

Application For Zoning Exception

Planning and Development Department Info

Application # N/A **Staff Sign-Off/Date** KPC / 04/15/2024
Filing Date N/A **Number of Signs to Post** 2
Current Land Use Category CGC
Exception Sought AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION (SECOND WING CIGARS)
Applicable Section of Ordinance Code SEC.656.313(IV)(C)(1)
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association SAN MARCO PRESERVATION SOCIETY
Overlay N/A

Application Info

Tracking # 5472 **Application Status** FILED COMPLETE
Date Started 02/23/2024 **Date Submitted** 02/23/2024

General Information On Applicant

Last Name ATWILL **First Name** FRED **Middle Name**
Company Name ATWILL LLC
Mailing Address 9001 FOREST ACRES LANE
City JACKSONVILLE **State** FL **Zip Code** 32234
Phone 9046108975 **Fax** 904 **Email** ATWILLFRED15@GMAIL.COM

General Information On Owner(s)

Last Name JAGHAB **First Name** PETER **Middle Name**
Company/Trust Name SOCIAL SMOKE LLC DBA SECOND WIND CIGARS
Mailing Address 3921 HENDRICKS AVENUE
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 3522136888 **Fax** **Email** SECONDWINDCIGARS@GMAIL.COM

Last Name NACKASHI **First Name** GABRIEL **Middle Name**
Company/Trust Name NACKASHI & NACKASHI, LLC
Mailing Address 13936 MANDARIN OAKS LANE
City **State** **Zip Code**

JACKSONVILLE	FL	32223
Phone	Fax	Email
9043496626		SECONDWINDCIGARS@GMAIL.COM

Property Information

Previous Zoning Application Filed?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 070280 0100	5	3	CCG-1

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

Total Land Area (Nearest 1/100th of an Acre) 0.68

Current Property Use

RETAIL/SERVICE LEASED SHOP IN RECENTLY RENOVATED SHOPPING PLAZA -

Exception Sought

AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION (SECOND WING CIGARS)

In Whose Name Will The Exception Be Granted

SOCIAL SMOKE, LLC DBA SECOND WIND CIGARS

Location Of Property

General Location

ALONG THE EAST SIDE OF HENDRICKS AVENUE JUST SOUTH OF ITS INTERSECTION WITH

House #	Street Name, Type and Direction	Zip Code
3855	HENDRICKS AVE	32207

Between Streets

ORLANDO CIRCLE SOUTH and GRANCY AVENUE

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.
- (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.
- (iii) 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.
- (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.
- (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.
- (vii) Will not overburden existing public services and facilities.
- (viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.
- (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.

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

1) Residential District Base Fee	\$1,161.00
2) Plus Notification Costs Per Addressee	
37 Notifications @ \$7.00/each:	\$259.00
3) Total Application Cost:	\$1,420.00

* 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.**

Application for Zoning Exception: Section 11
Second Wind Cigars
3921 Hendricks Avenue
(City Development #10233.0)
February 23, 2024

11 (i) The proposed Social Smoke LLC aka Second Wind Cigars (“SECOND WIND”) Zoning Exception is for a retail sales cigar shop and lounge, a new business that has leased space within the freshly renovated Miramar Plaza, the updated historic shopping center found at 3855 Hendricks Avenue, originally constructed in 1945 (the “PROJECT”).

It will be consistent with the City's Comprehensive Plan, including any subsequent plan adopted by the City Council. For example, the SECOND WIND, located at 3921 Hendricks Avenue, within existing renovated retail space at the Miramar Plaza, located at 3855 Hendricks Avenue, will feature a lounge where customers are invited to relax, socialize, purchase and then smoke cigar products from around the world, and given the approval of this Zoning Exception application, also be able offer guests beer and wine service for in house consumption, a proposal that is consistent with the following Objectives and Policies of the 2030 Comprehensive Plan's Future Land Use Element:

Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms and public/private coordination.

Rather than locate in the City's hinterland, which would contribute to urban sprawl, SECOND WIND chose instead to introduce its services within the recently renovated Miramar Plaza shop at 3921 Hendricks Avenue, thereafter providing for unique socializing opportunities close to the City's CBD and its nearby historic neighborhoods of San Marco, Miramar, Lakewood and Pine Forest neighborhoods.

Given an approval of this proposed zoning exception, it will also be another example of successful public/private coordination.

Policy 1.1.22. Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

In order to obtain a Certificate of Use (“COU”), SECOND WIND must apply for and obtain not only this Zoning Exception to allow its service of beer and wine for in house consumption by patrons, pursuant to the approval of the said Zoning Exception under the overall shopping plaza's CCG-1 Zoning Classification, including, but not limited to, City of Jacksonville inspections and approvals by its Building Inspection Division and by its Fire Marshall. Moreover, the proposed PROJECT needed to obtain building permits that were reviewed by numerous City agencies. By accomplishing these tasks, the PROJECT is in harmony with this Policy. These preliminary and final development order approvals will allow SECOND WIND help maintain the City's compact and compatible land use patterns, redeveloping a portion of the 0.68+/- acres of CCG-1 commercially zoned land at 3855 Hendricks Avenue within the upgraded 13,072 enclosed sf shopping center, therefore contributing to an efficient urban delivery system and discouraging urban sprawl.

Objective 3.2. 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 areas.

The establishment of SECOND WIND clearly meets this Objective in that it proposes to develop what was recently renovated, vacant commercial property, helping to sustain and improve the opportunities for leisure activities within the historic neighborhood's commercial corridor. Moreover, it will add and provide a use that enhances the vitality of the location, by offering its customers free-time opportunities to purchase and partake on site the often hard-to-find cigar availabilities associated with professionally harvested, cured and then manufactured, often hand-made, imported products, a service that promises to enhance the aesthetic and the physical appearance of a gateway into the Historic Miramar, Pine Forest, San Marco and Lakewood neighborhoods.

