

Date Submitted:	7/25/25
Date Filed:	8/18/25

Application Number:	E-25-39
Public Hearing:	

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

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

For Official Use Only		
Current Zoning District:	CC6-1	Current Land Use Category:
Exception Sought:	Retail sale and service of all alcoholic beverages for on or off premises consumption or both.	Applicable Section of Ordinance Code:
Council District:	5	Planning District:
Previous Zoning Applications Filed (provide application numbers):		E-01-26
Notice of Violation(s):		
none found		
Number of Signs to Post:	4	Amount of Fee:
Neighborhood Associations:	Lakewood Community	Zoning Asst. Initials:
Overlay:	none	

PROPERTY INFORMATION	
1. Complete Property Address: 1571 UNIVERSITY BLVD WEST JACKSONVILLE FL 32217	2. Real Estate Number: 146418-0500
3. Land Area (Acres): 3.88	4. Date Lot was Recorded: 1948
5. Property Located Between Streets: SAN JOSE RD AND WEST UNIVERSITY BLVD	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: RESTAURANT	
8. Exception Sought: 4COP SFS LICENSE WITH A FULL SERVICE RESTAURANT	
9. In whose name will the Exception be granted: BRISENO ASSOCIATES LLC DBA: MR GORDO'S TACOS AND CANTANIA	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name: GENERAL PROPERTY SUPPORT INC.,
a Florida corporation,
as Trustee of Lakewood North Land Trust u/l/a dated April 15, 2019

11. E-mail:

12. Address (including city, state, zip):
1 SLEIMAN PKWY STE 270
JACKSONVILLE FL 32216

13. Preferred Telephone:

904 731-8806

APPLICANT'S INFORMATION (if different from owner)

14. Name:
LAWRENCE YANCY

15. E-mail:
lawrenceycancy@yahoo.com

16. Address (including city, state, zip):
1309 ST. JOHNS BLUFF ROAD NORTH
BLDG A. SUITE 2.
JACKSONVILLE FL 32225

17. Preferred Telephone:
904-568-4317

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

Page 2 of 5

PLANNING AND DEVELOPMENT DEPARTMENT

4401 International Boulevard Jacksonville, FL 32210 Phone: 904/255-7889 Fax: 904/255-7890

- 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.

THIS ZONING EXCEPTION IS PRESENTED TO ZONING DEPARTMENT , THE CITY COUNCIL AND THE LUZ BOARD BY BRISENO ASSOCIATES LLC DBA: MR GORDO'S TACOS AND CANTINA A FULL SIZE RESTAURANT TOGETHER WITH A 4COP (SFS) BEVERAGE LICENSE. THE LOCATION OF THIS RESTAURANT IS 1567 WEST UNIVERSITY BLVD JACKSONVILLE FL 32217. THIS LOCATION IN A CCG-1 ZONING THAT REQUIRES A EXCEPTION FOR THIS USAGE. THERE SEVERAL LOCATION IN THIS ZONING BEEN GRANTED THIS USAGE.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- ☒ Survey
- ☒ Site Plan -- two (2) copies on 8 1/2 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.fsl.state.fl.us/propertysearch/BasicSearch.asp>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/inquiry/corporationsearch/Welcome>.
- ☐ 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) GENERAL PROPERTY SUPPORT INC.
a Florida corporation, as Trustee of Lakewood North
a Land Trust W/A dated April 15, 2010

Print name: John A. Brown

Signature: [Signature]

Applicant or Agent (if different than owner)

