

2 D. J. W. / f. l. v.

COMPANION APPLICATION / E-25-61 V-25-32

Date Submitted: 11/12/25 Application Number: E-25-61

Date Filed: 12/9/25 Public Hearing: WLD-25-17

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: <u>CRO</u>	Current Land Use Category: <u>RPI</u>	
Exception Sought: <u>Restaurant for sale and service of alcohol for on-premise consumption subject to (1)</u>	Applicable Section of Ordinance Code: <u>656.311A III (d)(15)(1)</u>	
Council District: <u>5</u>	Planning District: <u>3</u>	
Previous Zoning Applications Filed (provide application numbers): <u>none found</u>		
Notice of Violation(s): <u>none found</u>		
Number of Signs to Post: <u>1</u>	Amount of Fee: <u>\$3,736.</u> <i>Total Companion Fee</i>	Zoning Asst. Initials: <u>CJR</u>
Neighborhood Associations: <u>Open Volunteers, San Marco Preservation Society</u>		
Overlay: <u>none</u>		

PROPERTY INFORMATION	
1. Complete Property Address: 1435 NALDO AVE UNIT 1 JACKSONVILLE FL 32207	2. Real Estate Number: 080676-0000
3. Land Area (Acres): 0.43	4. Date Lot was Recorded: 1971
5. Property Located Between Streets: NALDO AVE AND CEDAR STREET	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: RESTAURANT BUILD OUT	
8. Exception Sought: 4COP (SFS) LICENSE AND OUTSIDE SEATING TO OPERATION WITH A FULL SERVICE RESTAURANT	
9. In whose name will the Exception be granted: TUNA RESTAURANT LLC (DBA) NEW GINGER BISTRO	

Page 1 of 5

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: SAN MARCO UNION HALL LLC	11. E-mail:
12. Address (including city, state, zip): 3982 ALHAMBRA DR JACKSONVILLE FL 32207	13. Preferred Telephone:

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
<p>Section 656.101(l), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."</p> <p>Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:</p> <ul style="list-style-type: none"> (i) <i>Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</i> (ii) <i>Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses;</i> (iii) <i>Will not have an environmental impact inconsistent with the health, safety and welfare of the community;</i> (iv) <i>Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community;</i> (v) <i>Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</i> (vi) <i>Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity;</i> (vii) <i>Will not overburden existing public services and facilities;</i> (viii) <i>Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and</i>

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- 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.

THE EXCEPTION IS PRESENTED TO THE CITY COUNCIL AND LUZ BOARD BY TUNA RESTAURANT LLC (DBA) NEW GINGER BISTRO FOR 4COP SFS BEVERAGE LICENSE AND PERMANT OUTSIDE SEATING FOR A RESTAURANT LOCATED IN A CRO ZONING. LOCATION AT 1435 NALDO AVE JACKSONVILLE FL 32207. LA NOPALERA IS LOCATED IN THE SAME GROUND THAT HAS A 4COP LICESE AND OUTSIDE SEATINGS.

ATTACHMENTS

The following attachments must accompany each copy of the application.

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

FILING FEES

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

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

AUTHORIZATION


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

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

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

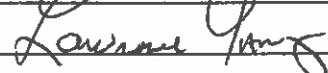
Owner(s)

Print name: SAN MARCO UNION HALL LLC

Signature: 

Applicant or Agent (if different than owner)

