

Application For Administrative Deviation

Planning and Development Department Info

Application # N/A **Staff Sign-Off/Date** N/A / N/A
Filing Date N/A **Number of Signs to Post** N/A
Current Land Use Category N/A
Deviation Sought N/A
Applicable Section of Ordinance Code N/A
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association N/A
Overlay N/A

Application Info

Tracking # 5895 **Application Status** FILED COMPLETE
Date Started 10/03/2024 **Date Submitted** 10/03/2024

General Information On Applicant

Last Name HAGAN **First Name** DAVID **Middle Name** CHRISTOPHER
Company Name THE SOUTHERN GROUP
Mailing Address 208 N LAURA STREET, SUITE 710
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9044258765 **Fax** **Email** HAGAN@THESOUTHERNGROUP.COM

General Information On Owner(s)

Last Name DAVIS **First Name** PATRICK **Middle Name** RYAN
Company/Trust Name MARCORE, LLC
Mailing Address 2002 SAN MARCO BLVD, SUITE 200
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9044258765 **Fax** **Email** RYAN@DAVISRED.COM

Property Information

Previous Zoning Application Filed?
If Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 081245 0000	5	3	CCG-1

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

Total Land Area (Nearest 1/100th of an Acre) 0.23

In Whose Name Will The Deviation Be Granted
MATTHEW MEDURE

Is transferability requested? Yes No

If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location

SAN MARCO SQUARE; ON THE SOUTHSIDE OF SAN MARCO BOULEVARD

House #	Street Name, Type and Direction	Zip Code
2002	SAN MARCO BLVD	32207

Between Streets

BALIS and SORRENTO

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

- Reduce required minimum lot area from _____ to _____ square feet.
 - Increase maximum lot coverage from _____ % to _____ %.
 - Increase maximum height of structure from _____ to _____ feet.
 - Reduce required yard(s) _____
 - Reduce minimum number of off-street parking spaces from 32 to 0 .
 - Increase the maximum number of off-street parking spaces from _____ to _____ .
 - Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of 15 feet to _____ feet.
 - Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of 25 feet to _____ feet.
 - Decrease minimum number of loading spaces from _____ required to _____ loading spaces.
- Reduce the dumpster setback from the required 5 feet along:
- North to _____ feet;
 - East to _____ feet;
 - South to _____ feet;
 - West to _____ feet.
 - Decrease the minimum number of bicycle parking spaces from _____ required to _____ spaces.
 - Reduce the minimum width of drive from _____ feet required to _____ feet.
 - Reduce vehicle use area interior landscape from _____ square feet to _____ square feet.
 - Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to _____ feet.
 - Reduce the number of terminal island trees from _____ terminal islands required to _____ terminal islands.

Reduce the landscape buffer between vehicle use area along
 Enter Street Name _____ from **10** feet per linear feet of
 frontage and **5** feet minimum width required to _____ feet per linear feet of frontage and
 _____ feet minimum width.

Reduce the number of shrubs along Enter Street Name _____ from _____
 required to _____ shrubs.

Reduce the number of trees along Enter Street Name _____ from _____
 required to _____ trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from **5** feet minimum width required along:

North boundary to _____ feet;

East boundary to _____ feet;

South boundary to _____ feet;

West boundary to _____ feet.

Reduce the number of trees along:

North property boundary from _____ required to _____ trees;

East property boundary from _____ required to _____ trees;

South property boundary from _____ required to _____ trees;

West property boundary from _____ required to _____ trees.

Increase the maximum width of the driveway access from Enter Street Name _____
 from 24 36 48 feet required to _____ feet.

Decrease the minimum width of the driveway access from Enter Street Name _____
 from 24 36 48 feet required to _____ feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required along:

North to _____ feet;

East to _____ feet;

South to _____ feet;

West to _____ feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required along:

North to _____ feet;

East to _____ feet;

South to _____ feet;

West to _____ feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

North property boundary to _____ feet wide;

East property boundary to _____ feet wide;

South property boundary to _____ feet wide;

West property boundary to _____ feet wide.

Reduce the uncomplimentary land use buffer trees along:

North property boundary from _____ required to _____ trees;

East property boundary from _____ required to _____ trees;

South property boundary from _____ required to _____ trees;

West property boundary from _____ required to _____ trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

- North property boundary to feet tall and %;
- East property boundary to feet tall and %;
- South property boundary to feet tall and %;
- West property boundary to feet tall and %.

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
- Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only
- Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

YES. THE SUBJECT SITE IS PART OF MARCOCES 0.23 SPACE (.07) AND IS LOCATED AT 2006 SAN MARCO BLVD ON THE SOUTH SIDE OF SAN MARCO BLVD WHICH IS A COLLECTOR ROADWAY IN THE SAN MARCO SQUARE SHOPPING AREA. THE APPLICATION SITE IS ALSO LOCATED WITHIN PLANNING DISTRICT 3, COUNCIL DISTRICT 5, AND WITHIN THE URBAN DEVELOPMENT AREA. CGC IN THE URBAN DEVELOPMENT AREA IS INTENDED TO PROVIDE DEVELOPMENT IN NODAL AND CORRIDOR DEVELOPMENT PATTERNS WHILE PROMOTING THE ADVANCEMENT OF EXISTING COMMERCIAL LAND USES AND THE USE OF EXISTING INFRASTRUCTURE. IT IS ALSO IN A CORRIDOR OF SIMILAR ESTABLISHMENTS. THE PRINCIPAL USES INCLUDE COMMERCIAL RETAIL SALES AND SERVICE ESTABLISHMENTS INCLUDING RESTAURANTS. THE PROPOSED PARKING EXEMPTION FALLS IN LINE WITH THE CORRIDORS EXISTING ESTABLISHMENTS.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

THERE ARE PRACTICAL DIFFICULTIES IN CARRYING THIS OUT BECAUSE THIS ESTABLISHMENT IS PART OF THE SAN MARCO SQUARE PROMENADE AND ALL OF THE ESTABLISHMENTS SHARE THE ON-STREET PARKING.

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

THIS IS NOT OUT OF A DESIRE TO REDUCE COSTS BUT BASED ON THE AMOUNT OF SPACE AVAILABLE.

3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;

THIS DEVIATION IS IN LINE WITH THE OTHER ESTABLISHMENTS IN THE SAN MARCO SQUARE CORRIDOR. SALEYA CAFE & BAR WILL OFFER A DISTINCTIVE EXPERIENCE FOR SAN MARCO SQUARE PATRONS AND WILL UTILIZE THE ON-STREET PARKING WITH OVERFLOW BEHIND ASPIRE CHURCH. IT WILL NOT DIMINISH PROPERTY VALUES.

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

THE PROPOSED EXCEPTION WILL NOT ADVERSELY AFFECT THE SAFETY OR WELFARE, AND/OR CREATE A NUISANCE. THE AREA IS LARGELY DEVELOPED WITH A VARIETY OF COMMERCIAL USES WHICH THIS IS IN LINE WITH.

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and
NO.

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

THIS IS IN HARMONY WITH THE CORRIDOR AND NODAL DEVELOPMENT.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

- (i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;
- (ii) The length of time the violation has existed without receiving a citation; and
- (iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

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 \$966.00

2) Plus Notification Costs Per Addressee
Notifications @ \$7.00/each:

3) Total Application Cost:

* 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.**

Prepared by and return to:
River City Title, LLC
11512 Lake Mead Ave, Suite 801
Jacksonville, Florida 32256

Note: This Quitclaim Deed prepared without the benefit of a title examination, title insurance or attorneys opinion of title.