Print name: LAWRENCE YANCY

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: _____

Signature: _____

SUBMITTAL

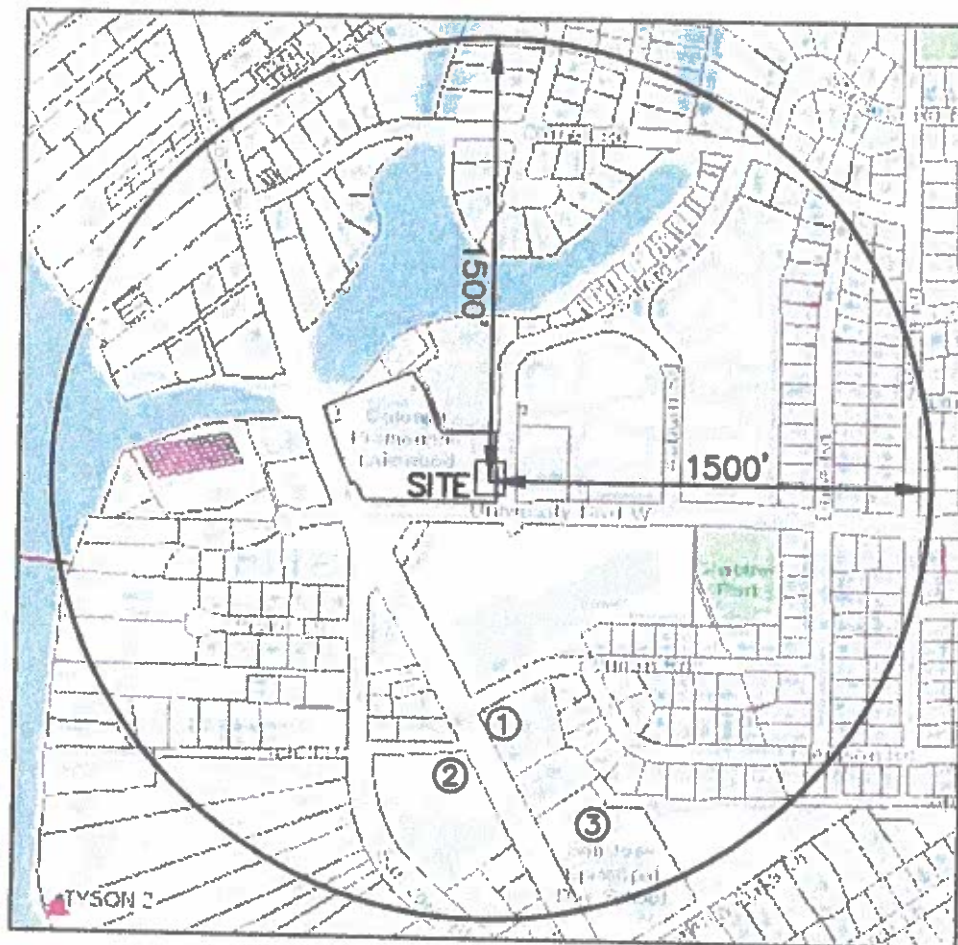
This application must be typed or printed in ink and submitted along with three (3) copies for a total of four (4) applications. Each application must include all required attachments.

Submit applications to:

Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

MAP SHOWING SURVEY OF

THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PART OF TRACT 1, LAKEWOOD UNIT No. 2 AS SHOWN ON MAP THEREOF, RECORDED IN PLAT BOOK 20, PAGE 26, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING IN SECTION 12, TOWNSHIP 2 SOUTH, RANGE 26 EAST, OF SAID DUVAL COUNTY, FLORIDA.



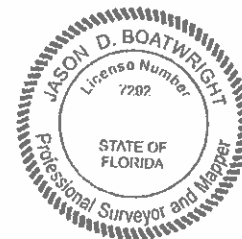
VICINITY MAP
SCALE: 1" = 500'

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 THREE (3).

SUBJECT SITE:
1567 UNIVERSITY BOULEVARD WEST
JACKSONVILLE, FL 32207
R.E.#: 146418-0300

- ① LAKEWOOD CHURCH OF JACKSONVILLE (& PRESCHOOL)
6133 SAN JOSE BOULEVARD
JACKSONVILLE, FL 32207 -- 715'±
- ② SAN JOSE BAPTIST CHURCH
6140 SAN JOSE BOULEVARD
JACKSONVILLE, FL 32207 -- 945'±
- ③ SAN JOSE CHURCH OF CHRIST (& PRESCHOOL)
6233 SAN JOSE BOULEVARD
JACKSONVILLE, FL 32207 -- 1,090'±