Print name: LAWRENCE YANCY

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

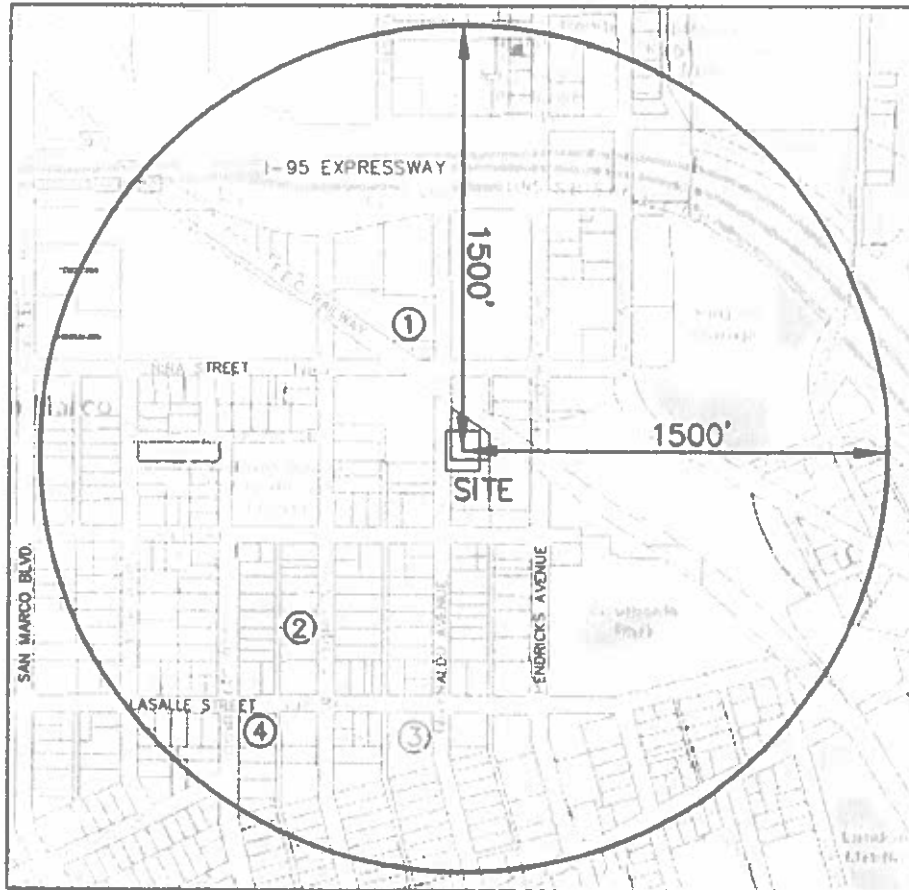
This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:

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

MAP OF

PART OF SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SOUTH JACKSONVILLE, MORE PARTICULARLY DESCRIBED AS PART OF LOTS 12, 13, AND 14, BLOCK 20, OKLAHOMA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 139, FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



VICINITY MAP
SCALE: 1" = 500'

NOTES:

1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE ARE FOUR (4).

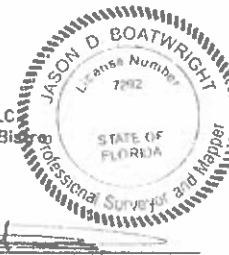
SUBJECT SITE:

1435 NALDO AVENUE
JACKSONVILLE, FL 32207
R.E.# 080676-0000

- ① CALLED OUT BELIEVERS IN CHRIST
1345 MRA STREET
JACKSONVILLE, FL 32207 - 335'±
- ② SPIRITUAL GROWTH MINISTRIES
1536 FLAOLER AVENUE
JACKSONVILLE, FL 32207 - 775'±
- ③ SAN MARCO CHURCH
1820 NALDO AVENUE
JACKSONVILLE, FL 32207 - 950'±
- ④ ACADEMIE de MONTESSORI
1216 LASALLE STREET
JACKSONVILLE, FL 32207 - 1,155'±

CERTIFIED TO:

- Tuna Restaurant, LLC
d/b/a New Ginger Bistro

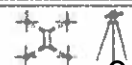


JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

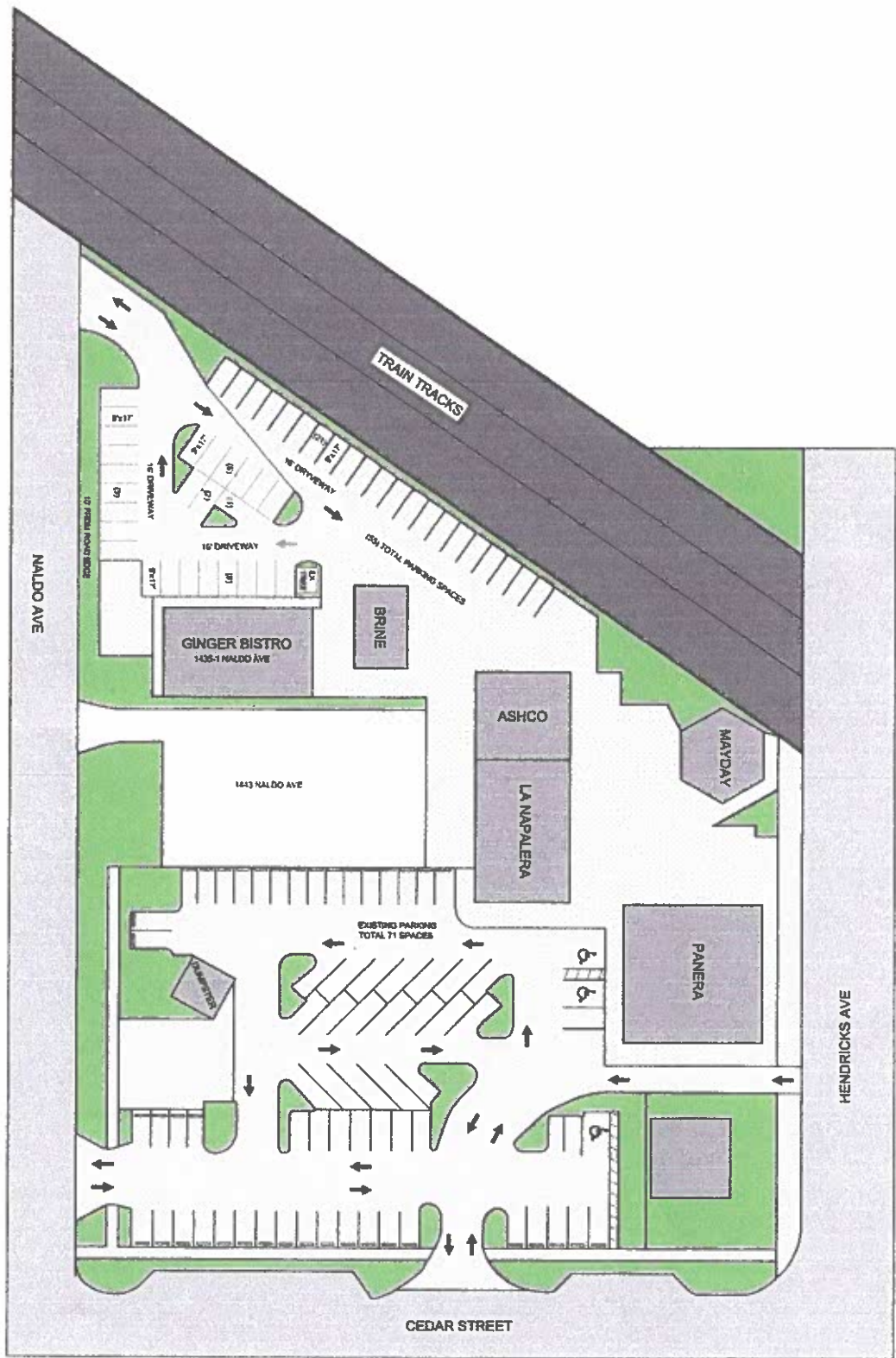
DATE: OCTOBER 6, 2025 SHEET 1 OF 1	FILE: 2025-1262 DRAWN BY: ADT SCALE: 1" = 500'
--	--

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550



On File



SITE PLAN
1



SP-1

SITE PLAN

SCALE: AS NOTED
DRAWN: RJO
CHECKED: JRM
DATE: 10/15/25
JOB NO: 25-000
ISSUED FILE
INSET CONVENTION

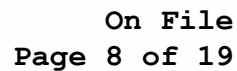
#	DATE	DESCRIPTION
1	10/15/25	ISSUED FOR PERMIT

PROJECT:
1435-1 NALDO,
JACKSONVILLE

CONSULTANT

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF THE CONSULTANT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.

On File





Berry Architectural
Consultants

1435-1 NALDO AVE
JACKSONVILLE 32227
FLORIDA LICENSE
ARD-3359



THIS DOCUMENT IS AN INSTRUMENT
OF SERVICE AND IS NOT VALID
UNLESS IT IS SIGNED AND SEALED BY
THE ARCHITECT. IT IS NOT VALID
FOR A SINGLE USE ONLY. IT IS
THE PROPERTY OF THE ARCHITECT
AND IS TO BE USED ONLY FOR THE
PROJECT AND SITE SPECIFICALLY
IDENTIFIED HEREON. IT IS NOT
TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR
BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION
SYSTEM.