Note: This Quitclaim Deed is exempt from documentary stamp tax pursuant to F.A.C. Section 12B-4.014(5)

QUITCLAIM DEED

THIS QUITCLAIM DEED is made the 22nd day of January, 2020 by **Frank Sanchez, Jonathan Davis, and Patrick R. Davis** ("Grantor"), whose address is 2002 San Marco Boulevard, Suite 203, Jacksonville, Florida 32207 to and in favor of **Marcore, LLC, a Florida limited liability company** ("Grantee"), whose address is 2002 San Marco Boulevard, Suite 203, Jacksonville, Florida 32207.

(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 \$10.00 and other valuable consideration, has remised, released and quitclaimed to the Grantees, their heirs, successors and assigns forever, that real property located in Duval County, Florida, which is described as follows:

See attached "Exhibit A"

Property Address: 2002 San Marco Boulevard, Jacksonville, Florida 32207

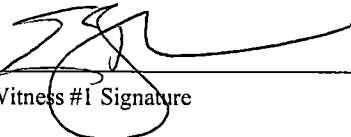
Parcel ID Number: **081245-0000**

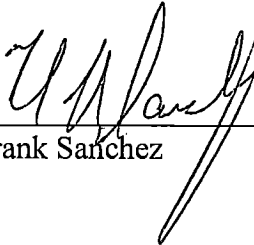
To have and to hold same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, his heirs, successors and assigns forever.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

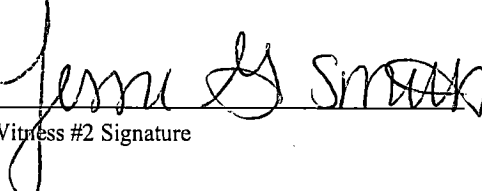
IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed as of the day and year first above written.

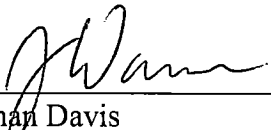
Signed, sealed and delivered in the presence of:


Witness #1 Signature

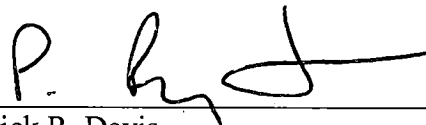

Frank Sanchez

ERIC BLOCKER
Witness #1 Printed Name


Witness #2 Signature

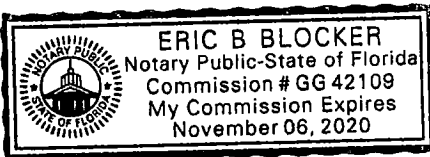

Jonathan Davis

Jessie Gale SMITH
Witness #2 Printed Name


Patrick R. Davis

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of January, 2020, by Frank Sanchez, Jonathan Davis, and Patrick R. Davis, who are personally known to me or who produced _____ as identification.



(seal)

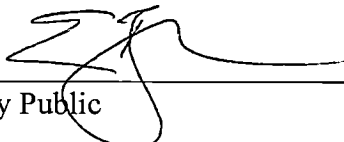

Notary Public

EXHIBIT "A"

LOT 5 AND THE WESTERLY 13 FEET OF LOT 6, BLOCK 9, SAN MARCO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 5 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PROPERTY BEING DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY SIDE OF SAN MARCO BOULEVARD AND THE EASTERLY SIDE OF CARLO STREET; RUNNING THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF CARLO STREET, 135.09 FEET TO THE NORTHERLY SIDE OF A PUBLIC ALLEY, RUNNING THENCE EASERLY ALONG THE NORTHERLY SIDE OF SAID PUBLIC ALLEY 75 FEET; RUNNING THENCE NORTHERLY PARALLEL WITH THE EASTERLY SIDE OF CARLO STREET 135.09 FEET TO THE SOUTHERLY SIDE OF SAN MARCO BOULEVARD; RUNNING THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF SAN MARCO BOULEVARD 75 FEET TO THE POINT OF BEGINNING.

Also known as 2002 San Marco Boulevard, Jacksonville, Florida 32207

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.

MARCORE LLC
 2002 SAN MARCO BLVD STE 203
 JACKSONVILLE, FL 32207

Primary Site Address
 2002 SAN MARCO BLVD
 Jacksonville FL 32207-

Official Record Book/Page
 19083-00076

Tile #
 6425

2002 SAN MARCO BLVD
 Property Detail

RE #	081245-0000
Tax District	USD1
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01417 SAN MARCO
Total Area	10129

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)	\$252,650.00	\$277,915.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$4,433,500.00	\$4,653,400.00
Assessed Value	\$4,144,580.00	\$4,559,038.00
Cap Diff/Portability Amt	\$288,920.00 / \$0.00	\$94,362.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$4,144,580.00	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
19083-00076	1/22/2020	\$100.00	QC - Quit Claim	Unqualified	Improved
19070-02406	1/6/2020	\$4,000,000.00	SW - Special Warranty	Qualified	Improved
19070-02404	8/14/2017	\$100.00	QC - Quit Claim	Unqualified	Improved
17634-01829	7/11/2016	\$987,400.00	WD - Warranty Deed	Unqualified	Improved
17569-01703	5/17/2016	\$100.00	WD - Warranty Deed	Unqualified	Improved
15306-00260	6/29/2010	\$100.00	QC - Quit Claim	Unqualified	Improved
09408-00070	8/31/1999	\$1,525,000.00	WD - Warranty Deed	Qualified	Improved
08063-00222	3/30/1995	\$200,000.00	QC - Quit Claim	Unqualified	Improved
08063-00220	3/30/1995	\$560,000.00	WD - Warranty Deed	Unqualified	Improved
06068-01380	12/28/1985	\$250,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	MZWC6	Mezzanine Wood	1	0	0	150.00	\$971.00
2	SWSC6	Sprinkler Wet System	1	0	0	18,765.00	\$10,884.00

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	10,106.00	Square Footage	\$277,915.00

Legal

LN	Legal Description
1	11-5 46-2S-26E .232
2	SAN MARCO
3	LOT 5,W 13FT LOT 6 BLK 9

Buildings

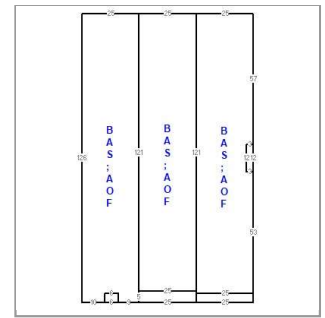
Building 1
 Building 1 Site Address
 2002 SAN MARCO BLVD Unit
 Jacksonville FL 32207-

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco

Building Type	1602 - SHOP CTR NBHD
Year Built	1941
Building Value	\$1,406,608.00

Type	Gross Area	Heated Area	Effective Area
Base Area	3126	3126	3126
Average Office	3126	3126	3126
Base Area	3025	3025	3025
Average Office	3025	3025	3025
Base Area	3014	3014	3014
Average Office	3014	3014	3014
Canopy	36	0	9
Average Office	36	36	36
Canopy	100	0	25
Average Office	100	100	100
Canopy	125	0	31
Average Office	125	125	125
Canopy	24	0	6
Average Office	24	24	24
Total	18900	18615	18686

Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
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	6	6 NS Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	2.000	
Baths	25.000	
Rooms / Units	14.000	
Avg Story Height	14.000	