When SECOND WIND's neighboring properties' future land use classifications are considered, the compatibility of the proposed PROJECT at this location becomes apparent (**please note the CGC future land use designated properties neighboring the proposed PROJECT by consulting the FLUM map in this application's Exhibit "I"**). SECOND WIND blends well into the existing fabric of the trade area it serves. Moreover, even though the PROJECT is to be located in close proximity to LDR/RLD-60 residential neighbors to its west, it is also well buffered from same. For example, the proposed SECOND WIND PROJECT site at 3921 Hendricks Avenue features a parking area with landscaped buffers between it and the nearest residentially zoned area to its immediate west, and fronts upon Hendricks Avenue to its east, while also offering a parking lot with landscape buffer area to its immediate southerly neighboring commercial property (please see Exhibit E, Conceptual Site Plan approved under City Development Number 10233.0).

Access and egress to SECOND WIND is from its Hendricks Avenue facing doorway entry/exit to the east and also using an alley entrance/egress to the west to and from the rear parking lot of the plaza (sidewalk access/egress is also available for visitors to use that is parallel to Hendricks Avenue along the front of the shopping center).

Any new signage associated with the SECOND WIND redevelopment of its subject leased unit in the PROJECT will observe Section 656.394.1 (g), Ordinance Code, the additional signage mandates to those, which also may apply, that found in the City's Zoning Code's Part 13.

Policy 3.2.2. The City shall promote infill and redevelopment on existing commercial areas in lieu of permitting expansion of new areas to be commercialized.

Policy 3.2.4. Permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set for the in the Land Development Regulations.

SECOND WIND is located along the Historic Hendricks Avenue Commercial Corridor, so the subject location fits the City's goal for reestablishing traditional commercial infill and encouraging redevelopment along existing commercial corridors, as opposed to allowing the establishment of nonresidential uses within areas served by roadways intended for primary usage only by those who reside in a residentially zoned area.

The PROJECT has been located at 3855 Hendricks Avenue since 1945. It was built to offer the nearby single family residential homes developed at that time, and since then, services convenient to their occupants, and since its upgrade will continue to do so.

Patrons can walk, jog, or ride bicycles, instead of driving an automobile, to visit the plaza and its shops. In fact, another new tenant, an ice cream shoppe, just opened up at the opposite end of the center from the SECOND WIND location featuring outside seating as well as inside. SECOND WIND offers the same types of opportunities.

The fact that the PROJECT is located along a major collector roadway contributes to potential “Passerby-Capture” of potential patrons of the SECOND WIND shop with its easy parking availability to the immediate south of the store and its parking spaces located along Hendricks Avenue in front of the store; Passerby Capture applies to potential customers who, while driving by the store, decide to visit during the moments they are traveling by using Hendricks Avenue; this behavior does not typically apply to nearby residents, thereby keeping vehicles with no need to come through their neighborhoods from using the subdivision’s streets who may or may not be SECOND WIND patrons.

11 (ii) The SECOND WIND will be compatible with the existing contiguous uses and/or zoning with the general character of the area considering population, density, design, scale and orientation of the structures characteristics of the area, its parcels’ property values and its existing similar uses.

Please see Policy 3.2 in 11 (i) above. Its explanatory paragraph appears to address this standard and criteria concern. Moreover, given that SECOND WIND is proposed to be located within the historic CGC future land use and CCG-1 zoning areas, it appears it will have no new negative impacts on the area's overall property values. Moreover, The PROJECT’s new vertical structure will be oriented to the west of the property facing Hendricks Avenue to respect the neighboring residential areas to the east, which addresses the density, design and scale concerns posed in 11 (ii).

Further, the recently completed renovation of the entire Miramar Plaza, given the significant economic investment by the new Owner of the plaza property, Nackashi & Nackashi LLC, serves to increase the value of the shopping center and its location, which will not negatively impact the values of its neighbors’ properties.

11 (iii). The SECOND WIND will not have an environmental impact inconsistent with the health, safety and welfare of the community.

SECOND WIND is located within an established commercially zoned roadway corridor. Still, any environmental impacts associated with its PROJECT that may surface when SECOND WIND’s proposed Zoning Exception application is reviewed were addressed and cured prior to the issuance of the PROJECT approvals.

11 (iv). Neither SECOND WIND or its PROJECT will 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 the health, safety and welfare of the community.

SECOND WIND will offer its services throughout the week, yet, based upon the SECOND WIND current operations, it anticipates its highest use timing probably occurs during work week off peak hour traffic circulation times and at all times during the weekends. Most visits to the SECOND WIND by customers

are anticipated to occur during traditional work day off hours. SECOND WIND paid its De Minimis Mobility Fee Assessment to the City Tax Collector under its unit's COU Building Permit Review. The fee is designated by the City for pedestrian, bike, mass transit and roadway improvements within the Mobility Zone that the PROJECT is located within (Mobility Zone 9).

11 (v). The PROJECT located at 3855 Hendricks Avenue and SECOND WIND, will not have a detrimental effect on the future development of contiguous properties or the general area, according to the 2045 Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

By choosing to locate its cigar smoking lounge at its new store, SECOND HAND triggered the need for this Zoning Exception by making known its desire to be able to also serve beer and wine to its patrons, for their on-site consumption, a use that is only allowed under an approved CCG-1 Zoning Exception. By permitting SECOND WIND to offer the surrounding area its unique products and services, the City not only allows the infill of underdeveloped commercial property with a new business, but it also adds a special lounging opportunity available to downtown Jacksonville and to the Miramar, Lakewood, San Marco and Pine Forest neighborhoods. If SECOND WIND is allowed to build upon its existing success within the PROJECT, it will generate renewed interest in redeveloping the vacant neighboring Miramar Plaza unit properties along Hendricks Avenue, promoting the appropriate redevelopment of commercial infill areas along this roadway as well, in keeping with the intent of the 2045 Comprehensive Plan.

The property directly north of the PROJECT is commercially redeveloped, as is the property to the northeast of the site along Hendricks Avenue north of Emerson Avenue; the property immediately south of the PROJECT is also commercially developed.

The property to the west of the PROJECT site is residentially developed, featuring historic homes situated along the eastern side of the St. Johns River, and west of Hendricks Avenue, buffered from the Miramar Plaza by a small pocket park and its overgrowth found along Hendricks Avenue across the street from the PROJECT.

