**Application #** N/A **Staff Sign-Off/Date** JW / 03/11/2024  
**Filing Date** N/A **Number of Signs to Post** 2  
**Current Land Use Category** CGC  
**Exception Sought** RESTAURANT SERVING ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION.  
**Applicable Section of Ordinance Code** 656.313 (C)(1)  
**Notice of Violation(s)** NONE  
**Hearing Date** N/A  
**Neighborhood Association** PICKWICK PARK CIVIC ASSOC.  
**Overlay** NONE

### Application Info

**Tracking #** 5424 **Application Status** SUFFICIENT  
**Date Started** 01/25/2024 **Date Submitted** 01/25/2024

### General Information On Applicant

**Last Name** KNIGHTING **First Name** BLAIR **Middle Name**  
**Company Name** KIMLEY HORN AND ASSOCIATES, INC.  
**Mailing Address** 12740 GRAN BAY PARKWAY WEST, SUITE 2350  
**City** JACKSONVILLE **State** FL **Zip Code** 32258  
**Phone** 9048283917 **Fax** 904 **Email** BLAIR.KNIGHTING@KIMLEY-HORN.COM

### General Information On Owner(s)

**Last Name** HERZBERG **First Name** MIKE **Middle Name**  
**Company/Trust Name** SLEIMAN ENTERPRISES  
**Mailing Address** 1 SLEIMAN PKWY SUITE 270  
**City** JACKSONVILLE **State** FL **Zip Code** 32216  
**Phone** 9048283917 **Fax** **Email** BLAIR.KNIGHTING@KIMLEY-HORN.CO

### Property Information

**Previous Zoning Application Filed?** ☐

**If Yes, State Application No(s)**

| Map | RE#         | Council District | Planning District | Current Zoning District(s) |
|-----|-------------|------------------|-------------------|----------------------------|
| Map | 149008 0200 | 6                | 3                 | CCG-1                      |

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

Total Land Area (Nearest 1/100th of an Acre) 3.46

**Current Property Use**

COMMERCIAL RETAIL

**Exception Sought**

RESTAURANT SERVING ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION.

**In Whose Name Will The Exception Be Granted**

TONYS CANTINA JACKSONVILLE, LLC

**Location Of Property**

**General Location**

SAN JOSE

House #

10131

Street Name, Type and Direction

SAN JOSE BLVD

Zip Code

32257

**Between Streets**

CROWN POINT ROAD

and

HALEY ROAD

**Utility Services Provider**

☒ City Water/City Sewer ☐ Well/Septic ☐ City Water/Septic ☐ City Sewer/Well

**Required Attachments**

The following items must be attached to the application.

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

**Supplemental Information**

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

**Criteria**

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

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

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

THE FUTURE LAND USE DESIGNATION FOR THE SUBJECT PARCEL IS COMMUNITY GENERAL COMMERCIAL (CGC). THE PROPOSED BONA-FIDE RESTAURANT, TONY'S CANTINA, IS CONSISTENT WITH THE CGC LAND USE CATEGORY AND APPROPRIATE IN THE SUBJECT AREA. PER THE CITY OF JACKSONVILLE 2045 COMPREHENSIVE PLAN, THE CGC LAND USE CATEGORY IN THE URBAN AREA IS INTENDED TO PROVIDE COMPACT DEVELOPMENT

PATTERNS, WHILE PROMOTING THE ADVANCEMENT OF EXISTING COMMERCIAL LAND USE AND THE USE OF EXISTING INFRASTRUCTURE. ADDITIONALLY, THE CGC CATEGORY IS INTENDED TO INCORPORATE URBAN DEVELOPMENT CHARACTERISTICS. THE PROPOSED USE WILL BE WITHIN THE EXISTING SHOPPING CENTER AND PROVIDE A FULL-SERVICE RESTAURANT THAT IS REPRESENTATIVE OF URBAN DEVELOPMENT CHARACTERISTICS AND IS CONSISTENT WITH THE COMPREHENSIVE PLAN. AN ESTABLISHMENT WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION IS A PERMISSIBLE USE BY EXCEPTION IN THE SUBJECT PROPERTY'S COMMERCIAL COMMUNITY/GENERAL-1 ZONING DISTRICT. LASTLY, OBJECTIVE 3.2 OF THE 2045 COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT STATES THAT THE CITY SHALL "PROMOTE AND SUSTAIN THE VIABILITY OF EXISTING AND EMERGING COMMERCIAL AND INDUSTRIAL AREAS IN ORDER TO ACHIEVE AN INTEGRATED LAND USE FABRIC WHICH WILL OFFER A FULL RANGE OF EMPLOYMENT, SHOPPING, AND LEISURE OPPORTUNITIES TO SUPPORT THE CITY'S RESIDENTIAL AREA". THE PROPOSED TONY'S CANTINA RESTAURANT IN THE SUBJECT LOCATION OF CROWN POINT PLAZA MEETS THIS COMPREHENSIVE PLAN OBJECTIVE.

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

THE GENERAL CHARACTER OF THIS IMMEDIATE AREA ALONG SAN JOSE BLVD IS COMMERCIAL. WITHIN THE SURROUNDING COMMERCIAL AREAS, THERE ARE MANY RESTAURANTS, GAS STATIONS, COMMERCIAL STRIP CENTERS, RETAIL STORES, AUTO REPAIR SHOPS, AND FAST-FOOD RESTAURANTS. THE PROPOSED RESTAURANT SERVING ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IS ABSOLUTELY COMPATIBLE WITH THE EXISTING COMMERCIAL USES AND RESTAURANTS IN THE AREA. ADDITIONALLY, THE COMPATIBILITY IS FURTHER JUSTIFIED IN THE FACT THAT THE PROPOSED TONY'S CANTINA WILL BE REPLACING THE NOW CLOSED JUMPIN JAX HOUSE OF FOOD. THEREFORE, IT IS A RESTAURANT REPLACING A RESTAURANT, WITH THE ONLY DIFFERENCE BEING THAT TONY'S CANTINA WILL PROVIDE SERVICE OF ALL ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION.