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$4,559,038.00	\$0.00	\$4,559,038.00	\$46,903.80	\$51,594.18	\$49,967.06
Urban Service Dist1	\$4,559,038.00	\$0.00	\$4,559,038.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$4,653,400.00	\$0.00	\$4,653,400.00	\$14,111.83	\$14,388.31	\$14,653.56
By Local Board	\$4,653,400.00	\$0.00	\$4,653,400.00	\$9,966.51	\$10,460.84	\$10,299.84
FL Inland Navigation Dist.	\$4,559,038.00	\$0.00	\$4,559,038.00	\$119.36	\$131.30	\$121.27
Water Mgmt Dist. SJRWMD	\$4,559,038.00	\$0.00	\$4,559,038.00	\$743.12	\$817.44	\$768.65
School Board Voted	\$4,653,400.00	\$0.00	\$4,653,400.00	\$4,433.50	\$4,653.40	\$4,653.40
Urb Ser Dist1 Voted	\$4,559,038.00	\$0.00	\$4,559,038.00	\$0.00	\$0.00	\$0.00
Totals				\$76,278.12	\$82,045.47	\$80,463.78

Description	Just Value	Assesed Value	Exemptions	Taxable Value
Last Year	\$4,433,500.00	\$4,144,580.00	\$0.00	\$4,144,580.00
Current Year	\$4,653,400.00	\$4,559,038.00	\$0.00	\$4,559,038.00

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.

- [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

[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
 MARCORE LLC

Filing Information

Document Number L20000006164
FEI/EIN Number 84-4257320
Date Filed 12/27/2019
State FL
Status ACTIVE

Principal Address

2002 SAN MARCO BLVD
 SUITE #200
 JACKSONVILLE, FL 32207

Mailing Address

2002 SAN MARCO BLVD
 SUITE #200
 JACKSONVILLE, FL 32207

Registered Agent Name & Address

Morgan, Elizabeth M
 2002 SAN MARCO BLVD
 SUITE 200
 JACKSONVILLE, FL 32207

Name Changed: 01/18/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

DAVIS, JONATHAN M
 2002 SAN MARCO BLVD SUITE 200
 JACKSONVILLE, FL 32207

Title AMBR

DAVIS, PATRICK R
 2002 SAN MARCO BLVD SUITE 200
 JACKSONVILLE, FL 32207

Title AMBR

SANCHEZ, FRANK
3500 SUNNYSIDE DRIVE
JACKSONVILLE, FL 32207

Annual Reports

Report Year	Filed Date
2022	01/18/2022
2023	04/10/2023
2024	03/21/2024

Document Images

03/21/2024 -- ANNUAL REPORT	View image in PDF format
04/10/2023 -- ANNUAL REPORT	View image in PDF format
01/18/2022 -- ANNUAL REPORT	View image in PDF format
09/17/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
12/27/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

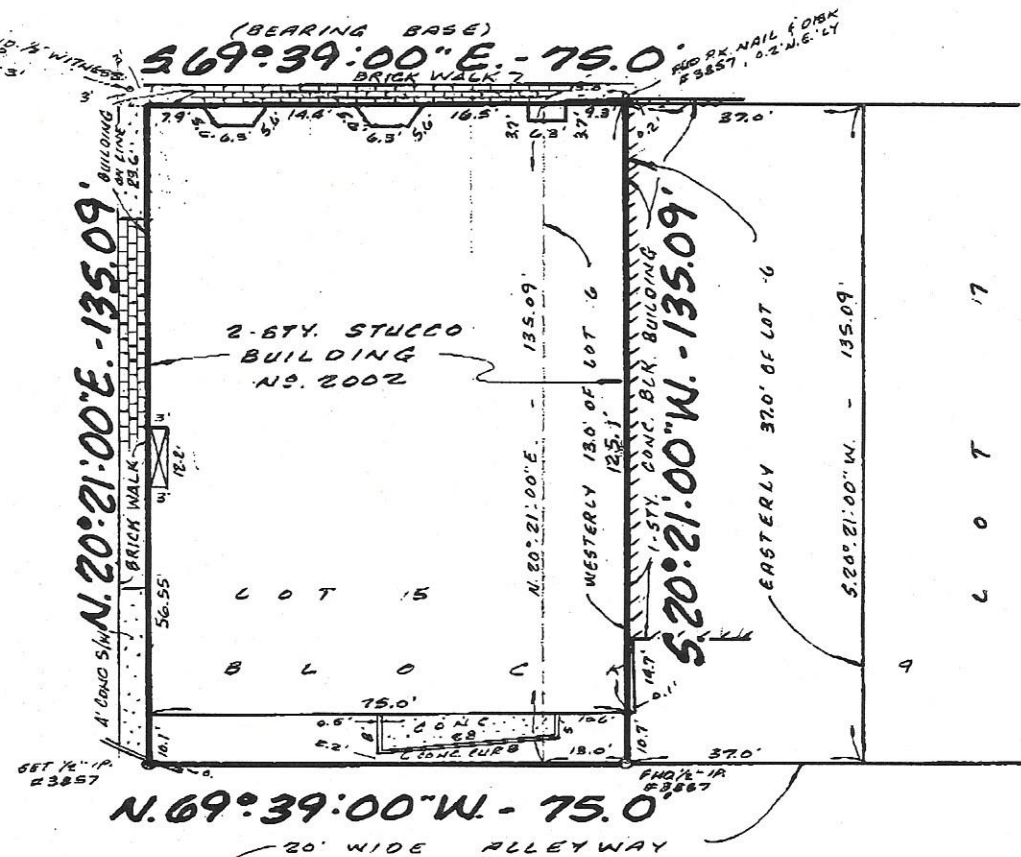
MAP SHOWING BOUNDARY SURVEY OF LOT 5, TOGETHER WITH THE WESTERLY 13.0 FEET OF LOT 6, BLOCK 9 AS SHOWN ON MAP OF SAN MARCO

AS RECORDED IN PLAT BOOK 11 PAGE 5 OF THE CURRENT PUBLIC RECORDS OF DUVAL CO. FLA. CERTIFIED TO: SAN MARCO LAND/AMERICAN NATIONAL BANK OF FLORIDA/FIRST AMERICAN TITLE INSURANCE COMPANY/FRANSON, ALDRIDGE & SANDS



SAN MARCO BOULEVARD (100' R/W)

CARLO STREET
(150' R/W)



RECERT. W.D. # 95-206-2, 7-29-96 (FIELD)
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

I HEREBY CERTIFY THAT THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 142 E FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 8-15-87

ALL AMERICAN SURVEYORS, INC.

LAND SURVEYORS - 8789 SAN JOSE BLVD., SUITE 301 - JACKSONVILLE, FLORIDA 32217 - 904/739-2217

LEGEND	ABBREVIATIONS
□ CONC. MON.	CONC. CONC. MON.
● IRON COR. (SET WITH CAP #LB 3857)	IRON IRON COR.
-X- FENCE	PRM PERMANENT REFERENCE
○ IRON COR. (FOUND)	P.T. POINT OF TANGENCY
⊗ CROSS CUT	P.C. POINT OF CURVE
	P.R.C. POINT OF REVERSE CURVE
	P.C.C. POINT OF COMPOUND CURVE
	CH. CHORD
	A.W. ARC LENGTH
	R. RADIUS
	ACT. ACTUAL
	PLAT PLAT
	R.S. RADIAL
	RES. RESTRICTION
	EASEMENT EASEMENT
	UND. UNDESTRUCTED DRAINAGE
	LS# LAND SURVEYOR NUMBER
	CL. CENTER LINE
	R/W RIGHT-OF-WAY

I HEREBY CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA, STATUTES.