CLIENT:
GINGER BISTRO

CONSULTANTS:



PROJECT:
A NEW TENANT
IMPROVEMENT FOR
GINGER BISTRO
1435-1 NALDO AVE
JACKSONVILLE, FL

#	DATE	DESCRIPTION
1	07/14/25	Revisions to 0-Example

SCALE: AS NOTED

DRAWN: BBG

CHECKED: NA

DATE: 07/14/25

JOB NO. 002-25

DWG. FILE 002-25-A1.2

SHEET CONTENT:

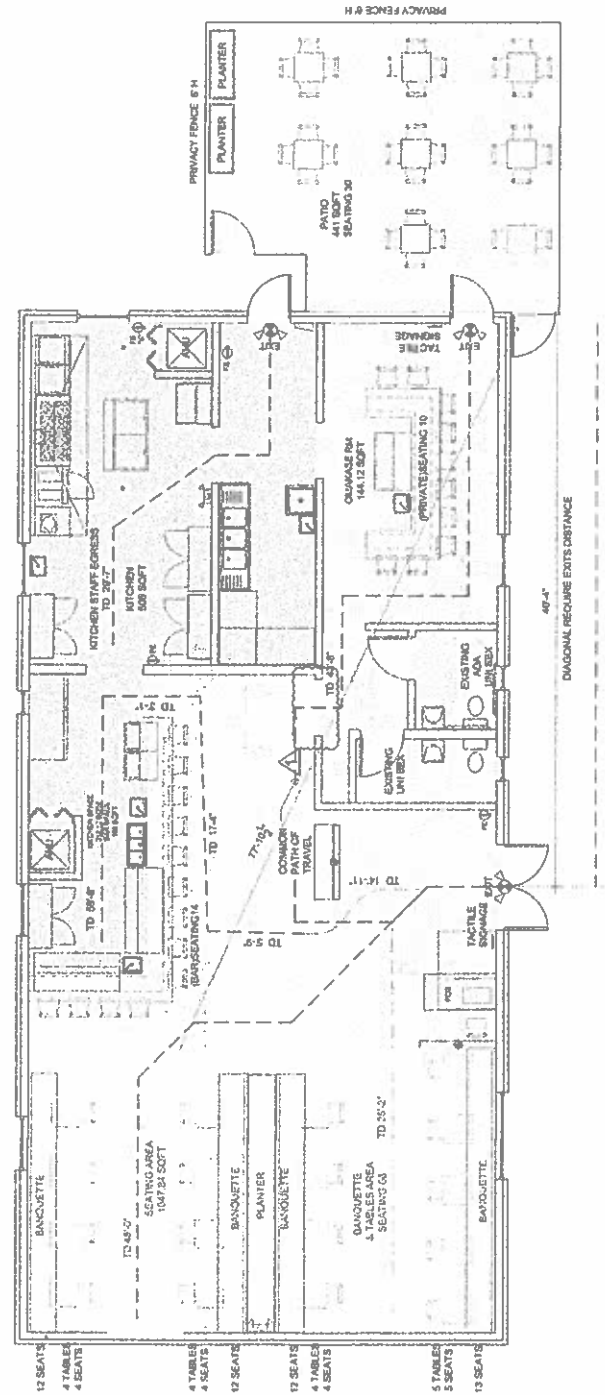
LIFE SAFETY PLAN

SHEET

A1.2

PERMIT SET

SHEET 7 of 16 sheets



LIFE SAFETY PLAN
1/8" = 1'-0"

TOTAL BUILDING AREA 2,304 SQ FT
TOTAL PATIO SEATING 30
TOTAL BUILDING SEATING 80
TOTAL AREA 2,745 SQ FT
TOTAL SEATING 120

WALL LEGEND	EXISTING EXTERIOR WALL	EXISTING INTERIOR WALL	INTERIOR WALL

AREA LEGEND	GENERAL SEATING	CONCENTRATED SEATING	KITCHEN

Escape Compartments	Occupant Load Factor	Minimum Clear Width	Minimum Clear Height	Minimum Required Width	Minimum Required Height
Stair	1.0	44"	80"	44"	80"
Over	1.0	44"	80"	44"	80"
Corridor	1.0	44"	80"	44"	80"
Aisle	1.0	44"	80"	44"	80"