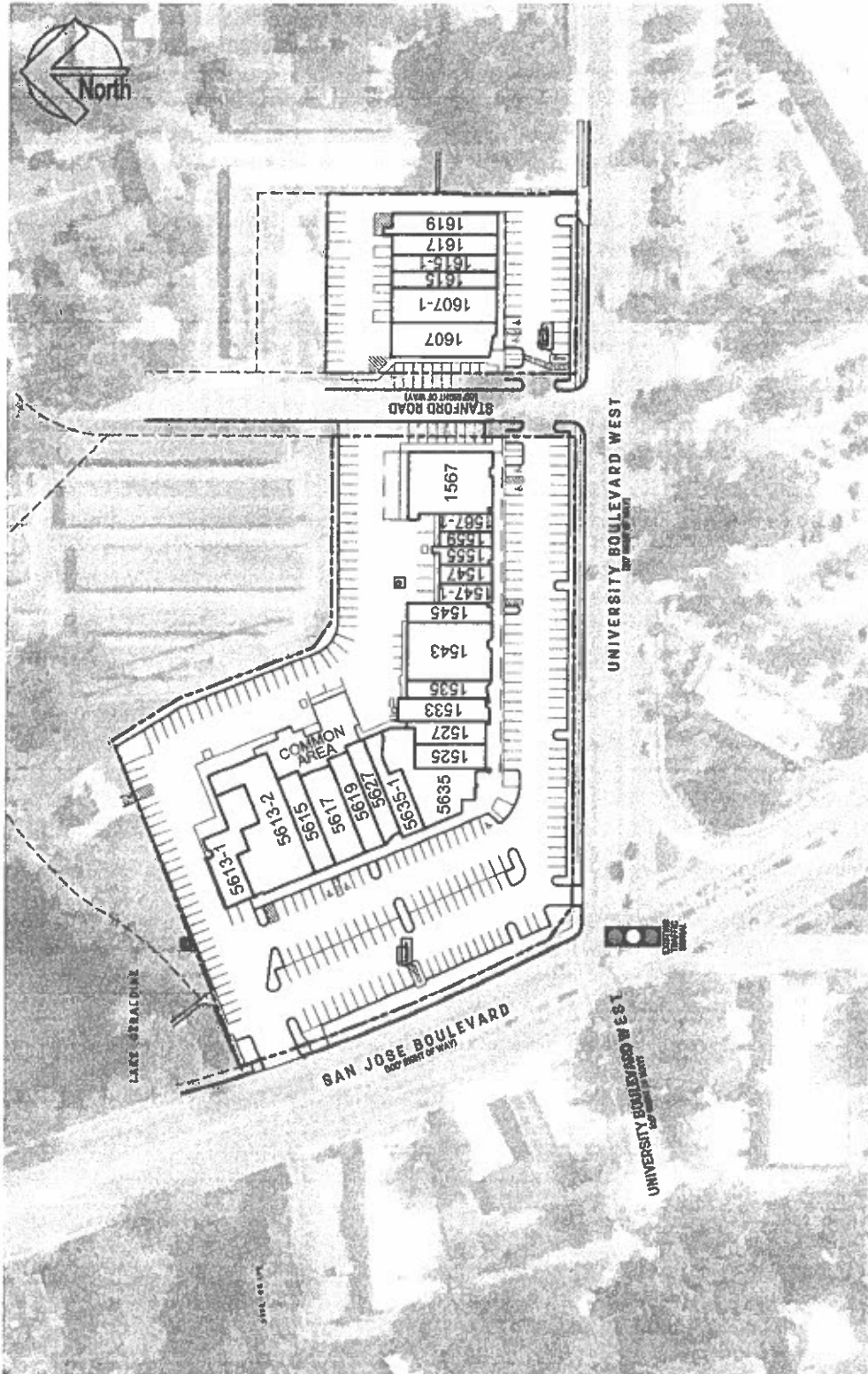
CERTIFIED TO:
BRISEND ASSOCIATES, LLC.,
d/b/a Mr. GORDO'S TACOS AND CANTINA