JAMES D. HARRISON, JR., P.L.S. No. 2867

SCALE 1" = 30'

DATE 2-28-95

REGISTERED SURVEYOR, STATE OF FLORIDA

5
4
3
2
1

ALL AMERICAN SURVEYORS, INC.

9
8

OCCUPANCY SCHEDULE - FIRE AREA 1 (ASSEMBLY) (NFPA 101 (7.3.1.2))						
RM. #	RM. NAME	AREA (SQ. FT.)	CLASS	LOAD (1 PER -)	OCC.	
101	DINING	647	UNCONC. TABLES AND CHAIRS	15	43.1	
102	BANQUET SEATING #1	420 LINEAR INCHES	UNCONC. TABLES AND CHAIRS	24	17.50000	
103	BANQUET SEATING #2	482 LINEAR INCHES	UNCONC. TABLES AND CHAIRS	24	20.00000	
104	BANQUET SEATING #3	64 LINEAR INCHES	UNCONC. TABLES AND CHAIRS	24	2.60000	
105	BAR SEATING	276 LINEAR INCHES	UNCONC. TABLES AND CHAIRS	24	11.50000	
106	BOOTH SEATING #1	132 LINEAR INCHES	UNCONC. TABLES AND CHAIRS	24	5.50000	
107	BOOTH SEATING #2	132 LINEAR INCHES	UNCONC. TABLES AND CHAIRS	24	5.50000	
108	BOOTH SEATING #3	132 LINEAR INCHES	UNCONC. TABLES AND CHAIRS	24	5.50000	
109	BOOTH SEATING #4	132 LINEAR INCHES	UNCONC. TABLES AND CHAIRS	24	5.50000	
110	BOOTH SEATING #5	132 LINEAR INCHES	UNCONC. TABLES AND CHAIRS	24	5.50000	
111	BAR	140	BUSINESS AREA	100	1.4	
112	WOMEN'S RR	48	CIRCULATION AREA	N/A	-	
113	MEN'S RR	48	CIRCULATION AREA	N/A	-	
114	CORRIDOR	245	CIRCULATION AREA	N/A	-	
115	KITCHEN	461	KITCHEN AREA	100	4.6	
116	BACK KITCHEN	236	KITCHEN AREA	100	2.4	
TOTAL NET AREA:				2297	TOTAL OCCUPANTS:	131
TOTAL GROSS AREA				2,646	(FROM EXTERIOR WALL TO EXTERIOR WALL)	

OCCUPANCY NOTES

SEATING:

12.2.5.5.5 ROWS OF SEATING SERVED BY AISLES OR DOORWAYS AT BOTH ENDS SHALL NOT EXCEED 100 SEATS PER ROW.

12.2.5.5.6 INDIVIDUAL CHAIR-TYPE SEATS SHALL BE PERMITTED IN DINING AND TELESCOPIC SEATING ONLY IF FIRMLY SECURED IN GROUPS OF NOT LESS THAN THREE.

12.7.9.2.4 SEATING DIAGRAMS SHALL BE SUBMITTED FOR APPROVAL BY THE AUTHORITY HAVING JURISDICTION TO PERMIT AN INCREASE IN OCCUPANT LOAD PER 7.3.1.3.

OCCUPANT LOAD:

12.1.7.1.1 IN AREAS NOT IN EXCESS OF 10,000 SF THE OCCUPANT LOAD SHALL NOT EXCEED ONE PERSON IN 5 SF.

12.1.7.1.2 IN AREAS IN EXCESS OF 10,000 SF THE OCCUPANT LOAD SHALL NOT EXCEED ONE PERSON IN 7 SF.

12.7.9.3 OCCUPANT LOAD POSTING

12.7.9.3.1 EVERY ROOM CONSTITUTING AN ASSEMBLY OCCUPANCY AND ROOM HAVING FIRED SEATS SHALL HAVE THE OCCUPANT LOAD OF THE ROOM POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM.

12.7.9.3.2 APPROVED SIGNS SHALL BE MAINTAINED IN A LEGIBLE MANNER BY THE OWNER OR AUTHORIZED AGENT

12.7.9.3.3 SIGNS SHALL BE DURABLE AND SHALL INDICATE THE NUMBER OF OCCUPANTS PERMITTED FOR EACH ROOM USE.

LIFE SAFETY NOTES

1. EXIT DISCHARGE AT 3'-0" DOOR IS RECOGNIZED AS 34" CLEARANCE AT 6'-0" DOORS.

2. EXIT DISCHARGE AT 6'-0" DOORS IS RECOGNIZED AS 68" CLEAR W/ 1/2" MAX. THRESHOLD.

3. ALL HARDWARE INCL. CLOSER, HANDLES, PULLS, LATCHES, LOCKS & PANIC HARDWARE TO BE ADA COMPLIANT.

4. MAIN EXIT DOOR EXITS TO DEDICATED PATH OF TRAVEL / ACCESSIBLE ROUTE TO PUBLIC TRANSPORTATION STOPS.

5. ACCESS, PARKING & PASSENGER LOADING ZONES, OWNER, EQUIPMENT PLAN SHOWN IS FOR APPROXIMATION ONLY.

6. EXIST. EXTERIOR DOORS HAVE PANIC HARDWARE & CLOSER INCLUDED UNLESS NOTED OTHERWISE.

7. CHANGES IN LEVEL BETWEEN 1/2" MIN. & 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

8. THE ELEVATION OF THE FLOOR SURFACE ON BOTH SIDES OF ANY DOOR SHALL NOT VARY BY MORE THAN 1/2" FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES IN EXCESS OF 1/2" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. NFPA 101 (7.2.1.3.2, 7.2.1.3.3)

9. FIRE EXTINGUISHERS TO MINIMUM 2A 10B.C.

10. GALLON (G) CAPACITLESS LIGHTING, IF NONE AVAILABLE.

11. G.C. TO PROVIDE EMERGENCY BALLAST @ EXISTING EXTERIOR LIGHTING WHERE EGRESS EXITS ARE LOCATED. TYP. @ ALL LOCATIONS.

12.1. IF EMERGENCY BALLASTS ARE NOT PROVIDED NEW EXTERIOR EGRESS LIGHTING TO BE SURE LITES "APR27", "APR28" OR "APR29" TO BE INSTALLED INTO EXISTING BALLAST HOUSING.

12.2. "APR1" OR SIM. TO BE TIED INTO EXISTING EMERGENCY CIRCUIT.

13. PER NFPA 1 (11.10) IT IS UNDERSTOOD & ACKNOWLEDGED THAT IF THE EMERGENCY RESPONDER RADIO COMMUNICATIONS SIGNAL IS BELOW ACCEPTABLE LEVELS AS DEFINED BELOW: A BXA (B-DIRECTIONAL AMPLIFIER) WILL BE REQUIRED TO BE PROVIDED TO IMPROVE COMMUNICATIONS. THIS SIGNAL IS TO BE PROVIDED WITH 98% FLOOR AREA RADIO COVERAGE.