Prepared by and when
recorded return to:
David Edwards, Esq.
Edwards Cohen
200 West Forsyth St., Suite 1300
Jacksonville, Florida 32202

Tax Parcel ID No. 080676-0000

GENERAL WARRANTY DEED

THIS INDENTURE, made as of the 27 day of November, 2017, between **SHEET METAL WORKERS LOCAL 435 LAND COMPANY, INC.**, a Florida not-for-profit corporation, whose address is 1435 Naldo Avenue, Jacksonville, Florida 32207 (the "Grantor"), and **SAN MARCO UNION HALL, LLC**, a Florida limited liability company, whose address is 3982 Alhambra Drive West, Jacksonville, Florida 32207 (the "Grantee").

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to them in hand paid by the said Grantee, the receipt and adequacy of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the land situate, lying and being in Duval County, Florida, as described as follows:

See Exhibit A, attached hereto and incorporated herein.

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO reservations, restrictions, and easements of record and for taxes accruing subsequent to December 31, 2017, provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

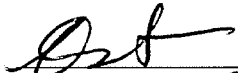
TO HAVE AND TO HOLD, the same in fee simple forever.

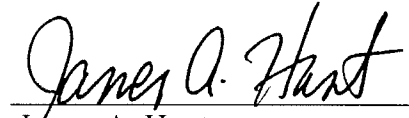
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed in the presence of:

SHEET METAL WORKERS LOCAL 435
LAND COMPANY, INC., a Florida not-for-profit corporation

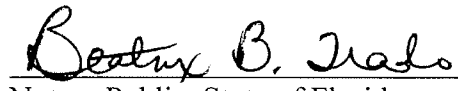

Printed Name: Oriene Nevada

By: 
Name: James A. Hunt
Its: President


Printed Name: John Battman

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27 day of November, 2017, by James A. Hunt, President of SHEET METAL WORKERS LOCAL 435 LAND COMPANY, INC., a Florida not-for-profit corporation, on behalf of said corporation, who (check one): is personally known to me or ✓ produced Florida Driver License as identification.


Notary Public, State of Florida

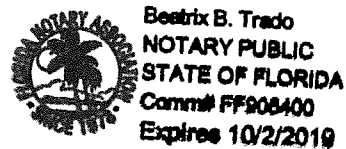


Exhibit "A"

Lots 12, 13, and 14, Block 20, Oklahoma, according to plat thereof recorded in Plat Book 1, Page 139, former public records of Duval County, Florida, and Plat Book 2, Page 7, current public records of Duval County, Florida, excepting therefrom that part thereof more particularly described as follows:

Part of Lots 11, 12 and 13, Block 20, Oklahoma, South Jacksonville, as per plat of record to-wit: Beginning at a point in the East line of Marion Street 14 feet South and at right angles to the Westerly line of the right of way of the Florida East Coast Railway Co., run thence North along said East line of Marion Street to the point of intersection with the Westerly line of said right of way; thence Southerly along said Westerly line to the point of intersection with the West line of a 20 foot alley running North and South in the center of said Block 20; thence South along the West line of said alley to a point 14 feet distance from and at right angles to the Westerly line of said right of way; thence Northerly parallel with and 14 feet distant from the Westerly line of said right of way to point of beginning.



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

SAN MARCO UNION HALL LLC

Owner Name

1435 NALDO AVE UNIT 1 JACKSONVILLE FL 32207

Address(es) for Subject Property

080676-0000

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 _____,
hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the OWNER of SAN MARCO UNION HALL LLC, a Florida
LLC (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

Royce Ashurian

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 31ST day of October, 2025, by Royce Ashurian,
as _____ for _____, who is ☒ personally
known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____.