Jason D. Boatwright
JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DATE: JUNE 10, 2025	FILE: 2025-0711
SHEET 1 OF 1	DRAWN BY: ADT
	SCALE: 1" = 500'

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

1525 UNIVERSITY BOULEVARD, JACKSONVILLE, FLORIDA 32217 LAKELWOOD NORTH



TENANT	ADDRESS	SIZE
SABO MEXICAN B GRILL	1513-1	3,203 SF
ANYTIME FITNESS	1513-2	1,875 SF
PIZZA HUT	1513-3	1,875 SF
AVAILABLE	1513-4	2,400 SF
DOMINO'S PIZZAS	1513-5	1,875 SF
THE FLOOR STUDIO	1513-6	1,700 SF
AVAILABLE	1513-7	2,270 SF
AVAILABLE	1513-8	3,070 SF
AVAILABLE	1513-9	1,451 SF
AVAILABLE	1513-10	966 SF
MOJO'S CAFE	1513-11	2,660 SF
CHOCOLON JEWELLERS	1513-12	1,435 SF
GREYHOUND HALLMARK SHOP #18	1513-13	4,323 SF
JACKSON HEWITT TAX SERVICE	1513-14	1,437 SF
FINCH JUDGE CAFE	1513-15	674 SF
BEST TAILOR	1513-16	978 SF
CLIFF BURGER SHOP	1513-17	900 SF
ALLSTATE INSURANCE	1513-18	750 SF
LEXIMILLS	1513-19	881 SF
AVAILABLE	1513-20	4,322 SF
MOJO'S CAFE	1513-21	3,200 SF
DRY CLEAN CITY	1513-22	3,279 SF
DRY CLEAN CITY	1513-23	1,500 SF
MAN'S LOGOS	1513-24	1,990 SF
AVAILABLE	1513-25	2,007 SF

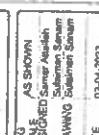
SLEIMAN

SLEIMAN ENTERPRISES - WWW.SLEIMAN.COM - PHONE: 904.731.8806

04/24/2025

MAP SHOWING SURVEY OF





SYMBOL	DESCRIPTION
(●)	EMERGENCY LIGHT IN BACK-UP BATTERY
(○)	EMERGENCY LIGHT
(○)	EMERGENCY LIGHT
(●)	WATER TIGHTNESS TEST



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

General Property Support Inc. as Trustee of Lakewood North Land Trust
Owner Name

1567 W. University Blvd. Jacksonville, FL 32217 u/t/a dated April 15, 2019
Address(es) for Subject Property

146 418-0500
Real Estate Parcel Number(s) for Subject Property

Lawrence Yancy
Appointed or Authorized Agent(s)

Zoning Exception
Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval


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

1. Affiant is the Vice President of General Property Support, Inc., a Florida corporation, as Trustee of Lakewood North Land Trust (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
Michael Herzberg
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 15th day of July, 20 25, by Michael Herzberg as Vice President for General Property Support, Inc., a Florida corporation, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____


Notary Public Signature

[NOTARY SEAL]



Michael Kohoutek
Printed/Typed Name -- Notary Public
My commission expires: 3/15/2029

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

1525 W UNIVERSITY BLVD
Property Detail

RE #	146418-0500
Tax District	GS
Property Use	1691 Shopping Ctr/Community
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02682 LAKEWOOD UNIT 02
Total Area	167892