13.1.1. CRITICAL AREAS TO INCLUDE FIRE COMMAND CENTERS, FIRE PUMP ROOMS, EXIT STAIRS, EXIT PASSAGEWAYS, ELEVATOR LOBBIES, STAMPPIPE CABINETS, SPRINKLER SECTIONAL VALVE LOCATIONS, AND OTHER AREAS DEEMED CRITICAL BY THE AUTHORITY HAVING JURISDICTION. ALL AREAS SHALL BE PROVIDED WITH 98% FLOOR AREA RADIO COVERAGE.

13.1.2. GENERAL BUILDING AREAS SHALL BE PROVIDED WITH 95% FLOOR AREA RADIO COVERAGE.

13.2. SIGNAL STRENGTH REQUIREMENTS:

13.2.1. MINIMUM INBOUND SIGNAL STRENGTH OF -95 dBm SHALL BE PROVIDED TO ALL AREAS WITH 98% FLOOR AREA RADIO COVERAGE.

13.2.2. MINIMUM OUTBOUND SIGNAL STRENGTH OF -95 dBm AT THE DONOR SITE SHALL BE PROVIDED FROM THE COVERAGE AREA WITH AN OUTBOUND SIGNAL LEVEL OF -100 dBm.

14. THE BUILDING DOES NOT CONTAIN LIGHT FRAME TRUSS TYPE MATERIALS AND DOES NOT NEED TO BE LABELED ACCORDING TO FAC 68A-60.0081

LIFE SAFETY LEGEND

--- DENOTES SEPARATE FIRE AREA

--- TRAVEL LINE

⊗ ILLUMINATED EXIT SIGN

⊗ ILLUMINATED EXIT SIGN W/ EGRESS LIGHTING

FEB FIRE EXTINGUISHER

EMERGENCY LIGHTING

FIRE ALARM PULL STATION

FIRE ALARM STROBE/HORN COMBO

WALL MOUNTED SMOKE/CARBON MONOXIDE DETECTOR

CEILING MOUNTED SMOKE/CARBON MONOXIDE DETECTOR

STARTING POINT

EGRESS WIDTH

ACCESSIBLE EXIT

ANNOTATION LEGEND

EX EXISTING

N NEW

INTERIOR WALL & CEILING FINISH CLASS REQUIREMENTS

CLASS	FLAME SPREAD INDEX	SMOKE-DEVELOPED INDEX
A	0-25	0-450
B	26-75	0-450
C	76-200	0-450

INTERIOR EXIST. CORRIDORS & STAIRWAYS. ENCLOSURE FOR INTERIOR EXIT STAIRWAYS & EXIT PASSAGEWAYS

B-BUSINESS ACCESS RAMPS

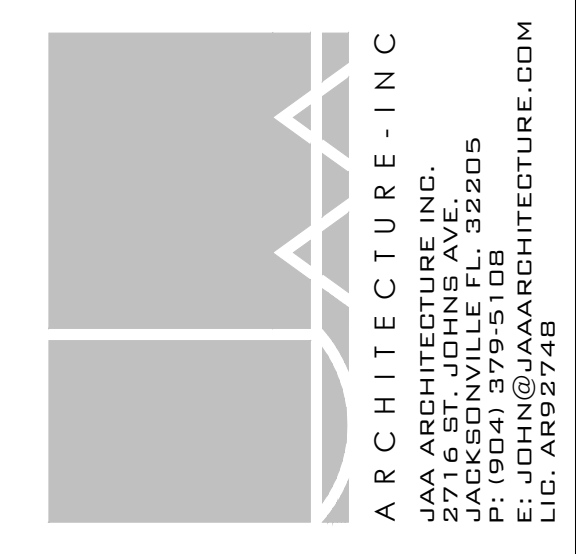
A B C

PARTITION LEGEND

--- EXIST. WALL TO REMAIN

--- WALL TO BE DEMOLISHED

--- NEW PARTITION



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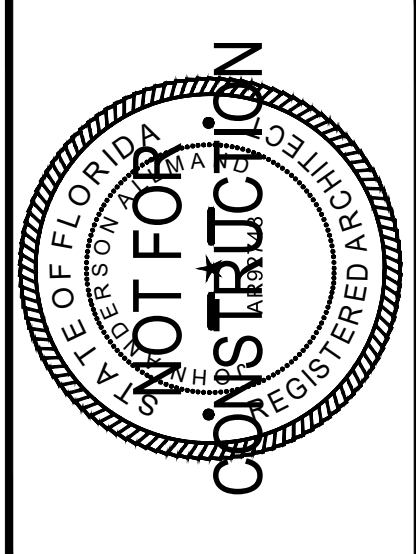
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CHANGE OF USE
NICOIS
SALEYA CAFE & BAR
2006 SAN MARCO BLVD
JACKSONVILLE, FL 32207

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

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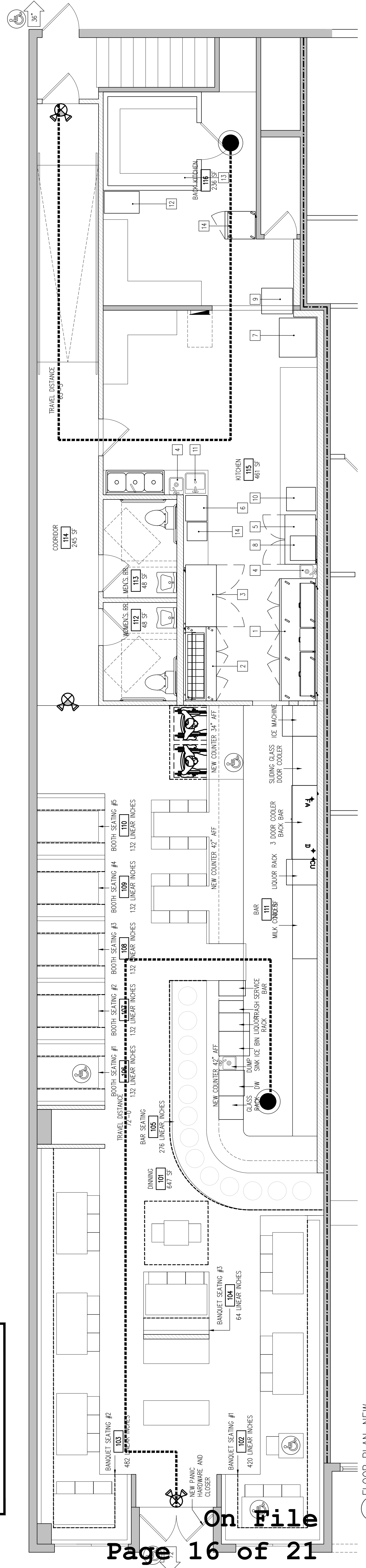


