

IN THE SECOND JUDICIAL CIRCUIT COURT  
IN AND FOR LEON COUNTY, FLORIDA

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION,  
Petitioner,

CIVIL ACTION NO.: 24-CA-001874

v.

Parcel Nos.: 138R [2197492]

REAL SUB LLC, a Florida Limited  
Liability Company, et. al,  
Defendants.

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**NOTICE OF ACTION IN EMINENT DOMAIN  
AND NOTICE OF HEARING**

TO: All defendants named in Schedule A, attached; all parties claiming interests by, through, under, or against the named defendants; and all parties having or claiming to have any right, title, or interest in and to the property described in Schedule B.

A petition in eminent domain has been filed to acquire certain property interests in Leon County, Florida.

Each defendant is required to serve written defenses to the petition on petitioner's attorney, whose name and address are shown below, on or before **January 2, 2025**, and to file the original of the defenses with the clerk of this court either before service on the petitioner's attorney or immediately thereafter, showing what right, title, interest, or lien defendant has in or to the property described in the petition, and to show cause why that property should not be taken for the uses and purposes set forth in the petition. If any defendant fails to do so, a default will be entered against that defendant for the relief demanded in the petition.

*PLEASE TAKE NOTICE that a Declaration of Taking has been filed in this cause and that petitioner will apply for an Order of Taking and any other order the court deems proper before the Honorable **Jonathan Sjostrom**, one of the judges of this court, on **Thursday, January 9, 2025, at 3:00 p.m. Eastern Time**, by Zoom conference. Zoom log in information <https://zoom.us/j/93729564192?pwd=TWVoWjU2NlVlSjdKcWxkRXdnNTk0QT09>, Meeting ID# 937 2956 4192, Passcode: 320384. Or, by phone at 1(786) 635-1003 + Meeting ID# 937 2956 4192 + Passcode: 320384. All Defendants in this action may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.*

WITNESS my hand and the seal of this court on \_\_\_\_\_.

Gwen Marshall

As Clerk of Court



By: *Gloria Smith* 11/27/2024  
As Deputy Clerk

Jodie M. Buckentin  
Florida Bar No.: 99757  
Florida Department of Transportation  
Assistant General Counsel  
Post Office Box 607  
Chipley, FL 32428-0607  
Telephone: (850) 330-1289  
Facsimile: (850) 330-1758  
Attorney for Petitioner  
[Jodie.Buckentin@dot.state.fl.us](mailto:Jodie.Buckentin@dot.state.fl.us)  
[Amy.Rehberg@dot.state.fl.us](mailto:Amy.Rehberg@dot.state.fl.us)  
[D3.Litigation@dot.state.fl.us](mailto:D3.Litigation@dot.state.fl.us)

**Schedule A**

**YUM! BRANDS, INC. d/b/a PIZZA HUT #2000**

CT Corporation System, Registered Agent

306 W. Main Street, Suite 512

Frankfort, Kentucky 40601

**Schedule B**

<u>ITEM NO. 2197492</u>	<u>S.R. 263</u>	<u>LEON COUNTY</u>	<u>DESCRIPTION</u>
			FEE SIMPLE RIGHT OF WAY

Parcel 138R

A portion of Lot 4, Forrest Village, as per plat recorded in Plat Book 15, Pages 26-28, of the Public Records of Leon County, Florida, being in Section 25, Township 1 South, Range 1 West, Leon County, Florida, described as follows: Commence at a 2 inch iron pipe (no ID) marking the southwest corner of the Northwest ¼ of said Section 25; thence North 00°00'46" East 2,609.39 feet along the west line of said Section 25 to the centerline of survey of State Road 263, as shown on Florida Department of Transportation (F.D.O.T.) Right of Way Map F.P. No. 2197492 (said map being on file at F.D.O.T. District 3 Office, Chipley, Florida); thence South 86°21'08" East 35.14 feet along said centerline line to a point on a tangent curve to the left (concave northerly); thence easterly along said curve, having a radius of 12,568.99 feet, for an arc distance of 794.70 feet, through a central angle of 03°37'21" to end of curve; thence South 89°58'29" East 445.98 feet along said centerline; thence departing said centerline of survey, run South 00°01'31" West 60.32 to an intersection of the existing southerly right of way line of said State Road 263 with the westerly boundary line of the Apalachicola National Forrest, as shown on said Right of Way Map and POINT OF BEGINNING; thence South 23°05'15" East 70.06 feet along said westerly boundary line; thence departing said westerly boundary line of the Apalachicola National Forrest, run South 89°54'58" West 611.77 feet to the westerly line of said Lot 4 (also being the easterly line of that certain property as described in Official Records Book 4359, Page 57, said Public Records); thence North 23°26'26" East 71.43 feet along said lot line (and said property line) to said existing southerly right of way line of State Road 263; thence South 89°58'49" East 555.89 feet along said southerly right of way line to POINT OF BEGINNING; Containing 0.871 acres, more or less.

OWNED BY: REAL SUB LLC, a Florida Limited Liability Company

SUBJECT TO: Business Interest, if any, in favor of Publix Super Markets, Inc. d/b/a Publix Super Markets #610

Business Interest, if any, in favor of The Art of L.O.V.E. Salon, LLC d/b/a The Art of Love Salon

Business Interest, if any, in favor of Sanitas USA, Inc. d/b/a Sanitas Medical Center

Business Interest, if any, in favor of RS&H, Inc, d/b/a RS&H Engineering

Business Interest, if any, in favor of A&C Nails, LLC d/b/a Lily Nails

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<u>ITEM NO. 2197492</u>	<u>S.R. 263</u>	<u>LEON COUNTY</u>	<u>DESCRIPTION</u>
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Parcel 138R (cont.)

Business Interest, if any, in favor of New Star of Tallahassee, Inc. d/b/a New Stars Chinese Restaurant

Business Interest, if any, in favor of Hut Florida, LLC, d/b/a Pizza Hut

Business Interest, if any, in favor of Yum! Brands, Inc. d/b/a Pizza Hut #2000

Business Interest, if any, in favor of A’Nai Clothing Company, LLC d/b/a A’Nai Clothing Company

Business Interest, if any, in favor of Shivam5k d/b/a Market Liquors

Business Interest, if any, in favor of Waffle House, Inc. d/b/a Waffle House #1527