In summary, the recent redevelopment of this property is a commercial infill project which blends well into the existing streetscape of Historic Miramar and will trigger ongoing redevelopment of the area, having served as catalyst for the same.

11 (vi). Allowing SECOND WIND to operate its business at 3921 Hendricks Avenue that will include being allowed to offer beer and wine to its patrons for in shop consumption 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.

SECOND WIND will offer its services to the community primarily during off peak weekday and weekend times, although the cigar lounge also will be open during other times of the day. Further, given the fact that the proposed additional sale of beer and wine products to its customers for in lounge consumption is simply an addition to an established business whose competitors currently are allowed to engage in this service, some even able to offer liquor drinks in addition to beer and wine (please see Exhibit "G" for a list of SECOND WIND competitors and their locations in Jacksonville).

All services will be undertaken within the interior of the cigar lounge. There are currently no plans for outside seating. The patron capacity of the smoking lounge is 20 seats. Presently, in addition to cigars, Second Wind offers soft drinks, coffees and pre-packaged snacks.

Second WIND hours of operation are as follows:

Monday through Wednesday, 10:00 AM to 8:00 PM.

Thursday through 10:00 AM to 9:00 PM.

Sunday, Noon through 5:00 PM.

The proposed SECOND WIND and PROJECT parking areas will be buffered from the neighboring residential by recently installed vegetative plant materials during the rehab of its new facility (please see Conceptual Site Plan and Landscape Plan at Exhibit "E").

The proposed SECOND WIND exterior lighting facilities will be in compliance with Section 656.401 (o) (vi), Ordinance Code.

The proposed PROJECT required landscaping and required buffers are in compliance with Section 656.1209 - 1221, Ordinance Code (please see Site Plan at Exhibit "E").

11 (vii). Allowing SECOND WIND to operate and offer its professional services will not overburden existing public services and facilities.

The proposed PROJECT has applied for and been awarded a Concurrency Reservation Certificate ("CRC") carrying the City Development #10233,0, which addresses the renovated shopping plaza potable water, sanitary sewer, solid waste demands and its stormwater runoff containment impacts.

It has also been issued a JEA Availability Letter that addresses the project's hookup requirements for its potable water, sanitary sewer and electrical needs (Please see Exhibit "H").

The renovated Miramar Plaza was subject to the City's Mobility Fee Program. The SECOND WIND Mobility Fee was paid to the City Tax Collector.

11 (viii). The SECOND WIND located at 3921 Hendricks Avenue will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.

The proposed SECOND WIND cigar lounge has planned its operations site to allow sufficient access to the location for life safety and other services should they ever be needed (please see the application's Conceptual Site Plan in Exhibit "E", showing access and egress to the site). Moreover, the SECOND WIND, in its Certificate of Use and COU building permit application filings, will need to demonstrate Life Safety compliance for its operations to the City's Fire and Rescue and Building Inspection Codes, in order to win approval for the Certificate of Use permit and its COU City of Jacksonville Building Permit Application.

11 (ix). SECOND WIND's proposed beer and wine sales for in house consumption by its patrons is consistent with the definition of an exception under CCG-1, the standards and criteria of the zoning classification (of which such use is proposed to be located and all other requirements for such particular use set forth elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

Section 656.161, Ordinance Code defines the City's Zoning Exception application procedures and application requirements. A proposed CCG-1 Zoning Exception application is required to be prepared, reviewed and either denied, approved or approved with conditions for the SECOND WIND proposal to offer beer and wine to its smoking lounge patrons.

Section 655.313 (A) (IV) (c) (1), Ordinance Code, under "Permissible uses by exception," advises that "An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on premises consumption or off premises consumption, or both.

The SECOND WIND store does not offer restaurant services at this time, it only provides soft drinks, coffees and prepackaged snacks, therefore it cannot qualify to sell beer or wine to its patrons for off premises consumption by right under CCG-1 to do so (see Section 656.313 (IV) (a) (11), Ordinance Code.

For this reason, Zoning Exception application is consistent with the definition of an exception.

Yes, it is a use that would not be appropriate without an exception in the Commercial Community/General Commercial CCG-1 Zoning District. Still, the facts that are presented herein the SECOND WIND proposal to be allowed to serve beer and wine to its customers for in house consumption, in order to prove that this proposition offers convenient benefits to its customers overall as well as to remain competitive with its competition; in transforming this renovated commercial property, SECOND WIND also contributes to the retail/service diversity of the immediate area.

It is our opinion, respectfully offered in this Zoning Exception application, that SECOND WIND supports and enhances the public health, safety, welfare, morals, order comfort, convenience, appearance, prosperity and general welfare of Jacksonville's Southbank neighborhoods.



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**

Nackashi and Nackashi LLC

Owner Name

3921 Hendricks Avenue

Address(es) for Subject Property

RS# 070280-0100

Real Estate Parcel Number(s) for Subject Property

Fred Atwill, Jr. - Atwill LLC

Folks M. Huxford LLC

Appointed or Authorized Agent(s)

Z-5472 - Zoning Exception

Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF Duval


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

- Affiant is the MGR of Nackashi & Nackashi, 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.*
- Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
- 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
 Gabriel Narkashi

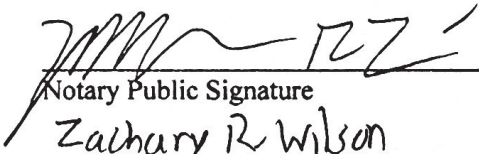
 Printed/Typed Name of Affiant

* 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 17th day of April, 2024, by Gabriel Narkashi as MGR for Narkashi and Narkashi, who is personally known to me or has produced identification and who took an oath.

Type of identification produced FL Driver License.