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

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$2,000,448.00	\$2,000,448.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$6,336,900.00	\$6,804,400.00
Assessed Value	\$5,815,865.00	\$6,397,451.00
Cap Diff/Portability Amt	\$521,035.00 / \$0.00	\$406,949.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$5,815,865.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18789-00493	5/6/2019	\$14,640,000.00	SW - Special Warranty	Unqualified	Improved
16614-02476	11/26/2013	\$19,168,600.00	SW - Special Warranty	Unqualified	Improved
14052-00048	6/12/2007	\$100.00	SW - Special Warranty	Unqualified	Improved
08869-01702	3/3/1998	\$100.00	RW - Right of Way	Unqualified	Vacant
08867-02281	3/2/1998	\$100.00	RW - Right of Way	Unqualified	Vacant
08828-02133	1/12/1998	\$100.00	RW - Right of Way	Unqualified	Vacant
08828-02129	1/12/1998	\$100.00	RW - Right of Way	Unqualified	Improved
08750-02365	10/13/1997	\$14,400,182.00	WD - Warranty Deed	Unqualified	Improved
06776-01785	9/29/1989	\$5,966,000.00	SW - Special Warranty	Unqualified	Improved
04358-00716	4/1/1977	\$1,165,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	99,566.00	\$71,090.00
2	LPMC1	Light Pole Metal	1	0	0	6.00	\$3,249.00
3	LITC1	Lighting Fixtures	1	0	0	6.00	\$1,642.00
4	FWDC1	Fence Wood	1	0	0	39.00	\$182.00
5	FWDC1	Fence Wood	1	0	0	56.00	\$313.00
6	PVCC1	Paving Concrete	1	0	0	1,097.00	\$2,014.00
7	GLSC1	Guardrail	1	0	0	60.00	\$457.00
8	CVPC2	Covered Patio	1	40	14	560.00	\$1,885.00
9	CVPC2	Covered Patio	1	17	14	238.00	\$961.00

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	166,704.00	Square Footage	\$2,000,448.00

Legal

LN	Legal Description
1	20-26 12-2S-26E 3.82
2	LAKEWOOD UNIT 2
3	PT TRACT 1 RECD O/R 18789-493 BEING
4	PARCEL C (EX PT IN R/W RECD
5	O/R 8828-2129,8828-2133,8867-2281,
6	8869-1702)

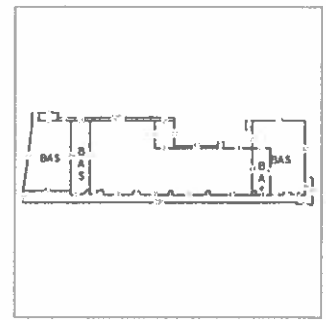
Buildings

Building 1
Building 1 Site Address

Building Type	1601 - SHOP CTR COMMTY
Year Built	1948
Building Value	\$1,498,473.00

Type	Gross Area	Heated Area	Effective Area
Base Area	10766	10766	10766
Base Area	984	984	984
Base Area	3536	3536	3536
Unfinished Storage	49	0	20
Unfinished Storage	600	0	240
Canopy	375	0	94
Unfinished Storage	70	0	28
Base Area	1573	1573	1573
Base Area	3572	3572	3572
Unfinished Storage	168	0	67
Canopy	141	0	35
Canopy	3055	0	764
Canopy	16	0	4
Canopy	56	0	14
Total	24961	20431	21697

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	17	17 C.B. Stucco
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Interior Wall	8	8 Decorative Cvr
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	
Baths	63.000	
Rooms / Units	14.000	
Avg Story Height	13.000	
Common Wall	10.000	

2024 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	\$5,815,865.00	\$0.00	\$5,815,865.00	\$59,834.15	\$65,817.56	\$63,741.88
Public Schools: By State Law	\$6,336,900.00	\$0.00	\$6,336,900.00	\$19,490.46	\$19,593.69	\$19,954.90
By Local Board	\$6,336,900.00	\$0.00	\$6,336,900.00	\$13,765.18	\$14,245.35	\$14,026.09
FL Inland Navigation Dist.	\$5,815,865.00	\$0.00	\$5,815,865.00	\$152.27	\$167.50	\$154.70
Water Mgmt Dist. SJRWMD	\$5,815,865.00	\$0.00	\$5,815,865.00	\$947.99	\$1,042.78	\$980.55
School Board Voted	\$6,336,900.00	\$0.00	\$6,336,900.00	\$6,123.30	\$6,336.90	\$6,336.90
			Totals	\$100,313.35	\$107,203.78	\$105,195.02

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$6,123,300.00	\$5,287,150.00	\$0.00	\$5,287,150.00
Current Year	\$6,336,900.00	\$5,815,865.00	\$0.00	\$5,815,865.00

2024 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.