DATE: 7.29.2022
PRJCT #: 20-127.01
SHEET

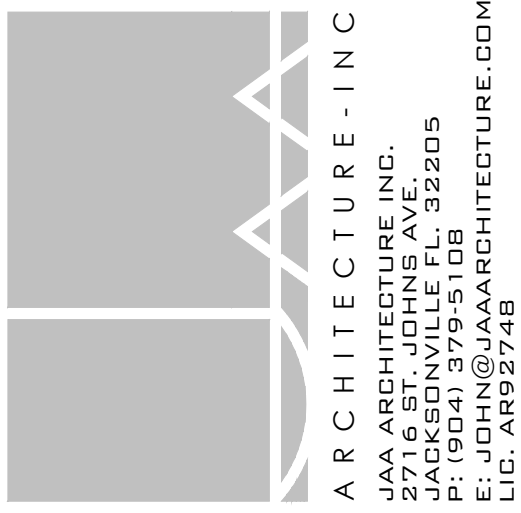
A1.1

DRAFT

AT LEAST 5% OF THE SEATING AND STANDING SPACE ARE TO COMPLY WITH FLORIDA BUILDING CODE - ACCESSIBILITY) 226.1 AND 227.1



CHANGE OF USE
 SALEYA CAFE & BAR
 NICOIS
 2006 SAN MARCO BLVD
 JACKSONVILLE, FL 32207



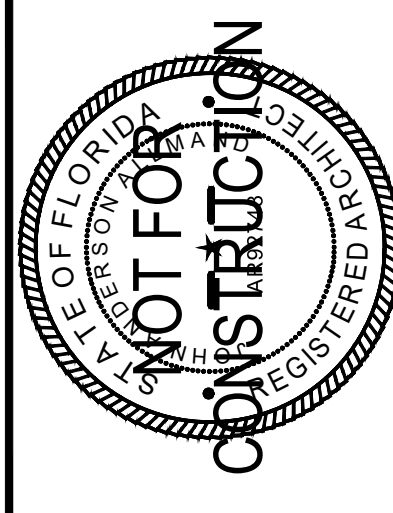
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TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE ARCHITECT FROM THE FLORIDA STATUTES, SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE BETWEEN THE WALLS AND THE FLOOR IS SUFFICIENT TO ACCOMMODATE THE REQUIRED MECHANICAL AND ELECTRICAL SYSTEMS AS SHOWN ON THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE FLORIDA FIRE CODE 7TH EDITION 2020 AND THE FLORIDA LIFE SAFETY CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

JAA ARCHITECTURE - INC
 2716 ST. JOHNS AVE.
 JACKSONVILLE, FL 32205
 P: 904.1379.5108
 E: JOHN@JAAAARCHITECTURE.COM
 LIC: AR92748

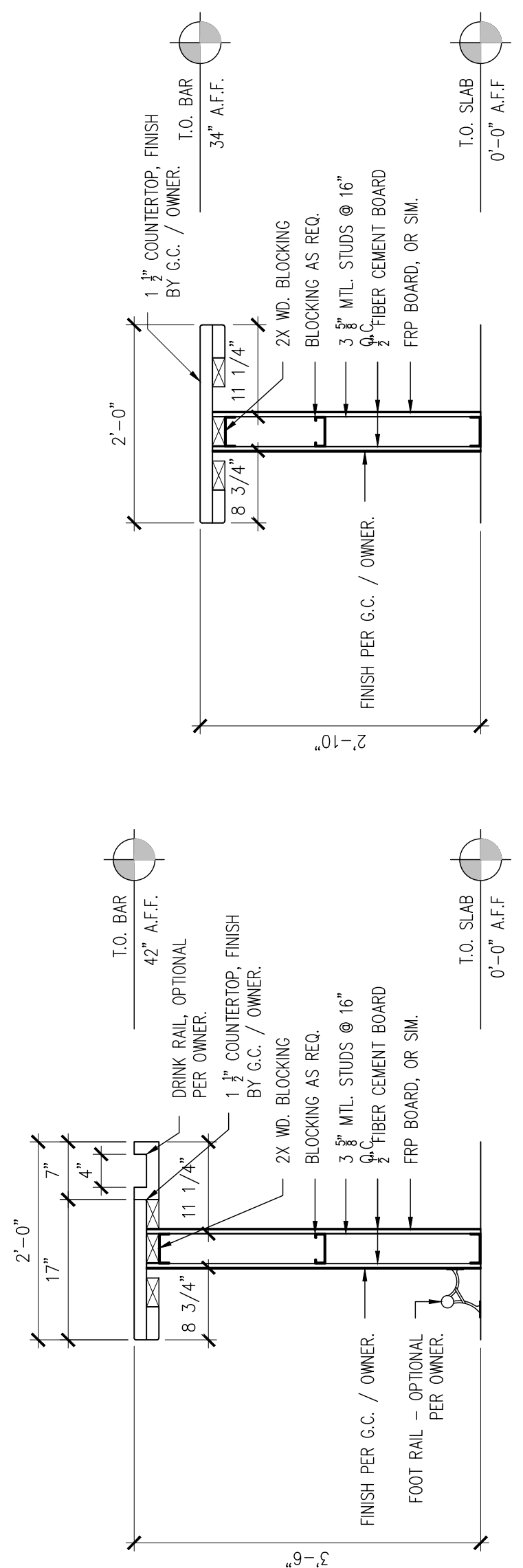
#	DATE	DESCRIPTION
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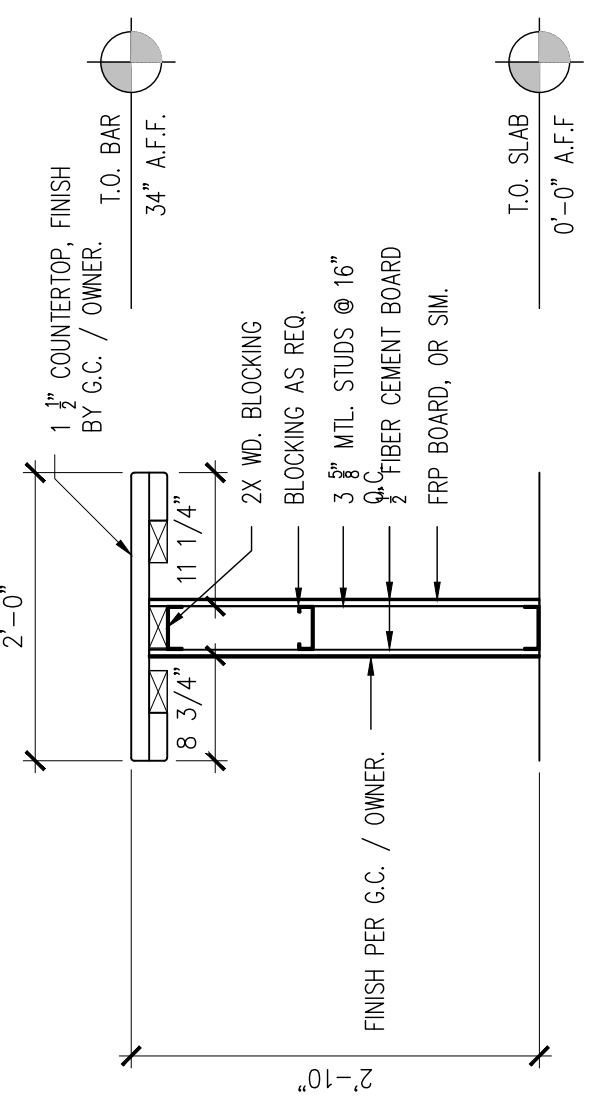