 Notary Public Signature
 Zachary R. Wilson

 Printed/Typed Name – Notary Public
 My commission expires: 02/03/2025

[NOTARY SEAL]



ZACHARY R. WILSON
 Commission # HH 088477
 Expires February 3, 2025
 Bonded Thru Budget Notary Services

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:
Beth Murphy
Richard T. Morehead Title & Escrow, Inc.
444 Third Street
Neptune Beach, Florida 32266

File Number: 21B3427

21060150
\$975000⁰⁰

General Warranty Deed

Made this June 23, 2021 A.D. By **George M. Piner, Jr.**, whose post office address is: 525 3rd Street North #411, Jacksonville Beach, Florida 32250, hereinafter called the grantor, to **Nackashi & Nackashi LLC**, whose post office address is: 1235 Terrace Oaks Lane, Jacksonville, Florida 32223, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Lots 1,2,3 and 4, Block 125, South Riverside Sec. "C", a subdivision according to the plat thereof recorded in Plat Book 6, Page 80, of the Public Records of Duval County, Florida. Excepting therefrom portion in road right of way.

AND

A part of Government Lot 2, Section 36, Township 2 South, Range 26 East, Duval County, Florida, described as follows:

Begin at the Southeast corner of Block 125, South Riverside, Section "C" as recorded in Plat Book 6, page 80; thence North 50 degrees 27 minutes 06 seconds West, 92.5 feet along the Southerly line of said Block 125, South Riverside to the former Easterly line of State Road No. 13 (Hendricks Avenue); thence Southerly along said Easterly line of of said State Road No. 13, 21.72 feet; thence North 87 degrees 51 minutes East, 5.05 feet; thence South 1 degrees 57 minutes West, 4.62 feet; thence North 87 degrees 51 minutes East, 8.0 feet; thence South 44 degrees 28 minutes East, 27.85 feet; thence South 61 degrees 33 minutes East, 39.58 feet; thence North 40 degrees 53 minutes East, 7.44 feet to the point of beginning.

Excepting therefrom portion in present road right of way.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **069746-0010 & 070280-0000**

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.

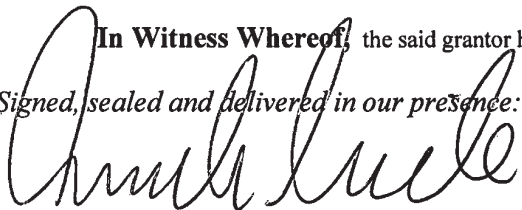
Prepared by:
Beth Murphy
Richard T. Morehead Title & Escrow, Inc.
444 Third Street
Neptune Beach, Florida 32266

File Number: 21B3427


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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:



Witness Printed Name Amanda Kinkade

 (Seal)


George M. Piner, Jr.
Address: 525 3rd Street North #411, Jacksonville Beach, Florida
32250



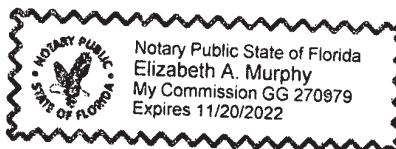
Witness Printed Name ELIZABETH A MURPHY

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21st day of June, 2021, by George M. Piner, Jr., who is/are personally known to me or who has produced DRIVER'S LICENSE as identification.



Notary Public
Print Name: _____
My Commission Expires: _____



3855 HENDRICKS AVE

Property Detail

RE #	070280-0100
Tax District	GS
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01171 SOUTH RIVERSIDE SEC C
Total Area	32796

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$596,103.00	\$596,103.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,206,000.00	\$1,196,000.00
Assessed Value	\$952,772.00	\$1,157,669.00
Cap Diff/Portability Amt	\$253,228.00 / \$0.00	\$38,331.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$952,772.00	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 

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19804-00419	6/23/2021	\$975,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	2,718.00	\$5,153.00
2	PVCC1	Paving Concrete	1	0	0	1,350.00	\$12,158.00
3	FWDC1	Fence Wood	1	0	0	375.00	\$10,452.00
4	PVAC1	Paving Asphalt	1	0	0	10,596.00	\$46,110.00

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	29,805.00	Square Footage	\$596,100.00
2	9607	RETENTION POND	CCG-1	0.00	0.00	Common	0.02	Acreage	\$3.00

Legal

LN	Legal Description
1	6-80 36-2S-26E 0.71
2	SEC C SOUTH RIVERSIDE
3	LOTS 1,2,3,4(EX PT IN R/W) BLK 125,
4	PT GOVT LOT 2 RECD
5	O/R 19804-419

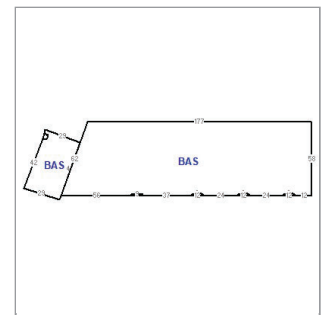
Buildings 

Building 1
 Building 1 Site Address
 3855 HENDRICKS AVE Unit
 Jacksonville FL 32207-

Building Type	1602 - SHOP CTR NBHD
Year Built	1945
Building Value	\$241,562.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1380	1380	1380
Base Area	10812	10812	10812
Base Area	12	12	12
Base Area	18	18	18
Base Area	18	18	18
Base Area	18	18	18
Base Area	9	9	9
Total	12267	12267	12267

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	6	6 NS Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	
Baths	12.000	

Rooms / Units	7.000	
Avg Story Height	12.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$952,772.00	\$0.00	\$952,772.00	\$9,944.16	\$10,782.43	\$9,856.90
Public Schools: By State Law	\$1,206,000.00	\$0.00	\$1,206,000.00	\$2,843.47	\$3,838.70	\$3,538.65
By Local Board	\$1,206,000.00	\$0.00	\$1,206,000.00	\$1,975.32	\$2,711.09	\$2,458.31
FL Inland Navigation Dist.	\$952,772.00	\$0.00	\$952,772.00	\$28.12	\$27.44	\$27.44
Water Mgmt Dist. SJRWMD	\$952,772.00	\$0.00	\$952,772.00	\$173.46	\$170.83	\$170.83
School Board Voted	\$1,206,000.00	\$0.00	\$1,206,000.00	\$0.00	\$1,206.00	\$0.00
			Totals	\$14,964.53	\$18,736.49	\$16,052.13