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information



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

Detail by Entity Name

Florida Limited Liability Company
BRISENO ASSOCIATES LLC

Filing Information

Document Number	L25000197014
FEI/EIN Number	NONE
Date Filed	04/25/2025
Effective Date	04/24/2025
State	FL
Status	ACTIVE

Principal Address

3190 WILDERNESS DR
MIDDLEBURG, FL 32068

Mailing Address

3190 WILDERNESS DR
MIDDLEBURG, FL 32068

Registered Agent Name & Address

REYES, SUHEY S
3190 WILDERNESS DR
MIDDLEBURG, FL 32068

Authorized Person(s) Detail

Name & Address

Title AMBR

REYES, SUHEY S
3190 WILDERNESS DR
MIDDLEBURG, FL 32068

Annual Reports

No Annual Reports Filed

Document Images

[04/25/2025 - Florida Limited Liability](#)

[View image in PDF format](#)



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

Detail by Entity Name

Florida Profit Corporation
GENERAL PROPERTY SUPPORT, INC.

Filing Information

Document Number P10000032670
FEI/EIN Number 80-0592577
Date Filed 04/15/2010
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 06/27/2018
Event Effective Date NONE

Principal Address

1 SLEIMAN PARKWAY
SUITE 270
JACKSONVILLE, FL 32216

Mailing Address

1 SLEIMAN PARKWAY
SUITE 270
JACKSONVILLE, FL 32216

Registered Agent Name & Address

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

Name Changed: 02/16/2023

Officer/Director Detail

Name & Address

Title DP

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

Title DVP

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

Title DVPS

SLEIMAN, ELI TJR
1 SLEIMAN PARKWAY, SUITE 270
JACKSONVILLE, FL 32216

Title V

HERZBERG, MICHAEL W
1 SLEIMAN PARKWAY - SUITE 270
JACKSONVILLE, FL 32216

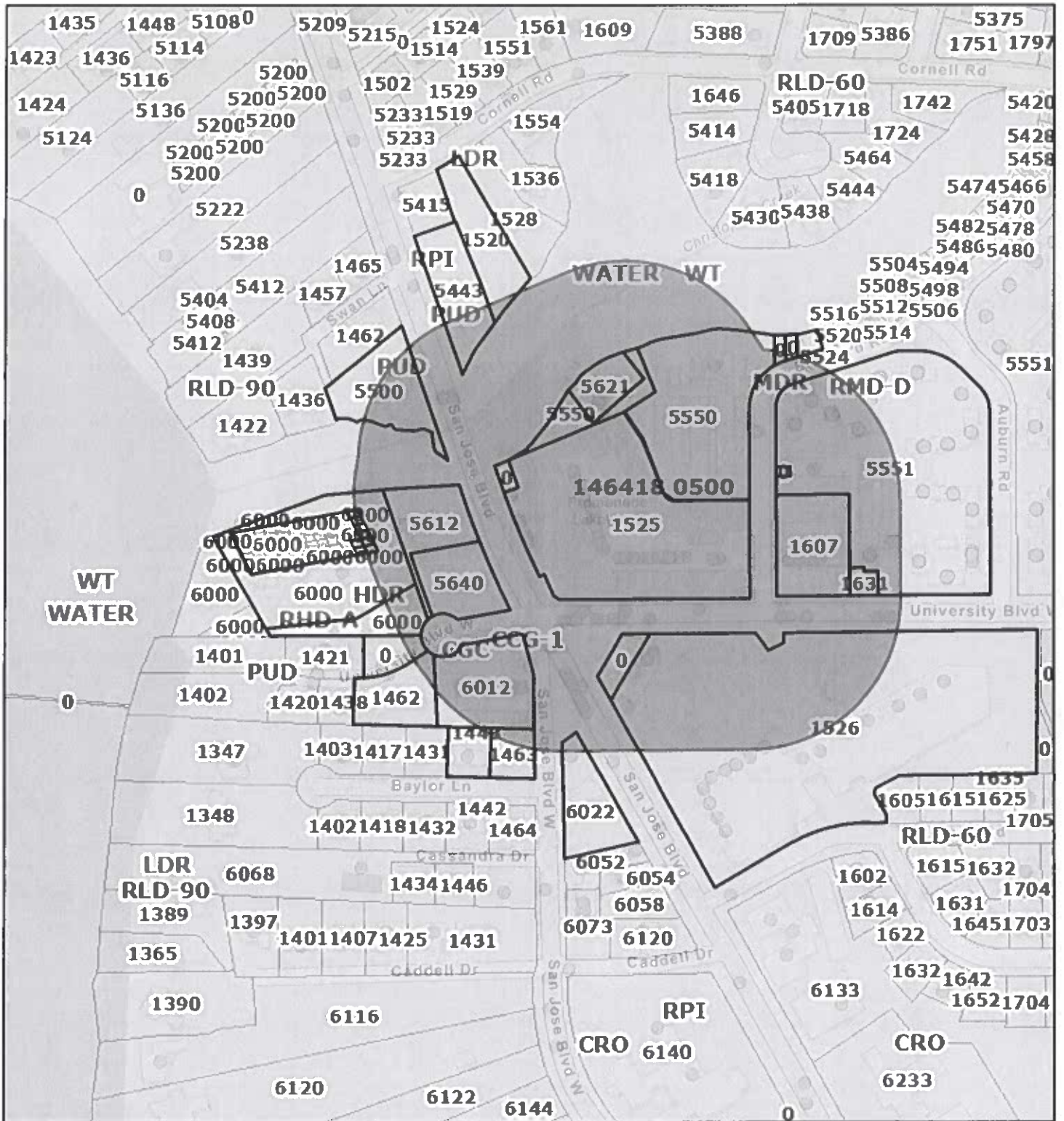
Annual Reports

Report Year	Filed Date
2023	02/16/2023
2024	01/30/2024
2025	03/27/2025

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Land Development Review



July 29, 2025

1:4,514

☐ Parcels

Notice Zones

MILITARY

Address Points

 Land Use

Height Restriction Zones

 Panel Index

