

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

Application Number:	E-24-36
Public Hearing:	

**Application for Zoning Exception**  
City of Jacksonville, Florida  
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District:	CCG-1	Current Land Use Category:
Exception Sought:	Request for 4COP liquor SI/49 license exception with outdoor seating	Applicable Section of Ordinance Code:
Council District:	11	Planning District:
Previous Zoning Applications Filed (provide application numbers):		
Notice of Violation(s):		
Number of Signs to Post:	2	Amount of Fee:
		\$1320
Neighborhood Associations:		Zoning Asst. Initials:
Southeast; Better Baymeadows, Inc; Baymeadows Community Council		
Overlay:		

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

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

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

<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) <i>Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</i></li> <li>(ii) <i>Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses;</i></li> <li>(iii) <i>Will not have an environmental impact inconsistent with the health, safety and welfare of the community;</i></li> <li>(iv) <i>Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community;</i></li> <li>(v) <i>Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</i></li> <li>(vi) <i>Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity;</i></li> <li>(vii) <i>Will not overburden existing public services and facilities;</i></li> <li>(viii) <i>Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and</i></li> </ul>

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

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

See separate attachment

## **Request for 4COP Liquor License Exception**

### **Applicant Information:**

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

**Date:** 6/4/2024

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

**To Whom It May Concern,**

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

#### **1. Description of the Request:**

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

#### **2. Reason for the Request:**

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

#### **3. Background Information:**

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

#### **4. Supporting Evidence:**

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

## 5. Alignment with Criteria:

### (i) Consistency with the Comprehensive Plan:

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

### (ii) Compatibility with Existing Contiguous Uses or Zoning:

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

### (iii) Environmental Impact:

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

### (iv) Traffic and Parking Conditions:

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

### (v) Future Development:

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

### (vi) Noise, Lights, and Other Disturbances:

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

### (vii) Public Services and Facilities:

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

**(viii) Accessibility:**

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

**(ix) Consistency with Zoning Code:**

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

**Conclusion:**

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

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

Sincerely,

Mikel Gavoci  
Vice President  
Dua 1, Inc

## ATTACHMENTS

The following attachments must accompany each copy of the application.

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

## FILING FEES

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

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

## AUTHORIZATION

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

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

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

### Owner(s)

Print name: Juliano Lukaj

Signature: [Signature]

### Applicant or Agent (If different than owner)

Print name: Aleksander Lukaj

Signature: [Signature]

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

### Owner(s)

Print name: Mikel Govoci

Signature: [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





City of Jacksonville  
Planning & Development Department  
214 N. Hogan Street, Suite 300  
Jacksonville, Florida 32202

**AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT**  
**Corporation/Partnership/Trust/Other Entity**

Illyria Properties 2, LLC  
Owner Name

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

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

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

4 cop 5/1/49 - Full Service Restaurant serving all alcohol with  
Type of Request(s)/Application(s) Outside seating

STATE OF Florida  
COUNTY OF Duval

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

1. Affiant is the managing member of Illyria Properties LLC, a Florida Limited Liability Company (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.\*
2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

**FURTHER AFFIANT SAYETH NAUGHT.**

  
Signature of Affiant

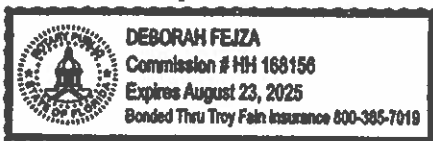
Aleksander Lukaj  
Printed/Typed Name of Affiant

\* Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.

**NOTARIAL CERTIFICATE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4 day of June, 2024, by Aleksander Lukaj as Managing member for Illyria Properties LLC, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced \_\_\_\_\_



[NOTARY SEAL]

  
Notary Public Signature

Deborah Fejza  
Printed/Typed Name – Notary Public

My commission expires: August 23, 2025

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

Prepared by and return to:

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

File Number: 2022-1020

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(Space Above This Line For Recording Data)

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

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## Special Warranty Deed

This Special Warranty Deed made this 28 day of June, 2022, between Illyria Properties LLC, a Florida limited liability company, whose mailing address is 2749 Cove View Drive South, Jacksonville, FL 32257, grantor, and Illyria Properties 2 LLC, a Florida limited liability company, whose mailing address is 2749 Cove View Drive South, Jacksonville, FL 32257, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