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$878,700.00	\$878,700.00	\$0.00	\$878,700.00
Current Year	\$1,206,000.00	\$952,772.00	\$0.00	\$952,772.00

2023 TRIM Property Record Card (PRC)


This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2023

2022

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



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

Detail by Entity Name

Florida Limited Liability Company
NACKASHI & NACKASHI LLC

Filing Information

Document Number	L21000177347
FEI/EIN Number	87-1299441
Date Filed	04/16/2021
Effective Date	04/16/2021
State	FL
Status	ACTIVE

Principal Address

1235 TERRACE OAKS LANE
JACKSONVILLE, FL 32223

Mailing Address

1235 TERRACE OAKS LANE
JACKSONVILLE, FL 32223

Registered Agent Name & Address

NACKASHI, JOSEPH M
1235 TERRACE OAKS LANE
JACKSONVILLE, FL 32223

Authorized Person(s) Detail

Name & Address

Title MGR

NACKASHI, JOSEPH M
1235 TERRACE OAKS LANE
JACKSONVILLE, FL 32223

Title MGR

NACKASHI, GABRIEL T
13936 MANDARIN OAKS LANE
JACKSONVILLE, FL 32223

Annual Reports

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

2022	02/10/2022
2023	03/07/2023
2024	01/31/2024

Document Images

[01/31/2024 -- ANNUAL REPORT](#)

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[03/07/2023 -- ANNUAL REPORT](#)

View image in PDF format

[02/10/2022 -- ANNUAL REPORT](#)

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[04/16/2021 -- Florida Limited Liability](#)

View image in PDF format

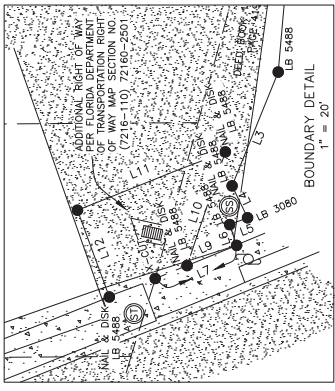
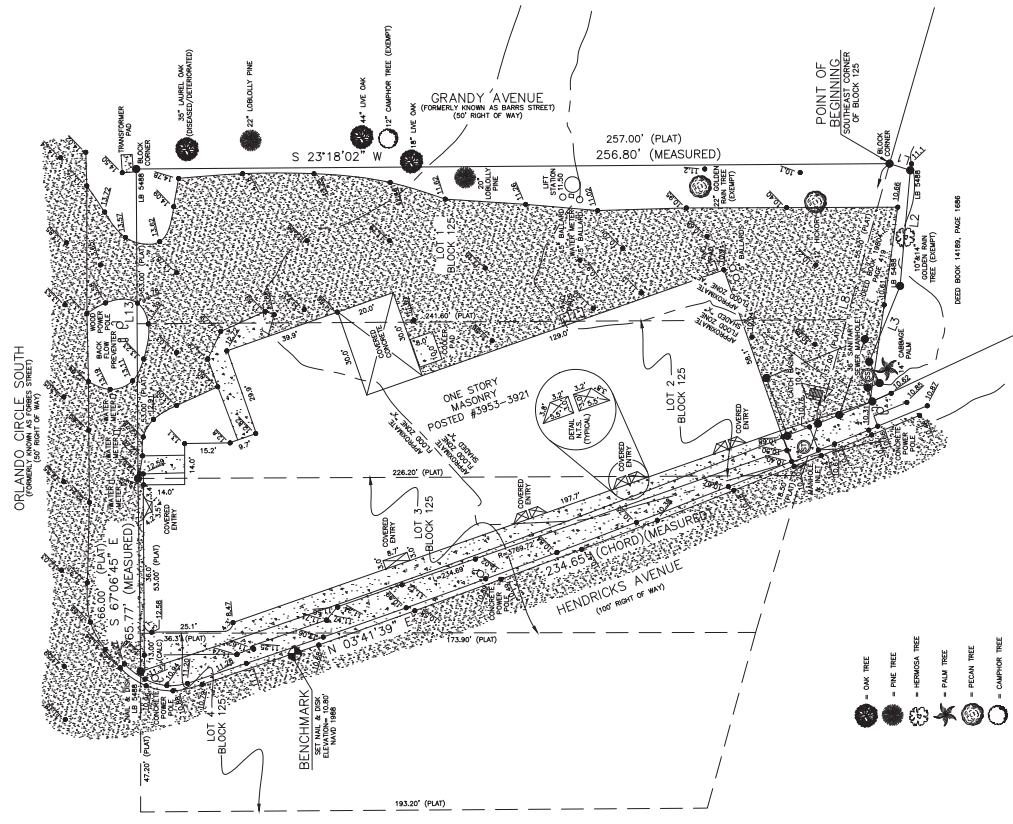
MAP SHOWING BOUNDARY SURVEY OF

LEGAL PROVIDED BY CLIENT:
 LOTS 1, 2, 3 AND 4, BLOCK 125, SOUTH RIVERSIDE SEC. "C", AS RECORDED IN
 PLAT BOOK 6, PAGE 80, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY,
 FLORIDA, EXCEPTING THEREFROM PORTION IN ROAD RIGHT OF WAY.

AND

A PART OF GOVERNMENT LOT 2, SECTION 36 SOUTH, TOWNSHIP 2 SOUTH, RANGE 26
 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF BLOCK 125, SOUTH RIVERSIDE, SECTION "C",
 AS RECORDED IN PLAT BOOK 6, PAGE 80, OF THE CURRENT PUBLIC RECORDS OF
 DUVAL COUNTY, FLORIDA, THENCE NORTH 50 DEGREES 27 MINUTES
 SOUTH RIVERSIDE TO THE FORMER EASTERLY LINE OF STATE ROAD NO. 133
 (HENDRICKS AVENUE); THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID
 STATE ROAD NO. 133, 21.72 FEET; THENCE NORTH 87 DEGREES 51 MINUTES EAST,
 5.05 FEET; THENCE SOUTH 1 DEGREE 57 MINUTES WEST, 4.62 FEET; THENCE NORTH
 87 DEGREES 51 MINUTES EAST, 8.0 FEET; THENCE SOUTH 44 DEGREES 28 MINUTES
 EAST, 27.85 FEET; THENCE SOUTH 61 DEGREES 33 MINUTES EAST, 39.68 FEET;
 THENCE NORTH 40 DEGREES 53 MINUTES EAST, 7.44 FEET TO THE POINT OF
 BEGINNING.