Military Accident Potential Zones

Zoning

APZ2

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On File

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	UNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAIL_ZIP	
2	097639 0520	LAKEWOOD CREEKSIDE LAND TRUST		1 SLEIMAN PKWY STE 270			JACKSONVILLE	FL 32216	
3	146419 0100	LAKEWOOD NORTH LAND TRUST		1 SLEIMAN PKWY STE 270			JACKSONVILLE	FL 32216	
4	099170 6122	BECKER TERRI ET AL		121 CHERRYFIELD LN			SAVANNAH	GA 31419	
5	147032 0000	LAKEWOOD SOUTH LAND TRUST		1 SLEIMAN PKWY STE 270			JACKSONVILLE	FL 32216	
6	146420 0000	VILLAGE AT SAN JOSE LP		PO BOX 7933			JACKSONVILLE	FL 32238	
7	100449 5050	WATKINS RAQUEL S		1421 UNIVERSITY BLVD W			JACKSONVILLE	FL 32217-2327	
8	099170 6118	ROTHSCHILD JANE ET AL		6000 SAN JOSE BLVD 10-E			JACKSONVILLE	FL 32217	
9	146938 0000	LEHMANN EDWARD GEORGE III		1463 BAYLOR LN			JACKSONVILLE	FL 32217	
10	097639 0510	SAN JOSE BLVD REALTY LLC		4521 SHARON RD SUITE 275			CHARLOTTE	NC 28211	
11	147882 1120	BATTEN JERRY		9072 COTSWOLD WAY			JACKSONVILLE	FL 32257-5062	
12	100435 0000	6022 SAN JOSE LLC		6803 OLD KINGS RD S			JACKSONVILLE	FL 32217	
13	099170 6120	BECKHAM CATHERINE G		6000 SAN JOSE BLVD 10F			JACKSONVILLE	FL 32217-2346	
14	146418 0550	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		PO BOX 1089			LAKE CITY	FL 32056-1089	
15	099170 6001	SIX THOUSAND ASSOCIATION INC		6000 SAN JOSE BLVD			JACKSONVILLE	FL 32217	
16	099170 6124	RUST WILBUR C ET AL		6000 SAN JOSE BLVD APT 11B			JACKSONVILLE	FL 32217-2346	
17	099170 6026	MARGOL MICHELLE LIFE ESTATE		6000 SAN JOSE BLVD UNIT 3A			JACKSONVILLE	FL 32217-2352	
18	146810 0010	WATSON PROPERTIES 1 LLC		7821 DEERCREEK CLUB RD STE 200			JACKSONVILLE	FL 32256	
19	099170 6074	** CONFIDENTIAL **		300 N HOGAN ST			JACKSONVILLE	FL 32202	
20	099170 6024	LEWIS FAMILY REVOCABLE LIVING TRUST		6000 SAN JOSE BLVD #206			JACKSONVILLE	FL 32217-2352	
21	146939 0000	** CONFIDENTIAL **		1443 BAYLOR LN			JACKSONVILLE	FL 32217-2301	
22	099196 0000	ROSENBLUMS		5500 SAN JOSE BLVD			JACKSONVILLE	FL 32207-7614	