DATE: 7.29.2022
 PRJCT #: 20-127.01

SHEET
G4.0
 DRAFT



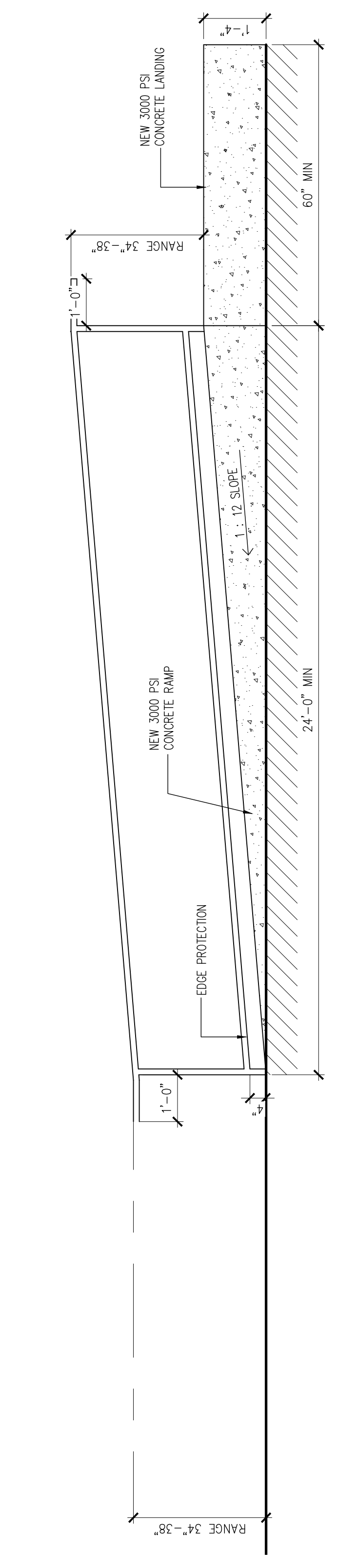
1. SECTION @ BARTOP
 A104/3/4" = 1'-0"



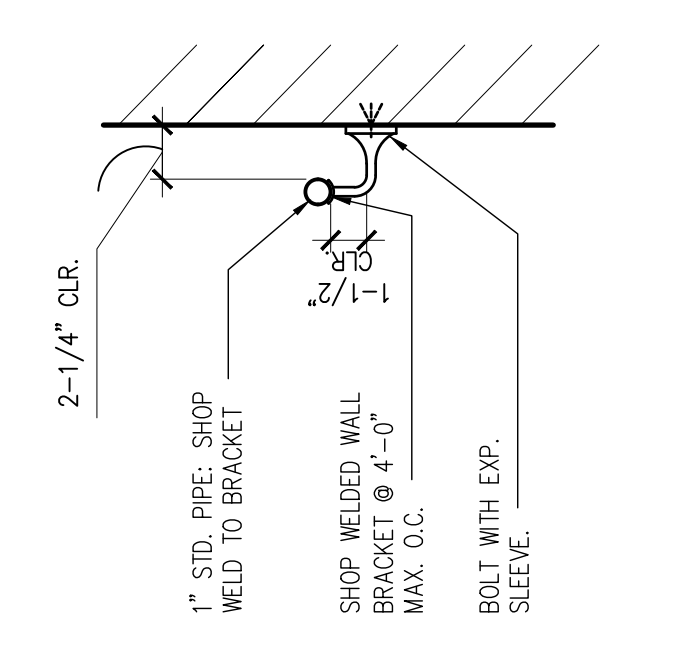
2. SECTION @ P.O.S.
 A104/3/4" = 1'-0"