CERTIFIED TO:
 NACKASHI & NACKASHI, LLC

- L1
 S 41°35'45" W
 7.43' (MEASURED)
 N 40°33'00" E
 7.44' (DEED)
 L2
 N 61°16'11" W 39.56'
 (MEASURED)
 S 61°33'00" E
 39.58' (DEED)
- L3
 N 44°12'42" W
 27.91' (CALCULATED)
 S 44°28'00" E
 27.85' (DEED)
- L4
 S 87°54'59" W
 8.06' (DEED)
 N 87°51'00" E
 8.00' (DEED)
- L5
 N 02°56'34" E
 4.34' (MEASURED)
 S 01°15'00" E
 4.62' (DEED)
 L6
 N 84°41'55" W
 4.99' (MEASURED)
 N 87°51'00" E
 5.05' (DEED)
- L7
 N 01°19'36" W
 20.82' (MEASURED)
 S 02°46'38" W
 21.72' (DEED)
- L8
 S 50°34'40" E
 93.37' (MEASURED)
 N 50°27'08" W
 92.50' (DEED)
- L9
 N 01°35'14" E
 12.17' (MEASURED)
 L=12.17', R=3769.72'
- L10
 S 47°17'33" E
 27.26' (MEASURED)
 L11
 N 01°55'01" E
 25.00' (MEASURED)
 L12
 N 85°23'28" W
 21.00' (MEASURED)
 L13
 S 69°36'04" E
 105.51' (MEASURED)

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE DEED BEARING OF N.502708". W. ALONG THE SOUTH LINE OF BLOCK 125.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X", SHARED "X", "AE", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2013, COMMUNITY NUMBER 120077, PANEL 0367, JUNCTION OR NEARBY TO THE CAPTIONED LANDS. THE CAPTIONED LANDS ARE NOT BEING INSURED UNDER THIS POLICY OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED, UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
3. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

SCALE: 1" = 30'

DATE OF FIELD SURVEY: 10-21-21

JOB # 42701

CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL CHARGE AND UNDER THE SUPERVISION OF ME OR AN ASSISTANT REGISTERED UNDER THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 3-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.7, FLORIDA STATUTES.

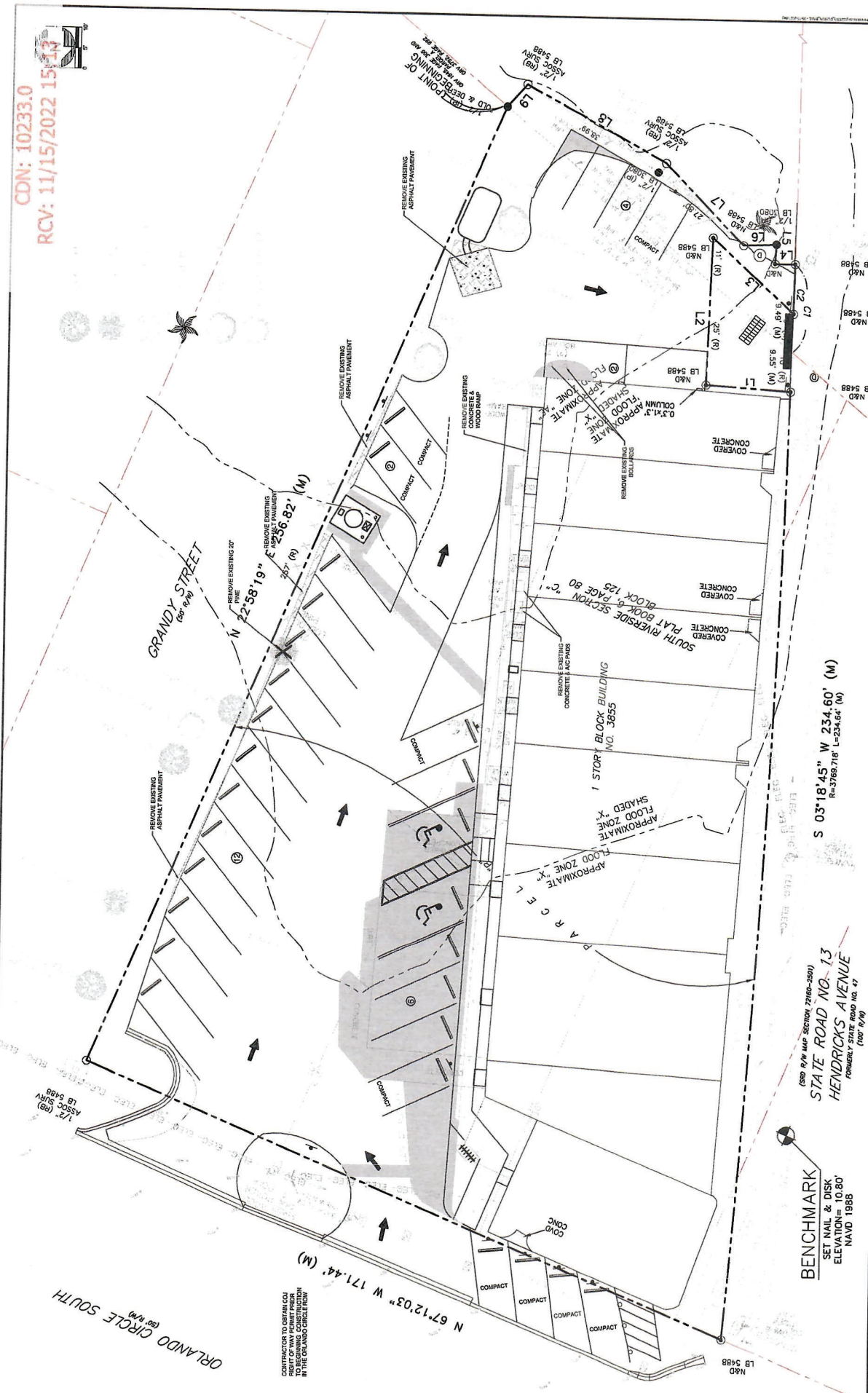
RAYMOND THOMPSON
 LICENSE NO. 14489
 REGISTERED SURVEYOR AND MAPPER, STATE OF FLORIDA