23	100434 1000	LAKEWOOD WEST LAND TRUST		1 SLEIMAN PKWY STE 270			JACKSONVILLE	FL 32216	
24	146418 0010	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST			JACKSONVILLE	FL 32202	
25	100449 5015	PILLA DOMINICK J ET AL		1462 UNIVERSITY BV W			JACKSONVILLE	FL 32217	
26	146421 0100	ARIEN PROPERTIES LLC		6140 FORDHAM CIR W			JACKSONVILLE	FL 32217	
27	146811 0010	BALANKY VINCENT D		1520 CORNELL RD			JACKSONVILLE	FL 32207	
28	099170 6072	CLAUSER ALBERT		2143 CRYSTAL DR			LAGRANGE	KY 40031	
29	146421 0000	MHC 332 STANFORD JACKSONVILLE FL LLC		41 FLATBUSH AVE STE 5A			BROOKLYN	NY 11217	
30	099170 0030	SIX THOUSAND ASSOCIATION INC		C/O SENTRY MANAGEMENT INC	2180 WEST SR 434 STE 5000		LONGWOOD	FL 32779	
31		SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR			JACKSONVILLE	FL 32217	
32		LAKEWOOD COMMUNITY	PATRICIA RITTER	5522 STETSON RD			JACKSONVILLE	FL 32207	

x29
 203 Notice
 + 1173 Fee
 \$1,376. Total

Jim Overton

Duval County

Date Time: 08/18/2025 10:59AM

Drawer: P01

Clerk: GJA

Transaction: 7716160

Duval County, City Of Jacksonville

Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Date: 7/29/2025

Email: CRule@coj.net

From: CR Processing: \$1,376.00

CR784313

GENERAL PROPERTY

SUPPORT INC /,

LAWRENCE YANCY

1571 UNIVERSITY BV

W JACKSONVILLE, FL

32217

Total: \$1,376.00

Receipt: 395-26-00671827

GENERAL PROPERTY SUPPORT INC / LAWRENCE YANCY

571 UNIVERSITY BV W JACKSONVILLE, FL 32217

APPLICATION FOR ZONING EXCEPTION

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	000000	00000000	1376.00	0.00
00000000	000000	00000000	0.00	1376.00

Total Tendered: \$1,376.00

Check: \$1,376.00

Chk#2501

Balance: \$0.00

Paid By: PICAZO BROTHER'S LLC

DBA MR GORDOS TACOS AND CANTINA

Total Due: \$1,376.00

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

Account No: CR784313

REZONING/VARIANCE/EXCEPTION

Date: 7/29/2025

Name: GENERAL PROPERTY SUPPORT INC / LAWRENCE YANCY

Address: 1571 UNIVERSITY BV W JACKSONVILLE, FL 32217

Description: APPLICATION FOR ZONING EXCEPTION

Total Due: \$1,376.00