**See Attached Exhibit A.**

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

Juliana Kulaj  
 Witness 1 Signature  
Juliana Kulaj  
 Witness 1 Printed Name

Laura Hayt  
 Witness 2 Signature  
Laura Hayt  
 Witness 2 Printed Name

**Illyria Properties LLC, a Florida limited liability company**

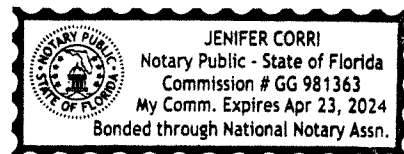
By: Aleksander Lukaj  
 Aleksander Lukaj, Manager

State of **Florida**

County of **St. Johns**

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

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



**Exhibit "A"**  
**Legal Description**

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

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

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

**Parcel Identification Number: 152690-0130**

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

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

**Primary Site Address**  
8532 BAYMEADOWS RD  
Jacksonville FL 32256-

**Official Record Book/Page**  
20348-00820

**Title #**  
7522

## 8532 BAYMEADOWS RD

### Property Detail

<b>RE #</b>	152690-0130
<b>Tax District</b>	GS
<b>Property Use</b>	2191 Restaurant Class 1
<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>	86613

### 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>	\$870,750.00	\$957,825.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$1,327,800.00	\$1,346,100.00
<b>Assessed Value</b>	\$1,327,800.00	\$1,346,100.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$1,327,800.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property](#).

### Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
No applicable exemptions

SJRWMD/FIND Taxable Value  
No applicable exemptions

School Taxable Value  
No applicable exemptions

### Sales History

<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="#">20348-00820</a>	6/28/2022	\$100.00	SW - Special Warranty	Unqualified	Improved
<a href="#">20191-00300</a>	3/11/2022	\$1,545,000.00	SW - Special Warranty	Qualified	Improved
<a href="#">18310-01023</a>	3/2/2018	\$1,050,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">17178-01975</a>	5/22/2015	\$875,000.00	SW - Special Warranty	Unqualified	Improved
<a href="#">17178-01966</a>	5/22/2015	\$100.00	SW - Special Warranty	Unqualified	Improved
<a href="#">15627-01205</a>	3/31/2007	\$100.00	SW - Special Warranty	Unqualified	Improved
<a href="#">13912-00030</a>	3/31/2007	\$2,650,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">12864-00952</a>	10/31/2005	\$2,270,000.00	SW - Special Warranty	Qualified	Improved
<a href="#">10200-01954</a>	9/10/2001	\$1,511,700.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">08986-01547</a>	6/11/1998	\$1,511,700.00	MS - Miscellaneous	Qualified	Improved
<a href="#">06739-01333</a>	7/25/1989	\$1,502,800.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">05621-01807</a>	2/18/1983	\$324,700.00	WD - Warranty Deed	Unqualified	Vacant

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

### Land & Legal

#### Land

<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>
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#### Legal

<b>LN</b>	<b>Legal Description</b>
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On File

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

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

**Article I**

The name of the Limited Liability Company is:

ILLYRIA PROPERTIES 2 LLC

**Article II**

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

8532 BAYMEADOWS ROAD  
JACKSONVILLE, FL. 32256

The mailing address of the Limited Liability Company is:

2749 COVE VIEW DRIVE S  
JACKSONVILLE, FL. 32257

**Article III**

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

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

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

Registered Agent Signature: ALEKSANDER LUKAJ

#### **Article IV**

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

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

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

#### **Article V**

The effective date for this Limited Liability Company shall be:

02/25/2022

Signature of member or an authorized representative

Electronic Signature: ALEKSANDER LUKAJ

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





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

## Detail by Entity Name

Florida Limited Liability Company  
ILLYRIA PROPERTIES 2 LLC

### Filing Information

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

### Principal Address

8532 BAYMEADOWS ROAD  
JACKSONVILLE, FL 32256

### Mailing Address

2749 COVE VIEW DRIVE S  
JACKSONVILLE, FL 32257

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

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

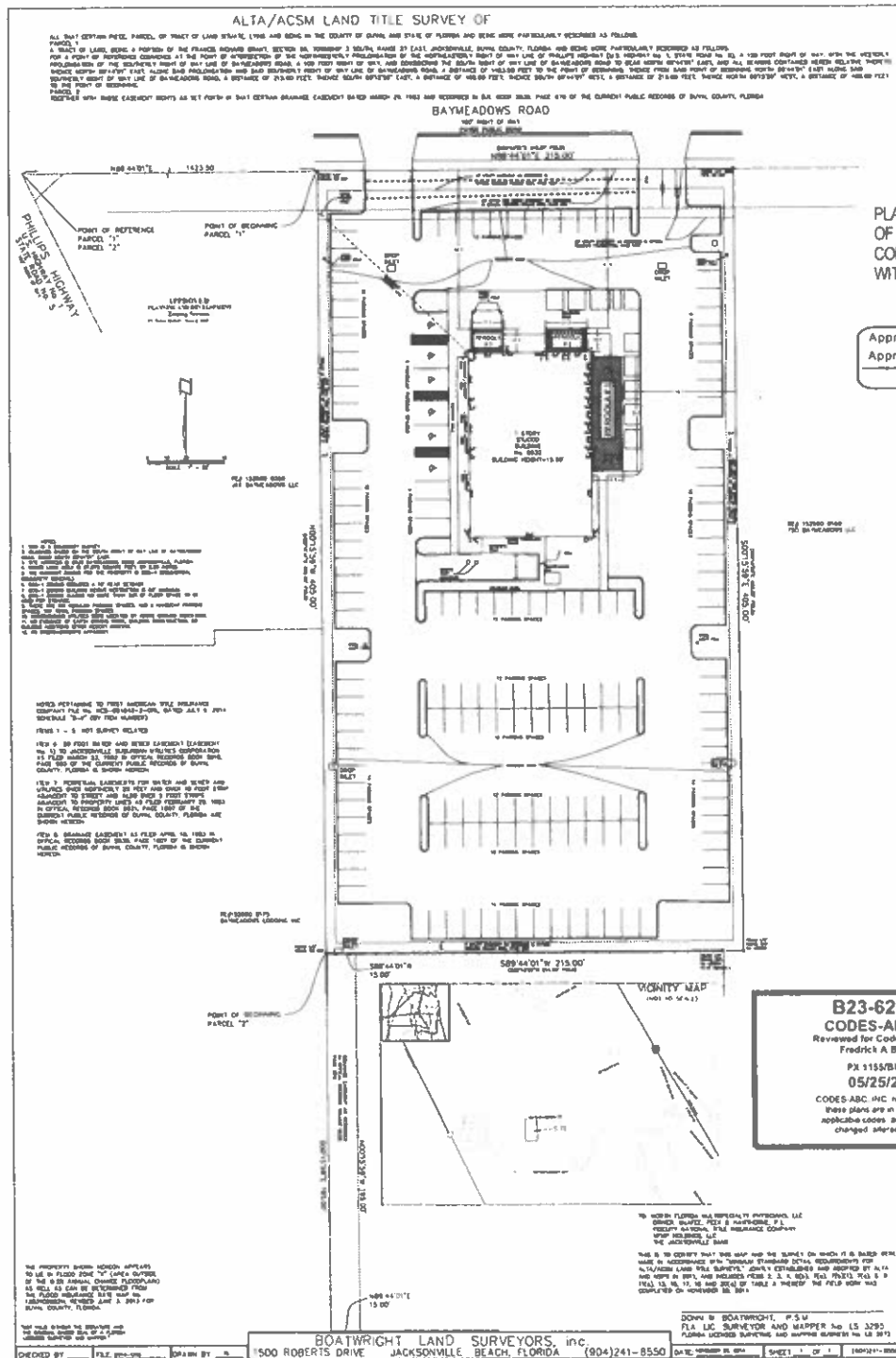
Title Authorized Member

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

### Annual Reports

Report Year	Filed Date
-------------	------------

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



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

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

LANDSCAPE

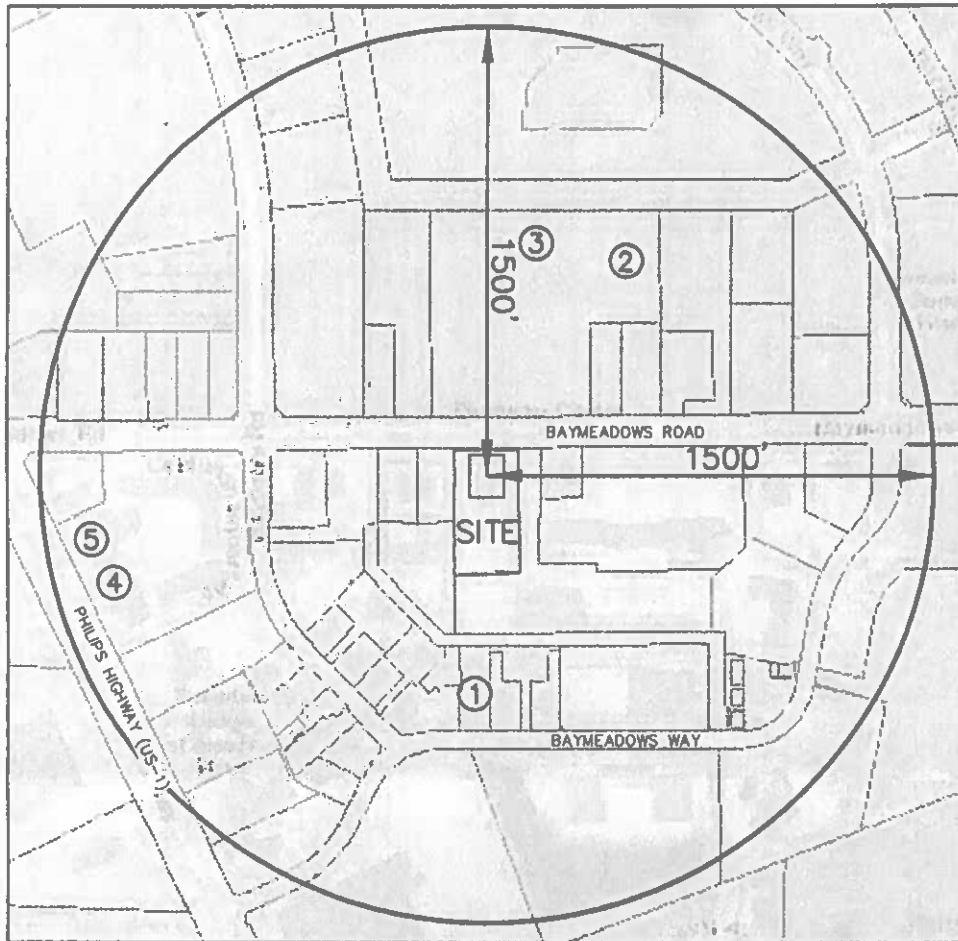
**B23-629816**  
**CODES-ABC-INC**  
Reviewed for Code Compliance  