LEGEND:
 R = RADIUS
 L = LENGTH
 X = FINISH
 O = CONCRETE
 SET 1/2" REBAR STAMPED FPMR-16
 FOUND 1/2" REBAR PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
 PC = POINT OF COMPASS OBSERVATION
 P = POINT OF REVERSE OBSERVATION
 PT = POINT OF INTERSECT
 1/4" = 100' CONTOUR

CONSTRUCTION SURVEYS
 LAND SURVEYS
 SUBDIVISIONS

Ray Thompson
 SURVEYING, Inc.
 (Bring the DISTANCE for You)
 1825 University Boulevard West
 Jacksonville, Florida 32217
 (904) 944-4488
 (FAX) 904-448-5178

CDN: 10233.0
 RCV: 11/15/2022 15:13



ORLANDO CIRCLE SOUTH
 (66' R/W)

N 67°12'03" W 171.44' (M)

CONTRACTOR TO OBTAIN COU
 PERMITS FROM THE CITY OF JACKSONVILLE
 TO BEGINNING CONSTRUCTION
 IN THE ORLANDO CIRCLE ROW

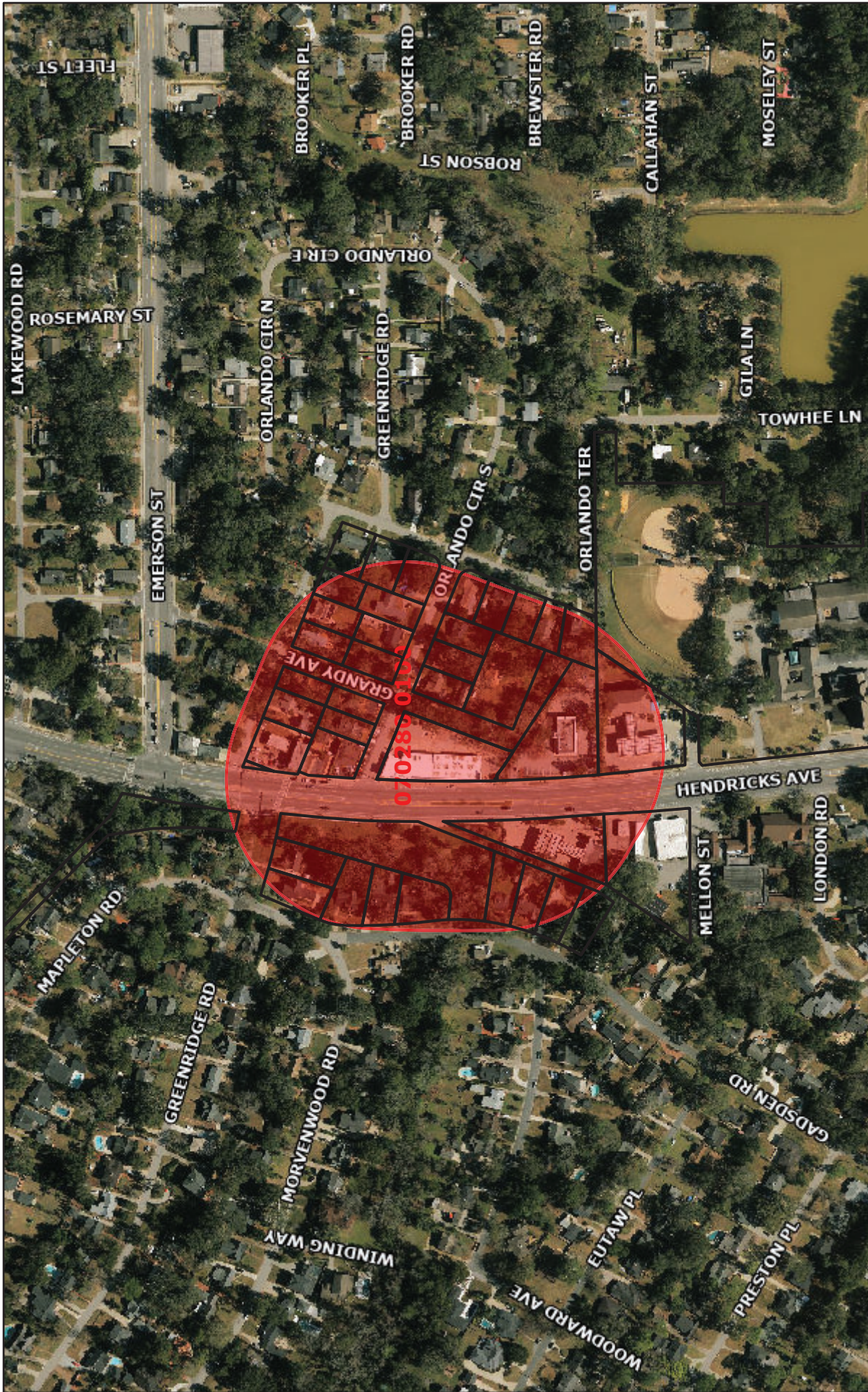
BENCHMARK
 SET NAIL & DISK
 ELEVATION 10.80
 NAD 1988

(800 24th MAP SECTION 27160-2501)
STATE ROAD NO. 13
HENDRICKS AVENUE
 FORMER STATE ROAD NO. 47
 (66' R/W)

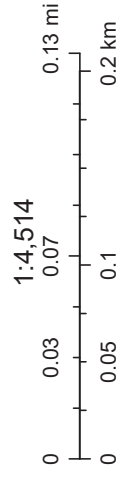
S 03°18'45" W 234.60' (M)
 R=3768.718' L=254.04' (M)