[NOTARY SEAL]

ANN F. PHILIPS
Commission # HH 217049
Expires January 17, 2026



Notary Public Signature

Ann F. Philips

Printed/Typed Name – Notary Public

My commission expires: 1-17-2026

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



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

Detail by Entity Name

Florida Limited Liability Company
TUNA RESTAURANT LLC

Filing Information

Document Number L23000269710
FEI/EIN Number 93-1725287
Date Filed 06/05/2023
State FL
Status ACTIVE

Principal Address

328 TINTAMARRE DRIVE
SAINT AUGUSTINE, FL 32092

Changed: 01/08/2024

Mailing Address

328 TINTAMARRE DRIVE
SAINT AUGUSTINE, FL 32092

Changed: 01/08/2024

Registered Agent Name & Address

LIU, NING RONG
328 TINTAMARRE DRIVE
SAINT AUGUSTINE, FL 32092

Authorized Person(s) Detail

Name & Address

Title MGR

LIU, NING RONG
328 TINTAMARRE DRIVE
SAINT AUGUSTINE, FL 32092

Annual Reports

Report Year	Filed Date
2024	01/08/2024
2025	02/08/2025



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

Detail by Entity Name

Florida Limited Liability Company
SAN MARCO UNION HALL, LLC

Filing Information

Document Number L17000241482
FEI/EIN Number 82-3503201
Date Filed 11/22/2017
State FL
Status ACTIVE