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

GIVEN THE COMMERCIAL CONTEXT OF THE PROPOSED RESTAURANT SITE, AND PREVIOUS USE OF THE SITE AS A RESTAURANT, THE REQUESTED ZONING EXCEPTION WILL NOT HAVE AN ENVIRONMENTAL IMPACT INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

(iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.

ALL SITE DESIGN OF VEHICULAR AND PEDESTRIAN TRAFFIC AND PARKING AREAS WILL BE CONSISTENT WITH FEDERAL, STATE AND LOCAL DEVELOPMENT REGULATIONS AND GUIDELINES. THE PROPOSED RESTAURANT SERVING ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION WILL BE REPLACING THE FORMER JUMPIN JAX HOUSE OF FOOD RESTAURANT. THEREFORE THE USE WILL REMAIN THE SAME AND THERE WILL BE NO CHANGE IN VEHICULAR OR PEDESTRIAN TRAFFIC OR PARKING CONDITIONS, AND WILL NOT RESULT IN THE GENERATION OR CREATION OF TRAFFIC INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

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

THE PROPOSED RESTAURANT SERVING ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION WILL NOT HAVE A DETRIMENTAL EFFECT ON THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES OR THE GENERAL AREA IN THAT IT IS CONSISTENT WITH THE INTENT OF THE URBAN AREA IN THE 2045 COMPREHENSIVE PLAN. THE SURROUNDING USES ARE SIMILAR TO, IF NOT IDENTICAL TO, THE PROPOSED USE. FURTHER, THE SUBJECT SITE WAS FORMERLY JUMPIN JAX HOUSE OF FOOD RESTAURANT. THEREFORE, THE SUBJECT SITE WILL CONTINUE TO BE A RESTAURANT, JUST AS IT WAS PREVIOUSLY.

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

THE PROPOSED USE WILL NOT RESULT IN THE CREATION OF OBJECTIONABLE OR EXCESSIVE NOISE, LIGHTS, VIBRATIONS, FUMES, ODORS, DUST OR PHYSICAL ACTIVITIES CONSIDERING THE SURROUNDING AREA IS ALSO ZONED COMMERCIAL AND FEATURES SIMILAR USES. ADDITIONALLY, AS AFOREMENTIONED, THE SUBJECT SITE WAS PREVIOUSLY A RESTAURANT AND THEREFORE THE PROPOSED RESTAURANT USE WILL NOT RESULT IN ANY NEGATIVE IMPACTS TO THE AREA.

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

THE PROPOSED USE OF THIS PROPERTY WILL NOT OVERBURDEN EXISTING PUBLIC SERVICES AND FACILITIES IN THAT THE SUBJECT SITE WAS FORMERLY A RESTAURANT AND THE PROPOSED USE IS ALSO A RESTAURANT. THEREFORE, THERE IS NO EXTRA BURDEN ON THE EXISTING INFRASTRUCTURE. FURTHER, THE EXISTING INFRASTRUCTURE

CONTAINS MORE THAN ENOUGH CAPACITY FOR THE PROPOSED DEVELOPMENT GIVEN TONY'S CANTINA WILL BE REPLACING THE FORMER JUMPIN JAX HOUSE OF FOOD.

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

THE PROPOSED SITE IS SUFFICIENTLY ACCESSIBLE TO PERMIT ENTRY ONTO THE PROPERTY BY FIRE, POLICE, RESCUE AND OTHER SERVICES. THE PROPOSED DEVELOPMENT WILL MEET ALL NFPA (NATIONAL FIRE PROTECTION ASSOCIATION) STANDARDS FOR ACCESS.

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

THE USE OF THIS PROPERTY AS A RESTAURANT SERVING ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION IS CONSISTENT WITH THE ZONING CODE'S DEFINITION OF A ZONING EXCEPTION AS SET FORTH IN CHAPTER 656, PART 16 OF THE CITY OF JACKSONVILLE'S ORDINANCE CODE. IT IS A USE THAT IS APPROPRIATE FOR THE IMMEDIATE AREA IN THAT IT IS CONSISTENT WITH SIMILAR USES WITHIN THE COMMERCIAL STRIP CENTER AND MORE GENERALLY ALONG THE SAME CORRIDOR OF SAN JOSE BLVD.

### Public Hearings

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

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

### Application Certification

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

☒ Agreed to and submitted

### Filing Fee Information

|   |            |
|---|------------|
| <b>1) Non-residential District Base Fee</b>     | \$1,173.00 |
| <b>2) Plus Notification Costs Per Addressee</b> |            |
| <b>11 Notifications @ \$7.00/each:</b>          | \$77.00    |
| <b>3) Total Application Cost:</b>               | \$1,250.00 |

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

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



**EXHIBIT A**

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

Date: 1/22/24

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: 10131 San Jose Boulevard RE#(s): 149008 0200

To Whom it May Concern:

I Michael Herzberg, as authorized agent of  
Crown Point Plaza Land Trust Et Al, 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, waiver of submitted to the Jacksonville  
Planning and Development Department. liquor distance, and permitting

(signature) [Signature]

(print name) Michael Herzberg

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 this 22nd day of  
January 2024, by Michael W. Herzberg, as  
authorized agent of Crown Point Plaza Land Trust Et Al, a Limited Liability  
Company, who is personally known to me or who has produced  
as identification and who took an oath.