EDWARDS ENGINEERING PROFESSIONAL ENGINEERS		1985 CORPORATE SQUARE BOULEVARD • JACKSONVILLE, FLORIDA 32216 • PHONE (904)725-4220 • FAX (904)725-4219	
SCALE: 1" = 30'	NO. DATE	NO. DATE	REVISIONS
DESIGNED BY: []	NO. DATE	NO. DATE	REVISIONS
DRAWN BY: []	NO. DATE	NO. DATE	REVISIONS
CHECKED BY: []	NO. DATE	NO. DATE	REVISIONS
DATE: AUGUST 2021	NO. DATE	NO. DATE	REVISIONS
PROJECT NO. 22018.08	NO. DATE	NO. DATE	REVISIONS
1985 CORPORATE SQUARE BOULEVARD • JACKSONVILLE, FLORIDA 32216 • PHONE (904)725-4220 • FAX (904)725-4219			
SITE IMPROVEMENTS 3855 HENDRICKS AVENUE JACKSONVILLE, FLORIDA		DATE: _____ SHEET NO. C-2	
OVERALL SITE PLAN			

Land Development Review



February 28, 2024



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP
082894 0000	BENNETT CHRISTINA		3871 GADSDEN RD		JACKSONVILLE	FL	32207
082879 0000	BIERNACKI JEFFREY ALLEN		1438 GREENRIDGE RD		JACKSONVILLE	FL	32207
069646 0000	BLEEKER THOMAS JAMES		3862 ORLANDO CIR W		JACKSONVILLE	FL	32207
070273 0000	CONRAN KEVIN		1602 GREENRIDGE RD		JACKSONVILLE	FL	32207
082881 0000	DUSSINGER ELIZABETH DUNFORD		849 POINT LA VISTA RD N		JACKSONVILLE	FL	32207
070279 0400	FRALEY PAUL RICHARD		3915 GRANDY AVE		JACKSONVILLE	FL	32207
069746 0020	GATE PETROLEUM COMPANY #1190		ATTN: TAX DEPARTMENT	P O BOX 23627	JACKSONVILLE	FL	32241-3627
069652 0000	GOLDWIRE BEVERLY J		3730 ORLANDO CIR W		JACKSONVILLE	FL	32207-6148
070290 0010	HENDRICKS AVENUE BAPTIST CHURCH		4001 HENDRICKS AVE		JACKSONVILLE	FL	32207-6321
082878 0000	HOPKINS LAUREN W		1380 MORVENWOOD RD		JACKSONVILLE	FL	32207-5336
069650 0000	HUDSON WILLIAM L		1635 ORLANDO CIR S		JACKSONVILLE	FL	32207-6129
069649 0000	KINGSTON MATTHEW		1634 ORLANDO CIR S		JACKSONVILLE	FL	32207-6130
070277 0000	LAWRENCE STACEY ANNE		1624 ORLANDO CIR S		JACKSONVILLE	FL	32207-6130
070275 0000	LEMOINE KARAN W		1615 ORLANDO CIR S		JACKSONVILLE	FL	32207
070271 0000	LUMPKIN JANIS M ET AL		C/O JANIS LUMPKIN	9601 SOUTHBROOK DR UNIT N108	JACKSONVILLE	FL	32256
070278 0000	MATHIS KENT O		1612 ORLANDO CIR S		JACKSONVILLE	FL	32207
069648 0000	MCCLINTOCK JANET F LIFE ESTATE		3846 ORLANDO CIR W		JACKSONVILLE	FL	32207-6145
069647 0250	MCDUGAL TIMOTHY EDWIN		3858 ORLANDO CIR W		JACKSONVILLE	FL	32207
070266 0000	MEEK JOHN H III		1518 GREENRIDGE RD		JACKSONVILLE	FL	32207-6114
070286 0010	MOTIVA ENTERPRISES LLC		500 DALLAS ST STE 210		HOUSTON	TX	77002
070280 0100	NACKASHI & NACKASHI LLC		1235 TERRACE OAKS LN		JACKSONVILLE	FL	32223
070270 0000	OSSI GEORGE & JACKLEN TRUST		6203 KELLOW DR		JACKSONVILLE	FL	32216-2554
082882 0000	PITCHER DAVID M		3841 GADSDEN RD		JACKSONVILLE	FL	32207
070279 0000	PULIDO EDWARD G JR		5907 SAXONY WOODS LN		JACKSONVILLE	FL	32211
069647 0300	QUARTARONE LIVING TRUST		11 HILLCREST PL		MOUNT SINAI	NY	11766
082883 0000	RAPSON MATTHEW		3847 GADSDEN RD		JACKSONVILLE	FL	32207
082893 0000	ROBINSON BRIAN		3877 GADSDEN RD		JACKSONVILLE	FL	32207
069746 0000	SETZER LEONARD RONALD ET AL		C/O LRS CO DBA TSG REALTY	8650-12 OLD KINGS RD S	JACKSONVILLE	FL	32217
082891 0000	SHOPTAUGH TIMOTHY		3895 GADSDEN RD		JACKSONVILLE	FL	32207
082892 0000	SMITH LAURI A ET AL		3885 GADSDEN RD		JACKSONVILLE	FL	32207-6304
082710 0000	SSM ASSETS LLC		1619 RIVERSIDE AVE		JACKSONVILLE	FL	32204
070274 0000	TERRY ELIZABETH J		1605 ORLANDO CIR S		JACKSONVILLE	FL	32207-6129
069651 0000	WEBB KYLE BRANDEN		3806 W ORLANDO CIR		JACKSONVILLE	FL	32207
070272 0000	WEEGMANN JARED		1612 GREENRIDGE RD		JACKSONVILLE	FL	32207
070276 0000	WHITE MICHAEL CRAWFORD		1623 ORLANDO CIR S		JACKSONVILLE	FL	32207
070283 0010	WILSON FRANK H II TRUST		1439 SWAN LN		JACKSONVILLE	FL	32207-7605
	SAN MARCO PRESERVATION SOCIETY	ATTEN: CURRENT PRESIDENT	1468 HENDRICKS AV		JACKSONVILLE	FL	32207