Fredrick A Barthlow  
PX 1155/BU 1701  
**05/25/2023**

CODES-ABC, INC. hereby certifies that these plans are in compliance with applicable codes and have not been changed, altered, or modified.



# MAP OF

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



**VICINITY MAP**  
SCALE: 1" = 500'

**NOTES:**

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

**SUBJECT SITE:**  
8532 BAYMEADOWS ROAD  
JACKSONVILLE, FL 32256  
R.E.# 152690-0130

- ① GUIDEPOST MONTESSORI AT BAYMEADOWS (PRESCHOOL)  
8401 BAYMEADOWS WAY  
JACKSONVILLE, FL 34456 - 565'±
- ② ANNUNCIATION RUSSIAN SPEAKING ORTHODOX CHURCH  
8535 BAYMEADOWS ROAD, SUITE 45  
JACKSONVILLE, FL 32256 - 800'±
- ③ A D BRAS JACKSONVILLE (EVANGELICAL CHURCH)  
8535 BAYMEADOWS ROAD, SUITE 56  
JACKSONVILLE, FL 32256 - 780'±
- ④ MOVING FORWARD CHRISTIAN FELLOWSHIP  
8384 BAYMEADOWS ROAD  
JACKSONVILLE, FL 32256 - 1290'±
- ⑤ BAYMEADOWS CHILDRENS ACADEMY  
8388 BAYMEADOWS ROAD  
JACKSONVILLE, FL 32256 - 1330'±

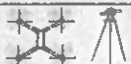
CERTIFIED TO:  
• ILLYRIA PROPERTIES 2.