[Signature]  
(Signature of NOTARY PUBLIC)

Michael Kohoutek  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 3-15-25

**EXHIBIT B**

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

Date: 1/29/2024

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

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

Address: 10131 San Jose Boulevard RE#(s): 149008 0200

To Whom It May Concern:

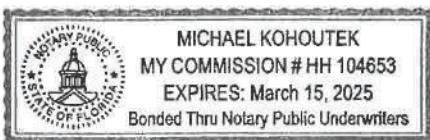
You are hereby advised that Michael Herzberg, as authorized agent of Crown Point Plaza Land Trust Et Al, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Tony's Cantina Jacksonville LLC to act as agent to file application(s) for zoning exception, waiver of liquor distance, and permitting 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) [Signature]

(print name) Michael Herzberg

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 29<sup>th</sup> day of January 2024, by Michael W. Herzberg, as authorized agent, of Crown Point Plaza Land Trust Et Al, a Limited Liability Company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



[Signature]

(Signature of NOTARY PUBLIC)

Michael Kohoutek

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 3-15-25



**EXHIBIT B**

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

Date: 01/24/23

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: 10131 San Jose Boulevard RE#(s): 149008 0200

To Whom It May Concern:

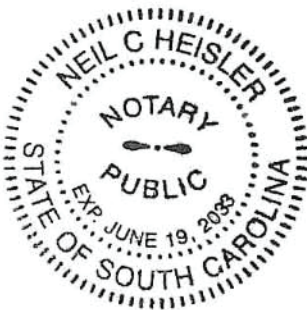
You are hereby advised that EIV Villanueva, as authorized agent of Tony's Cantina Jacksonville LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Kimley-Horn and Associates, Inc. to act as agent to file application(s) for zoning exception, waiver of liquor distance, and permitting 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) Villanueva

(print name) EIV S. Villanueva Diaz

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 10 day of January 2024, by EIV Villanueva, as owner, of Tony's Cantina Jacksonville LLC, a Limited Liability Company, who is personally known to me or who has produced Driver license as identification and who took an oath.



Neil C. Heisler  
(Signature of NOTARY PUBLIC)

Neil C. Heisler  
(Printed name of NOTARY PUBLIC)

SC  
State of Florida at Large.  
My commission expires: 6/19/2023

**EXHIBIT B**

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

Date: 1/29/2024

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

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

Address: 10131 San Jose Boulevard RE#(s): 149008 0200

To Whom It May Concern:

You are hereby advised that Michael Herzberg, as authorized agent of Crown Point Plaza Land Trust Et Al, 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. Said owner hereby authorizes and empowers Tony's Cantina Jacksonville LLC to act as agent to file application(s) for zoning exception, waiver of liquor distance, and permitting 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) [Signature]

(print name) Michael Herzberg

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 29<sup>th</sup> day of January 2024, by Michael W. Herzberg, as authorized agent, of Crown Point Plaza Land Trust Et Al, a Limited Liability Company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.



[Signature]

(Signature of NOTARY PUBLIC)

Michael Kohoutek

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 3-15-25



**EXHIBIT B**

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

Date: 01/24/23

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: 10131 San Jose Boulevard RE#(s): 149008 0200

To Whom It May Concern:

You are hereby advised that EIV Villanueva, as authorized agent of Tony's Cantina Jacksonville 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. Said owner hereby authorizes and empowers Kimley-Horn and Associates, Inc. to act as agent to file application(s) for zoning exception, waiver of liquor distance, and permitting 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) Villanueva

(print name) EIV S. Villanueva Diaz

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 10 day of January 2024, by EIV Villanueva, as owner, of Tony's Cantina Jacksonville LLC, a Limited Liability Company, who is personally known to me or who has produced Driver license as identification and who took an oath.



Neil C. Heisler  
(Signature of NOTARY PUBLIC)

Neil C. Heisler  
(Printed name of NOTARY PUBLIC)

SC  
State of Florida at Large.  
My commission expires: 6/19/2023

PREPARED BY AND RETURN TO:  
Robert A. Heekin, Esquire  
1 Sleiman Parkway, Suite 280  
Jacksonville, Florida 32216

NOTE: This conveyance is exempt  
from documentary stamp tax pursuant  
to Rule 12B-4.013(29)(a), Florida  
Administrative Code

#### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 27<sup>th</sup> day of September, 2007, by PROPERTY MANAGEMENT SUPPORT, INC., a Florida corporation, as Trustee of CROWN POINT II LAND TRUST u/t/a dated APRIL 11, 1997 (the "Grantor"), whose address is 1 Sleiman Parkway, Suite 270, Jacksonville, Florida 32216, to and in favor of PROPERTY MANAGEMENT SUPPORT, INC., a Florida corporation, as Trustee of CROWN POINT PLAZA LAND TRUST u/t/a dated September 19, 2007 (the "Grantee"), whose address is 1 Sleiman Parkway, Suite 270, Jacksonville, Florida 32216, and whose taxpayer identification number is \_\_\_\_\_.

#### WITNESSETH:

That the Grantor, for valuable consideration the receipt of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, that real property located in Duval County, Florida, which is described in the attached Exhibit A, together with all tenements, hereditaments and appurtenances thereunto appertaining, subject to (i) all easements, covenants and restrictions of record (provided this mention shall not serve to reimpose same), and (ii) real estate taxes accruing after December 31, 2007.

And the Grantor does hereby fully warrant the title to said real property, and will defend same against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor, but no others. The Grantor further warrants that the foregoing is not homestead property within the terms of the Florida Constitution and Statutes.

Pursuant to Section 689.071, Florida Statutes:

A. Full power and authority are hereby granted to said trustee, and any to successor trustee of the Grantee, to deal in and with the foregoing property or any part thereof, including but not limited to the power and authority to protect, conserve, sell, lease, encumber, and otherwise manage and dispose of the foregoing property.

B. Any grantee, mortgagee, lessee, transferee, assignee, or person obtaining satisfactions or releases or otherwise in any way dealing with said trustee or successor with respect to the foregoing property, is not obligated (i) to inquire into the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom a trustee may be accountable under the terms of this deed or any unrecorded separate declaration or agreement collateral to this deed, or



(ii) to inquire into or ascertain the authority of such trustee or successor to act within and exercise the powers granted under this deed, or (iii) to inquire into the adequacy or disposition of any consideration, if any is paid or delivered to such trustee or successor in connection with any interest so acquired from such trustee or successor, or (iv) to inquire into any of the provisions of any such unrecorded declaration or agreement.

C. All persons dealing with said trustee or successor take any interest transferred by said trustee or successor within the power and authority as granted and provided herein, free and clear of the claims of all of the beneficiaries of the trust, whether named or unnamed, and of anyone claiming by, through or under such beneficiaries.