5. BAR ELEVATION
 G4.0/1/2" = 1'-0"

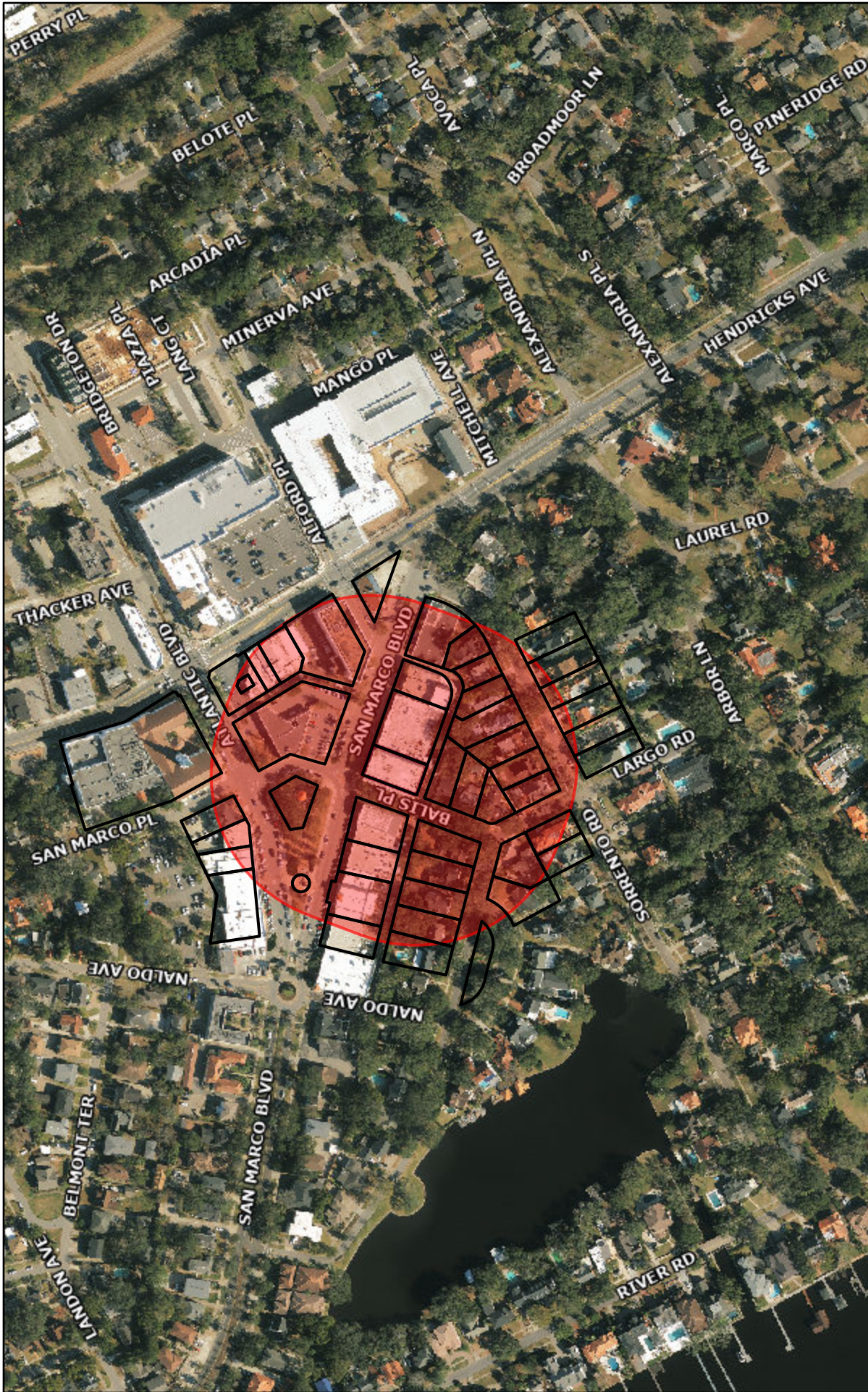


2. RAMP DETAIL
 A103/1/2" = 1'-0"



3. HANDRAIL AT RAMP/STAIR
 A103/1-1/2" = 1'-0"

Land Development Review



August 28, 2024

28162117_T-2024-5790

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE	MAIL_ZIP
081241 0000	** CONFIDENTIAL **		1003 SORRENTO RD		JACKSONVILLE	FL	32207
081347 0000	A & A DRY CLEANING CO INC		12721 LAUREL BAY DR		JACKSONVILLE	FL	32246
081190 0000	ACOSTA NOELLE		947 SORRENTO RD		JACKSONVILLE	FL	32207
081211 0000	ANDERSON MEREDITH W		1993 LARGO RD		JACKSONVILLE	FL	32207-3926
081340 0000	BARNETT BANK OF JACKSONVILLE N A		C/O BANK OF AMERICA	PO BOX 32547	CHARLOTTE	NC	28232
081346 0000	BURR INVESTMENTS INC		C/O JAY HIGBEE	133 E BAY ST	JACKSONVILLE	FL	32202
081249 0000	CHASTAIN KAREN		1055 SORRENTO RD		JACKSONVILLE	FL	32207
081253 0000	CHOMIAK HARRY M		1021 SORRENTO RD		JACKSONVILLE	FL	32207-3913
081329 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202
081250 0000	DAHLSTROM ROBERT LEWIS		1045 SORRENTO RD		JACKSONVILLE	FL	32207-3913
081187 0000	DAY STEPHEN E		PO BOX 10990		JACKSONVILLE	FL	32247
081337 0000	DECO PARTNERSHIP LLC		1702 RIVER RD APT 2		JACKSONVILLE	FL	32207-3071
081343 0000	EVOCO ENTERPRISES LLC		1002 BALIS PLACE		JACKSONVILLE	FL	32207
081212 0000	GARNER JO MEAGAN		1985 LARGO RD		JACKSONVILLE	FL	32207-3926
081234 0000	GILLIS HAROLD TIMOTHY		1034 SORRENTO RD		JACKSONVILLE	FL	32207
081242 0000	HEAVENER MICAH D		1002 BALIS PL		JACKSONVILLE	FL	32207-3919
081328 0000	JABOUR DELORES H LIVING TRUST		198 KELLET WAY		SAINT JOHNS	FL	32259
081252 0000	JACKSON MARC J		1027 SORRENTO RD		JACKSONVILLE	FL	32207
081235 0000	JOSSERAND DAVID A LIFE ESTATE		1042 SORRENTO RD		JACKSONVILLE	FL	32207
081254 0000	KASPER ERIK CHARLES		1011 SORRENTO RD		JACKSONVILLE	FL	32207
081248 0000	KEK OF SAN MARCO LLC		330 TENTH ST		ATLANTIC BEACH	FL	32233
081230 0000	LIBERTE ANDREA L		1002 SORRENTO RD		JACKSONVILLE	FL	32207-3914
081243 0000	LARISCY R WARD REVOCABLE TRUST		1010 BALIS PL		JACKSONVILLE	FL	32207
081336 0000	MARCO SQUARE LAND LLC		1 SLEIMAN PARKWAY SUITE 270		JACKSONVILLE	FL	32216
081245 0000	MARCORE LLC		2002 SAN MARCO BLVD STE 203		JACKSONVILLE	FL	32207
081232 0000	MARTIN TIMOTHY I ET AL		1018 SORRENTO RD		JACKSONVILLE	FL	32207-3914
081338 0000	NORMANDY STRATTON LLC		C/O TSG REALTY	8650 12 OLD KINGS RD S	JACKSONVILLE	FL	32217
081233 0000	PAULEY JOHN W LIFE ESTATE		1026 SORRENTO RD		JACKSONVILLE	FL	32207
081188 0000	PERRITT SUZANNE C LIFE ESTATE		1994 LARGO RD		JACKSONVILLE	FL	32207
081231 0000	PEYTON HENRY H		1010 SORRENTO RD		JACKSONVILLE	FL	32207
081214 0000	RITCHIE RONALD A		1967 LARGO RD		JACKSONVILLE	FL	32207-3926
081189 0000	SCHMIDT KENT H		955 SORRENTO RD		JACKSONVILLE	FL	32207
081348 0000	SIX POINTS JAX LLC		8650 12 OLD KINGS RD S		JACKSONVILLE	FL	32217
081341 0000	SOUTHERN BELL TEL & TEL CO		AT&T PROPERTY TAX	1010 PINE ST 9E L 01	ST LOUIS	MO	63101
081485 0010	SOUTHSIDE BAPTIST CHURCH		1435 ATLANTIC BV		JACKSONVILLE	FL	32207-3299
081244 0000	STACEY JENNIFER A		1018 BALIS PL		JACKSONVILLE	FL	32207
081246 0000	STARR PROPERTIES LLP		1144 EXECUTIVE COVE DR		SAINT JOHNS	FL	32259
081213 0000	STINE VIRGINIA H		1975 LARGO RD		JACKSONVILLE	FL	32207-3926
081247 0000	THEATRE JACKSONVILLE INC		2032 SAN MARCO BLVD		JACKSONVILLE	FL	32207-3214
081215 0000	WHITE KRISTINE WALKER LIVING TRUST		1959 LARGO RD		JACKSONVILLE	FL	32207
081251 0000	WHREN SYLVIA H LIFE ESTATE		1037 SORRENTO RD		JACKSONVILLE	FL	32207
	SAN MARCO PRESERVATION SOCIETY	ATTEN: CURRENT PRESIDENT	1468 HENDRICKS AV		JACKSONVILLE	FL	32207
	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR		JACKSONVILLE	FL	32217

**Duval County, City Of Jacksonville
Jim Overton , Tax Collector**

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR751768
User: Read, Madeline - PDCU

Date: 10/25/2024
Email: MRead@coj.net

REZONING/VARIANCE/EXCEPTION

Name: David Christopher Hagan (The Southern Group)
Address: 208 N. Laura Street, Suite 710, Jacksonville, FL 32202
Description: Zoning Exception and Administrative Deviation applications fees (Z-5790 and Z-5895/ 2002 San Marco Blvd)

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2426.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2426.00

Total Due: \$2,426.00

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

Account No: CR751768
REZONING/VARIANCE/EXCEPTION

Date: 10/25/2024

Name: David Christopher Hagan (The Southern Group)
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Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

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00111	000000	104001	000000	00000000	00000	0000000	2426.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2426.00

Jim Overton
Duval County

Date/Time: 10/30/2024 03:21PM
Drawer: P01
Clerk: GJA
Transaction: 6725097

Item	Paid
CR Processing:	\$2,426.00
CR751768	
David Christopher Hagan (The Southern Group) 208 N. Laura Street, Suite 710, Jacksonville, FL 32202	
Total:	\$2,426.00

Total Due: \$2,426.00

Receipt: 395-25-00864298

Total Tendered	\$2,426.00
Credit or Debit Card:	\$2,426.00
Visa CC#XXXX-4358	
Confirmation number: A2573457084	
AID: A0000000031010	
TDS: emv	
Application Label: VISA CREDIT	
Auth Code: 07811S	
Balance:	\$0.00
Convenience Fee:	\$60.65
Total Charged:	\$2,486.65

Overton , Tax Collector
General Collections Receipt
Jacksonville, Duval County

Date: 10/25/2024

David Christopher Hagan (The Southern Group)
208 N. Laura Street, Suite 710, Jacksonville, FL 32202
Description: Zoning Exception and Administrative Deviation applications fees (Z-5790 and Z-5895/ 2002 San Marco Blvd)

Total Due: \$2,426.00

Paid By: The Southern Group
MOLLIE PETERSON