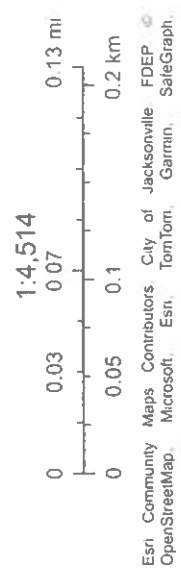
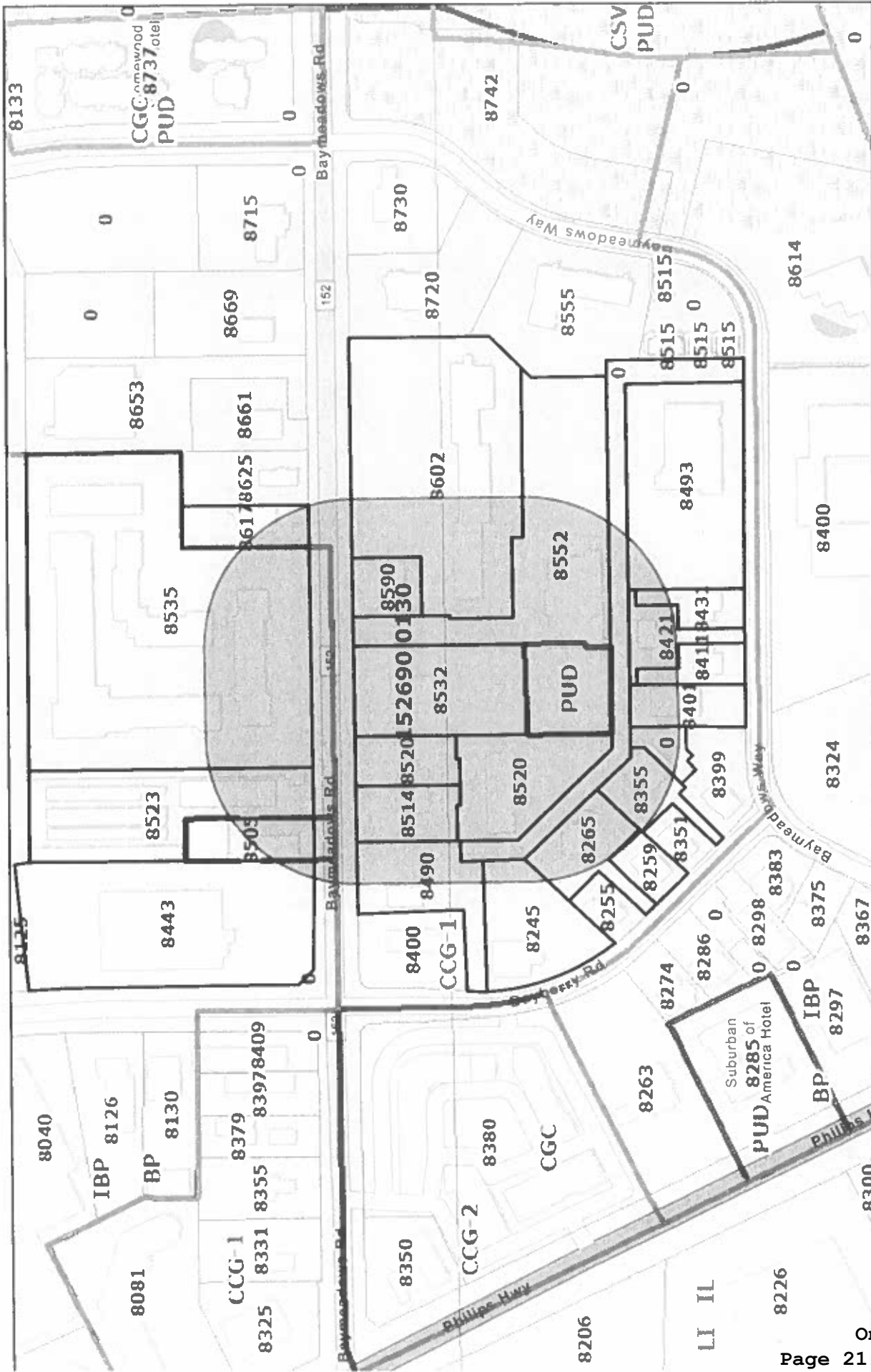
**JASON D. BOATWRIGHT, P.S.M.**  
FLORIDA LICENSED SURVEYOR and MAPPER  
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3872  
\*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.\*

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

**BOATWRIGHT LAND SURVEYORS, INC.**  
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550



# Land Development Review



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

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

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

**General Collection Receipt**

Account No: CR736845

User: Moore, David - PDDS

**REZONING/VARIANCE/EXCEPTION**

Date: 6/13/2024

Email: MooreD@coj.net

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

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

Jim Overton

Duval County

Date Due: 6/13/2024 11:41 AM

Printer: PDD

User: DMH

Transaction: 618661

Fund: 000000

CR Processing

CR 736845

Illyria Properties 2, LLC

Aleksander Lukaj

8532 Baymeadows Rd.

Total

Receipt: 6602540475648

Fund: 00111

Center: 140302

Account: 342218

Project: 000000

Activity: 00000000

Interfund: 00000

Future: 0000000

Debit Amount

Credit Amount

Application Label: VBA

CR 736845

Account Code: 021800

Balance

Convenience Fee

Total Charged

Paid By: Illyria Properties 2, LLC

**Total Due: \$1,320.00**

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

Account No: CR736845

**REZONING/VARIANCE/EXCEPTION**

Date: 6/13/2024

**Name:** Illyria Properties 2, LLC, Aleksander Lukaj**Address:** 8532 Baymeadows Rd.**Description:** Application for Zoning Exception**Total Due: \$1,320.00**