D. The interests of all present and future beneficiaries of the trust are hereby declared to be personal property only, which declaration shall be controlling for all purposes, including but not limited to any instance where such determination becomes an issue under the laws or in the courts of this state.

E. Any contract, obligation or indebtedness incurred or entered into by said trustee or its successor in connection with the foregoing property may be entered into by said trustee or successor in the name of the then beneficiaries under the trust, as their attorney-in-fact, hereby irrevocably appointed for such purpose, or, at the election of said trustee or successor, in its or his own name as the trustee of an express trust and not individually. Alternatively, such contracts, obligations or indebtedness may be incurred or entered into directly in the name of the beneficiary or beneficiaries of the trust. Said trustee and its successors shall have no personal liability or obligation whatsoever with respect to any such contract, obligation or indebtedness executed or entered into on behalf of or in the name of the trust or any of its beneficiaries, nor arising from the ownership or control of the foregoing property or any other assets of the trust, whether in tort or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

PROPERTY MANAGEMENT SUPPORT,  
INC., a Florida corporation, as Trustee of  
CROWN POINT II LAND TRUST u/t/a  
dated April 11, 1997

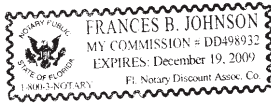
Barbara Humphrey  
Witness name Barbara Humphrey

By   
Eli T. Sleiman, Jr.  
Its Vice President

Frederic B. Johnson  
Witness name Frederic B. Johnson

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 2008 by Eli T. Sleiman, Jr., as Vice President of Property Management Support, Inc., a Florida corporation, on behalf of the corporation as Trustee of Crown Point II Land Trust u/t/a dated April 11, 19987 and who is personally known to me ~~or who produced~~ \_\_\_\_\_  
\_\_\_\_\_ as identification.



Notary Public Frances B. Johnson  
Printed Name Frances B. Johnson  
My Commission Expires Dec 19, 2009

## Exhibit A

A PORTION OF SECTIONS 31 & 32, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 7, SAID SECTION 32; THENCE NORTH 89°12'11" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 7, A DISTANCE OF 390.06 FEET TO THE NORTHWEST CORNER OF ANCHORAGE UNIT TWO, AS RECORDED IN PLAT BOOK 36 PAGES 47 AND 47A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°20'20" EAST, ALONG THE NORTH LINE OF SAID ANCHORAGE UNIT TWO, 176.44 FEET TO THE SOUTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1954, PAGE 567 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°01'05" WEST, ALONG THE WEST LINE OF SAID OFFICIAL RECORDS VOLUME 1954, PAGE 567 A DISTANCE OF 727.10 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 75°16'43" WEST, ALONG THE SOUTH LINE OF SAID LAST MENTIONED LANDS, 213.50 FEET TO THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4561, PAGE 632 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 14°43'17" EAST, ALONG THE EAST LINE OF SAID OFFICIAL RECORDS VOLUME 4561, PAGE 632, 22.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 76°48'13" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 4561, PAGE 632, A DISTANCE OF 361.90 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 59°33'19" WEST AND CONTINUING ALONG LAST SAID LINE, 79.54 FEET TO A POINT SITUATE IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13; THENCE NORTH 34°08'50" EAST, ALONG LAST SAID LINE, 310.47 FEET; THENCE SOUTH 55°51'10" EAST AND CONTINUING ALONG LAST SAID LINE, 10.00 FEET; THENCE NORTH 34°08'50" EAST, AND CONTINUING ALONG LAST SAID LINE 145.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 34°08'50" EAST 255.00 FEET; THENCE NORTH 55°51'10" WEST AND CONTINUING ALONG LAST SAID LINE, 10.00 FEET; THENCE NORTH 34°08'50" EAST AND CONTINUING ALONG LAST SAID LINE, 194.84 FEET; THENCE NORTH 89°38'20" EAST, 338.57 FEET; THENCE SOUTH 34°08'50" WEST, 635.95 FEET; THENCE NORTH 61°18'38" WEST 222.00 FEET; THENCE NORTH 34°08'50" EAST, 15.22 FEET; THENCE NORTH 55°51'10" WEST, 50.00 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 3.46 ACRES MORE OR LESS.

TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS CONTAINED IN WARRANTY DEED AND INDENTURE RECORDED IN OFFICIAL RECORD BOOK 7366, PAGE 2002 IN DUVAL COUNTY, FLORIDA, IN FAVOR OF PARCEL II.

RE PARCEL NO. 149008-0200



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

## Detail by Entity Name

Florida Profit Corporation

PROPERTY MANAGEMENT SUPPORT, INC.

### Filing Information

**Document Number** P94000076925

**FEI/EIN Number** 59-3273473

**Date Filed** 10/19/1994

**Effective Date** 10/17/1994

**State** FL

**Status** ACTIVE

**Last Event** AMENDMENT

**Event Date Filed** 06/25/2018

**Event Effective Date** NONE

### Principal Address

1 SLEIMAN PARKWAY STE 270  
JACKSONVILLE, FL 32216

Changed: 04/26/2001

### Mailing Address

1 SLEIMAN PARKWAY STE 270  
JACKSONVILLE, FL 32216

Changed: 04/26/2001

### Registered Agent Name & Address

Walker, Kevin  
1 SLEIMAN PARKWAY  
STE 270  
JACKSONVILLE, FL 32216

Name Changed: 02/16/2023

Address Changed: 04/13/2005

### Officer/Director Detail

#### **Name & Address**

Title DP

SLEIMAN, ANTHONY T  
1 SLEIMAN PARKWAY STE 270  
JACKSONVILLE, FL 32216

Title DVST

SLEIMAN, ELI TJR.  
1 SLEIMAN PARKWAY STE 270  
JACKSONVILLE, FL 32216

Title DVAS

SLEIMAN, JOSEPH E  
1 SLEIMAN PARKWAY STE 270  
JACKSONVILLE, FL 32216

Title V

HERZBERG, MICHAEL W  
1 SLEIMAN PARKWAY STE 270  
JACKSONVILLE, FL 32216

Title COO

McNaughton, Michael H.  
1 SLEIMAN PARKWAY STE 270  
JACKSONVILLE, FL 32216

#### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2021        | 01/14/2021 |
| 2022        | 03/07/2022 |
| 2023        | 02/16/2023 |

#### Document Images

|   |  |
|---|--|
| <a href="#">02/16/2023 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/07/2022 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/14/2021 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/07/2020 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/28/2019 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">06/25/2018 -- Amendment</a>     | <a href="#">View image in PDF format</a> |
| <a href="#">01/19/2018 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/13/2017 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/26/2016 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/14/2015 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/17/2014 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/08/2013 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/09/2012 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/12/2011 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |

|   |  |
|---|--|
| <a href="#">01/08/2010 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/16/2009 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/07/2008 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/08/2007 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/17/2006 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/13/2005 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/26/2004 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/21/2003 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/08/2002 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/26/2001 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/25/2000 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/05/1999 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/15/1998 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/30/1997 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/19/1996 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/01/1995 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |

Florida Department of State, Division of Corporations





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

## Detail by Entity Name

Florida Profit Corporation

PROPERTY MANAGEMENT SUPPORT, INC.

### Filing Information

**Document Number** P94000076925

**FEI/EIN Number** 59-3273473

**Date Filed** 10/19/1994

**Effective Date** 10/17/1994

**State** FL

**Status** ACTIVE

**Last Event** AMENDMENT

**Event Date Filed** 06/25/2018

**Event Effective Date** NONE

### Principal Address

1 SLEIMAN PARKWAY STE 270  
JACKSONVILLE, FL 32216

Changed: 04/26/2001

### Mailing Address

1 SLEIMAN PARKWAY STE 270  
JACKSONVILLE, FL 32216

Changed: 04/26/2001

### Registered Agent Name & Address

Walker, Kevin  
1 SLEIMAN PARKWAY  
STE 270  
JACKSONVILLE, FL 32216

Name Changed: 02/16/2023

Address Changed: 04/13/2005

### Officer/Director Detail

#### **Name & Address**

Title DP

SLEIMAN, ANTHONY T  
1 SLEIMAN PARKWAY STE 270  
JACKSONVILLE, FL 32216

Title DVST

SLEIMAN, ELI TJR.  
1 SLEIMAN PARKWAY STE 270  
JACKSONVILLE, FL 32216

Title DVAS

SLEIMAN, JOSEPH E  
1 SLEIMAN PARKWAY STE 270  
JACKSONVILLE, FL 32216

Title V

HERZBERG, MICHAEL W  
1 SLEIMAN PARKWAY STE 270  
JACKSONVILLE, FL 32216

Title COO

McNaughton, Michael H.  
1 SLEIMAN PARKWAY STE 270  
JACKSONVILLE, FL 32216

#### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2021        | 01/14/2021 |
| 2022        | 03/07/2022 |
| 2023        | 02/16/2023 |

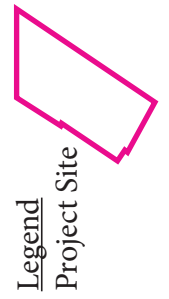
#### Document Images

|   |  |
|---|--|
| <a href="#">02/16/2023 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/07/2022 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/14/2021 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/07/2020 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/28/2019 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">06/25/2018 -- Amendment</a>     | <a href="#">View image in PDF format</a> |
| <a href="#">01/19/2018 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/13/2017 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/26/2016 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/14/2015 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/17/2014 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/08/2013 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/09/2012 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/12/2011 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |

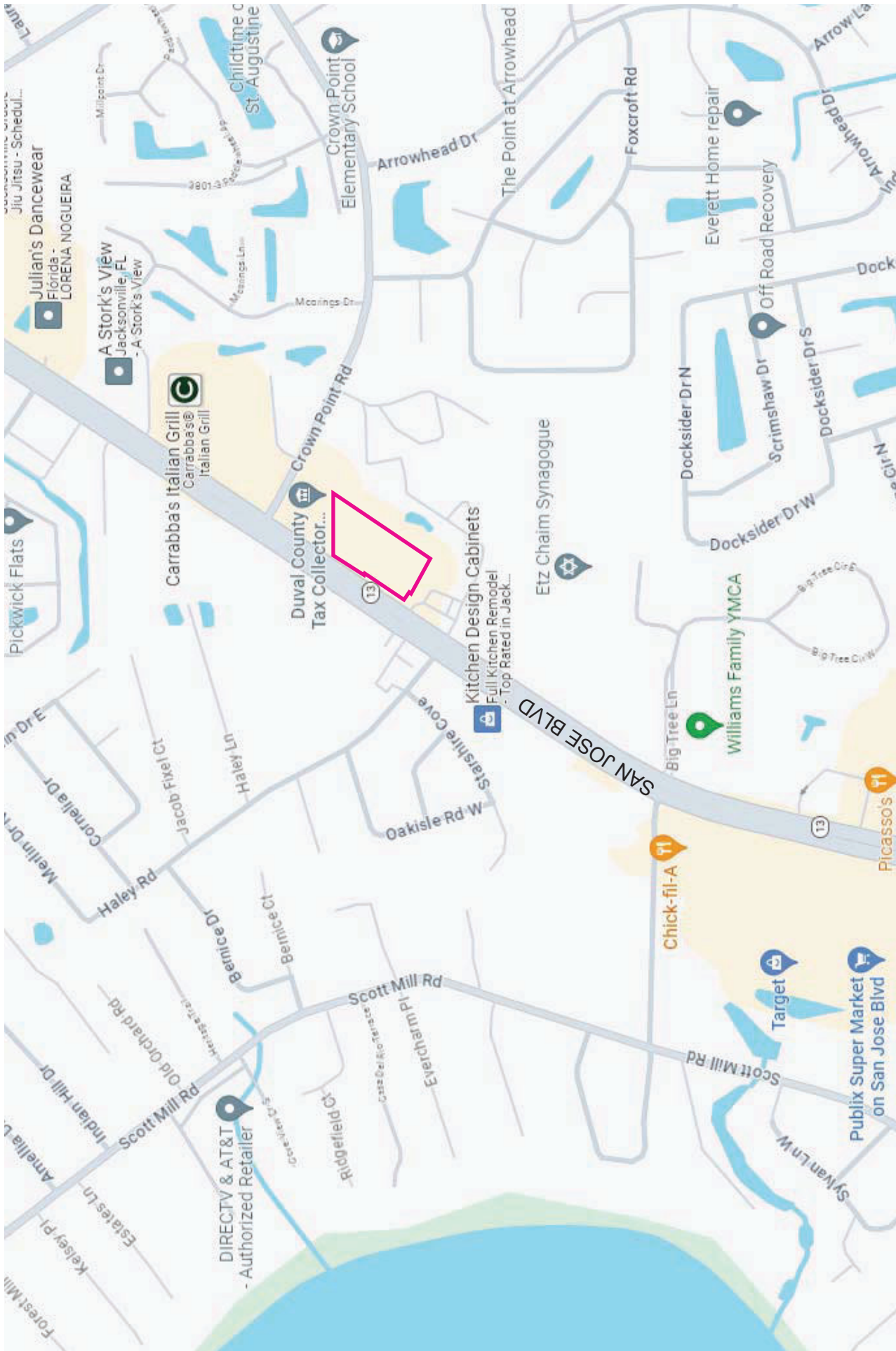
|   |  |
|---|--|
| <a href="#">01/08/2010 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">01/16/2009 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/07/2008 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/08/2007 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/17/2006 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/13/2005 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/26/2004 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/21/2003 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/08/2002 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/26/2001 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/25/2000 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/05/1999 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/15/1998 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/30/1997 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/19/1996 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/01/1995 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |

Florida Department of State, Division of Corporations









**Kimley»Horn**  
Expect More. Experience Better.

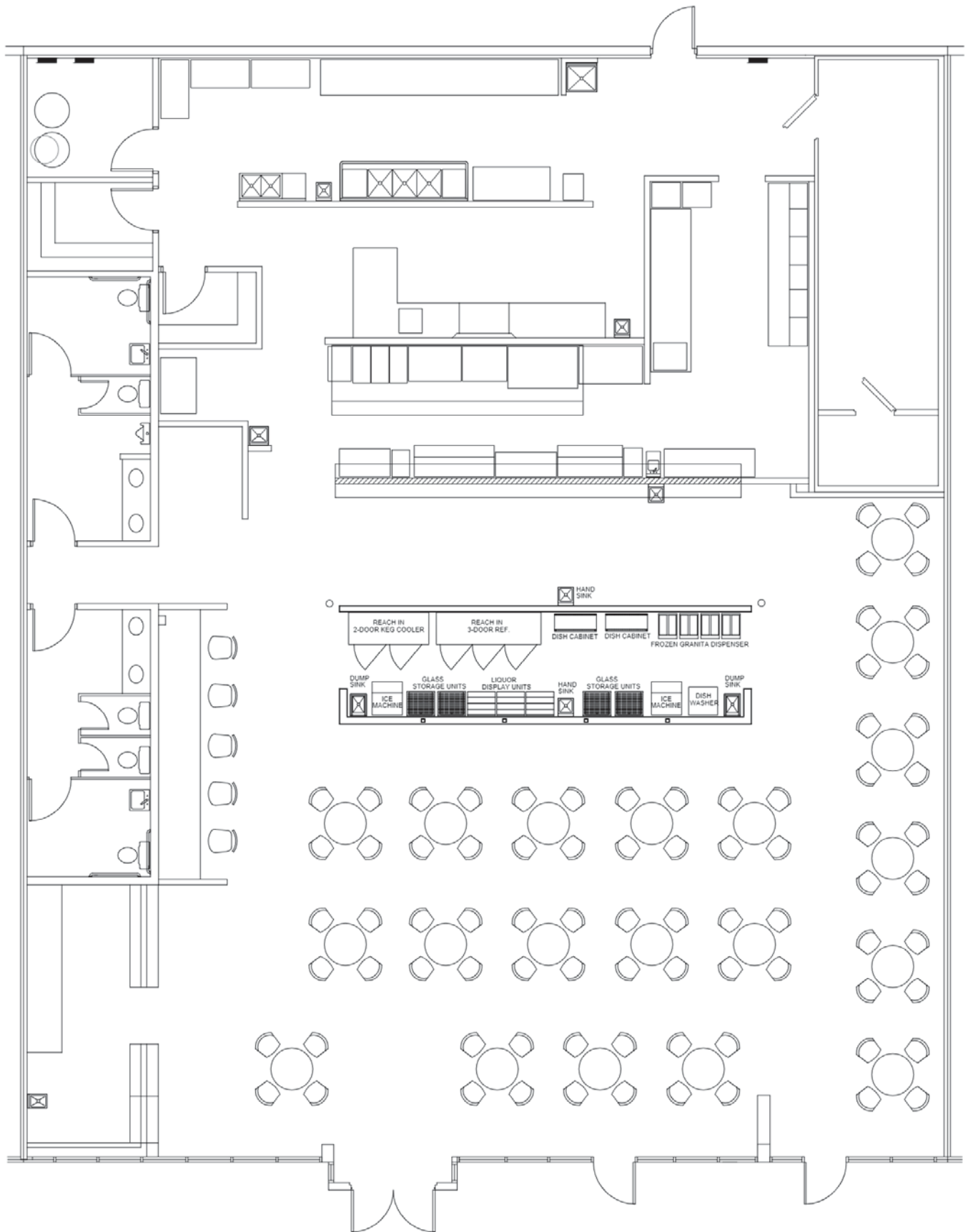
**Legend**  
Project Site

**TONY'S CANTINA**  
**LOCATION MAP**





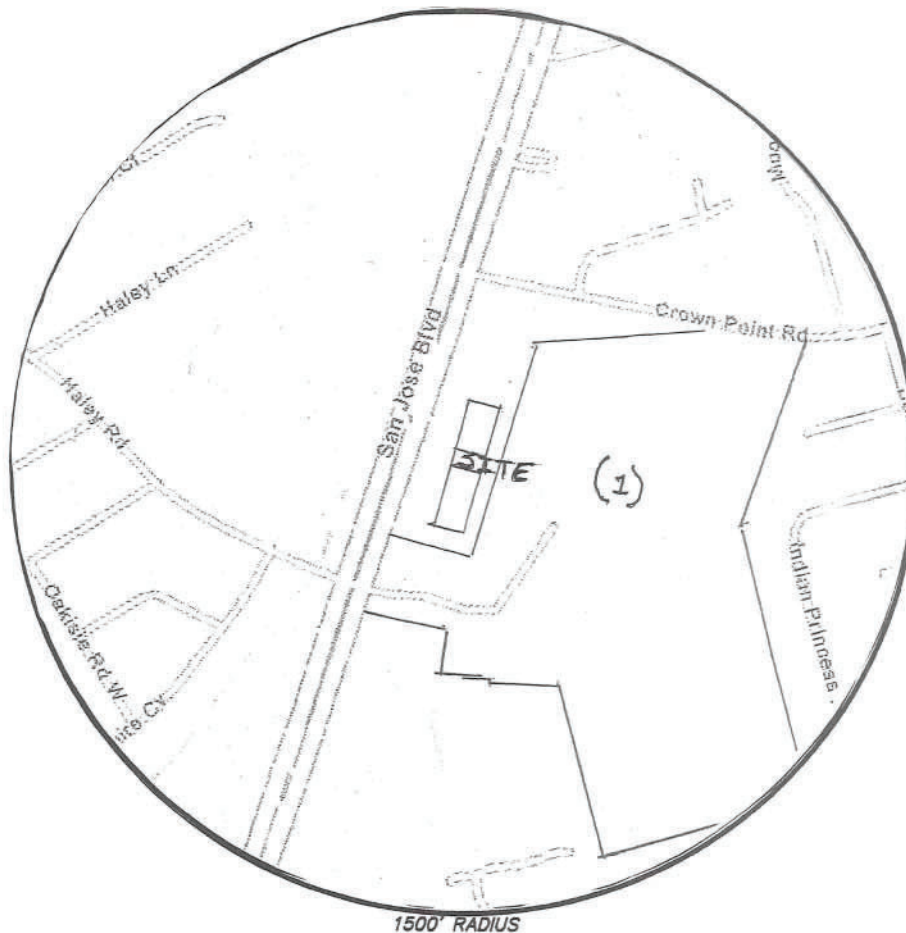






# MAP SHOWING "SPECIFIC PURPOSE" SURVEY OF

PART OF GOVERNMENT LOT 7, LYING IN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 27  
EAST, DUVAL COUNTY, FLORIDA.



1.) JACKSONVILLE JEWISH CENTER  
3662 CROWN POINT ROAD 50'.

SITE  
TONY'S CANTINA  
MEXICAN GRILL  
10131-12 SAN JOSE BOULEVARD

CERTIFIED FOR: TONY'S CANTINA MEXICAN GRILL.

## TRI-STATE LAND SURVEYORS, INC.

5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

LEGEND  
CM CONC. MON  
IP IRON PIPE  
RB REBAR  
R/W RIGHT-OF-WAY  
S/W SIDEWALK  
D/W DRIVEWAY  
COV. COVERED AREA  
E CENTERLINE  
A/C AIR CONDITIONING PAD  
(R) RADIAL DISTANCE  
CONC. CONCRETE  
ESM'T EASEMENT  
B.R.L. BUILDING RESTRICTION  
LINE  
PC POINT OF CURVE  
PT POINT OF TANGENCY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THE "SPECIFIC PURPOSE" SURVEY SHOWN HEREON WAS PERFORMED PER  
ZONING CODE 659.804 OF THE CITY OF JACKSONVILLE AND MEETS THE  
MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD  
OF PROFESSIONAL LAND SURVEYORS PURSUANT TO SECTION 472.027  
FLORIDA STATUTES.

SCALE: 1"=500'

GLENN M. BROADSTREET, P.S.M. NO. 5814

FIELD WORK DATE: 2-06-2024

SIGNATURE DATE: 2-12-2024

REGISTERED SURVEYOR AND MAPPER,  
STATE OF FLORIDA (LB #4921)

F.B. \_\_\_\_\_ PG. \_\_\_\_\_

CDP: 2024-16

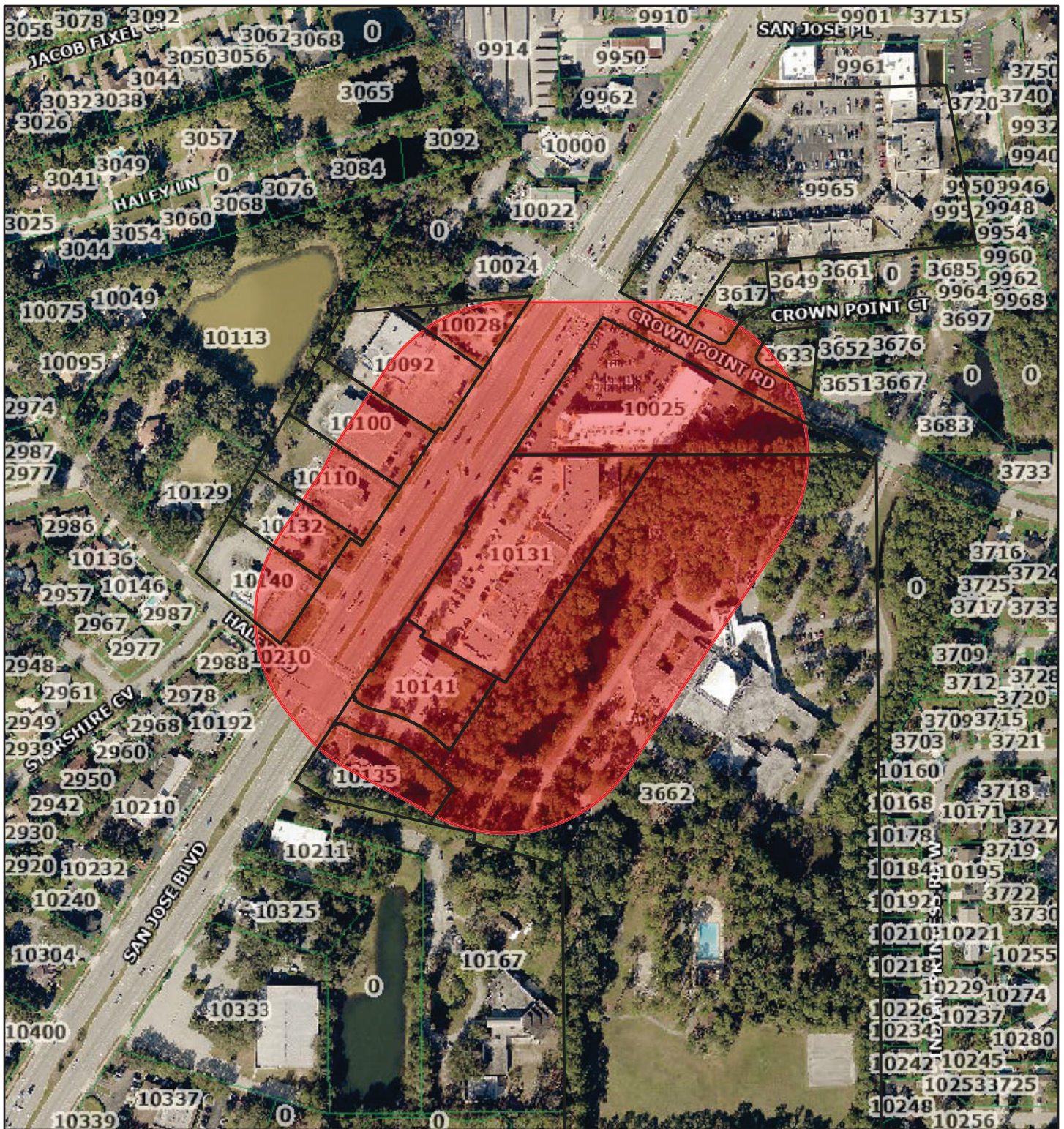
ORDER NO. 2024-11

On File

Page 25 of 27

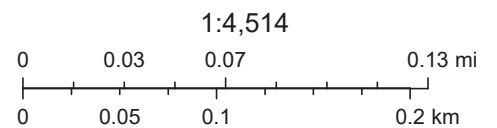


# Land Development Review



January 29, 2024

29104017\_T-2024-5424  
Parcels





| RE          | LNAME                              | LNAME2                | MAIL_ADDR1                     | MAIL_ADDR2               | MAIL_ADD           | MAIL_CITY | MAIL_STA   | MAIL_ZIP |
|-------------|------------------------------------|-----------------------|--------------------------------|--------------------------|--------------------|-----------|------------|----------|
| 149003 0220 | A CAT CLINIC INC                   |                       | 3633 CROWN POINT RD            |                          | JACKSONVILLE       | FL        | 32257-5932 |          |
| 149003 0320 | ALBERRE PROPERTIES INC             |                       | 12845 BAY PLANTATION DR        |                          | JACKSONVILLE       | FL        | 32223-0786 |          |
| 148791 0100 | CONQUEST INCOME HOLDINGS LLC       |                       | 9500 S DADELAND BLVD SUITE 800 |                          | MIAMI              | FL        | 33156      |          |
| 149003 0000 | CROWN POINT PLAZA LAND TRUST       |                       | 1 SLEIMAN PKWY AVE STE 270     |                          | JACKSONVILLE       | FL        | 32216      |          |
| 149008 0200 | CROWN POINT PLAZA LAND TRUST ET AL |                       | 1 SLEIMAN PKWY STE 270         |                          | JACKSONVILLE       | FL        | 32216      |          |
| 149008 0100 | CROWN POINT PLAZA LAND TRUST ET AL |                       | C/O MCDONALDS                  | 12276 SAN JOSE BLVD #601 | JACKSONVILLE       | FL        | 32223      |          |
| 148997 0000 | DEL RIO FAMILY DENTAL INC          |                       | 10028 SAN JOSE BLVD            |                          | JACKSONVILLE       | FL        | 32257      |          |
| 149003 0190 | E HOLDINGS LTD                     |                       | P O BOX 56678                  |                          | JACKSONVILLE       | FL        | 32241      |          |
| 149008 0050 | HESS RETAIL STORES LLC             |                       | C/O PROPERTY TAX DEPARTMENT    | 539 SOUTH MAIN ST        | FINDLAY            | OH        | 45840      |          |
| 149008 0000 | JACKSONVILLE JEWISH CENTER         |                       | 3662 CROWN POINT RD            |                          | JACKSONVILLE       | FL        | 32257-5955 |          |
| 148997 1040 | MONUMENT LEASING CORP              |                       | 12443 SAN JOSE BLVD STE 802    |                          | JACKSONVILLE       | FL        | 32223      |          |
|             | MOORINGS OF SAN JOSE ASSO INC      | LEANE ROSS            | 9954 MOORINGS DR               |                          | JACKSONVILLE       | FL        | 32257      |          |
| 148791 0000 | NE FLORIDA CAPITAL GROUP LLC       |                       | P O BOX 50910                  |                          | JACKSONVILLE BEACH | FL        | 32250      |          |
|             | PICKWICK PARK CIVIC ASSOCIATION    | MANNY AKERS           | 3345 PICKWICK DRIVE SOUTH      |                          | JACKSONVILLE       | FL        | 32257      |          |
|             | SOUTHEAST                          | JOANNE PARKER GRIFFIN | 4222 LALOSA DR                 |                          | JACKSONVILLE       | FL        | 32217      |          |
| 148997 1050 | UH ALLEN S                         |                       | 3378 BINGHURST RD              |                          | SUWANEE            | GA        | 30024      |          |
| 148997 1030 |                                    |                       | 3820 SOUTHSIDE BLVD 1          |                          | JACKSONVILLE       | FL        | 32216      |          |
| TOTAL: 11   |                                    |                       |                                |                          |                    |           |            |          |

TOTAL: 11