Principal Address

1434-1 Hendricks Ave
JACKSONVILLE, FL 32207

Changed: 01/09/2018

Mailing Address

1434-1 Hendricks Ave
JACKSONVILLE, FL 32207

Changed: 01/09/2018

Registered Agent Name & Address

ASHURIAN, EDWARD
3982 ALHAMBRA DR. WEST
JACKSONVILLE, FL 32207

Authorized Person(s) Detail

Name & Address

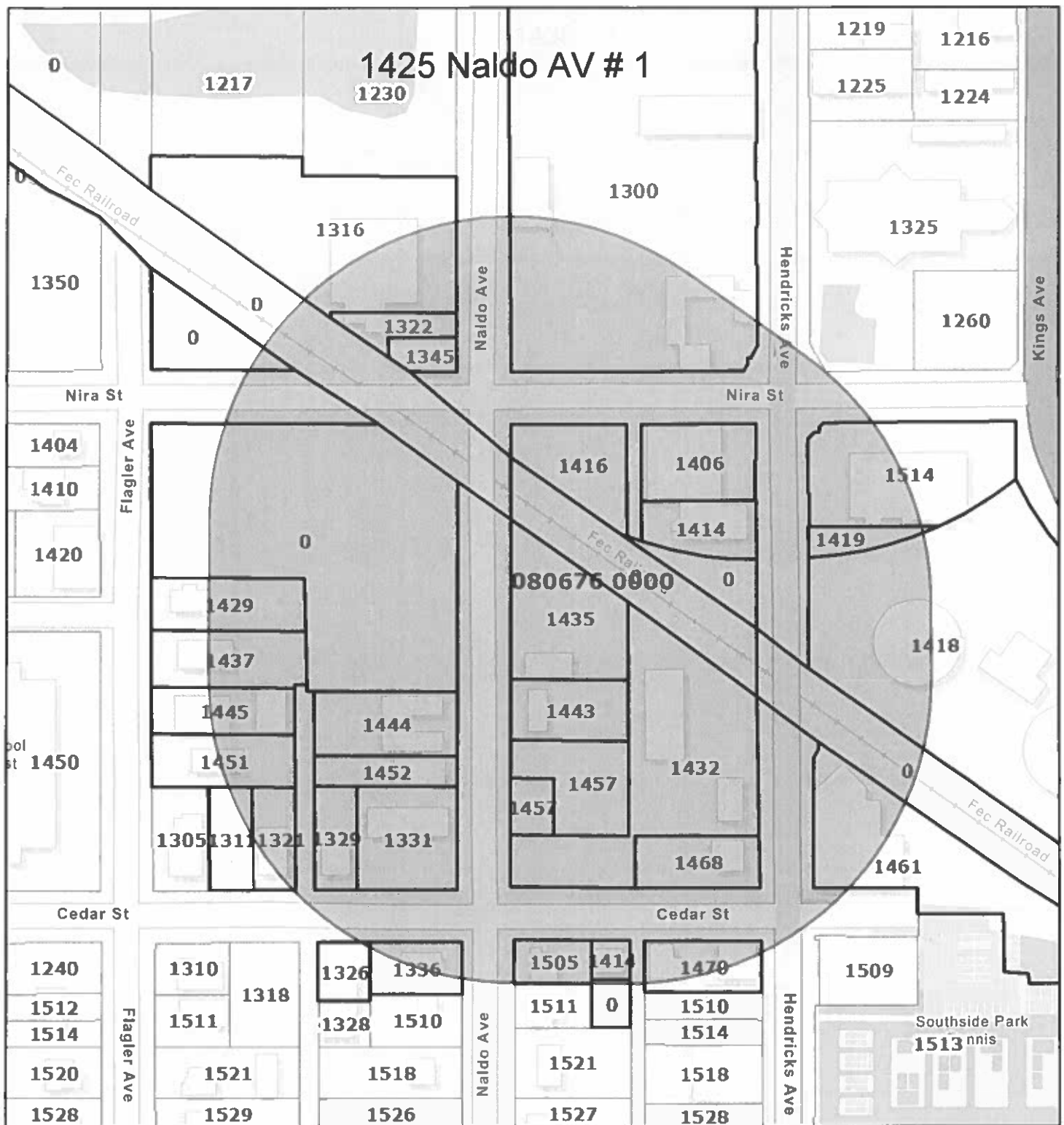
Title MGR

ASHURIAN, EDWARD
3982 ALHAMBRA DR. WEST
JACKSONVILLE, FL 32207

Title Authorized Member

Ashurian, Alan
1434-1 Hendricks Ave
JACKSONVILLE, FL 32207

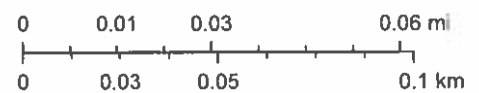
Land Development Review



November 12, 2025

Parcels

1:2,257



Esri Community Maps Contributors, City of Jacksonville, Nassau County
Property Appraiser, FDEP, OpenStreetMap, Microsoft, Esri, TomTom,
Garmin, SafeGraph, GeoTechnologies, Inc., MET/NASA, USGS, EPA, NPS,
US Census Bureau, USDA, USFWS

On File

	A	B	C	D	E	F	G	H	I
1	RE	NAME	NAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL	MAIL CITY	MAIL	MAIL ZIP
2	080694 0000	CRAIG COREY L		1321 CEDAR ST			JACKSONVILLE	FL	32207-8553
3	080672 0000	FIRST HENDRICKS LLC		2555 PRIMROSE AVE			MIDDLEBURG	FL	32068-6050
4	080692 0000	JACKSONVILLE HOUSING AUTHORITY		1300 BROAD ST			JACKSONVILLE	FL	32202-3996
5	080531 0000	J & K COMPANY CAPITAL LLC		93 AUTUMN SPRINGS DR			JACKSONVILLE	FL	32225
6	080673 0050	2725 COLLEGE STREET LLC		4530 15 SAINT JOHNS AVE UNIT 406			JACKSONVILLE	FL	32210
7	080686 0000	GRANT ADAM J		1329 CEDAR ST			JACKSONVILLE	FL	32207
8	080674 0010	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV			JACKSONVILLE	FL	32202
9	080680 0000	BAPTIST HEALTH PROPERTIES INC		C/O TREASURY DEPARTMENT			JACKSONVILLE	FL	32207
10	080532 0000	SHINN THOMAS R		1505 NALDO AVE	841 PRUDENTIAL DR STE 1602		JACKSONVILLE	FL	32207-3133
11	080689 0000	SUTHERLAND BETHANY J		1429 FLAGLER AVE			JACKSONVILLE	FL	32207
12	080678 0000	FRANCO BENJAMIN CRAMER		1443 NALDO AVE			JACKSONVILLE	FL	32207
13	080682 0000	ASHURIAN EDWARD		1434 1 HENDRICKS AVE			JACKSONVILLE	FL	32207
14	080695 0000	LUCAS JAMES M		1311 CEDAR ST			JACKSONVILLE	FL	32207-8553
15	080520 0000	HENDRICKS & CEDAR LLC		1400 PRUDENTIAL DR STE 7			JACKSONVILLE	FL	32207-8177
16	080836 0010	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		1109 S MARION AVE			LAKE CITY	FL	32025-5874
17	080671 0000	TRIACCT DEV LLP		5209 SAN JOSE BLVD SUITE 101			JACKSONVILLE	FL	32207
18	080683 0000	NEST&VALE LLC		601 12TH AVE S			JACKSONVILLE BEACH	FL	32250-5019
19	080531 0010	OSTRANDER ANDREW		1414 CEDAR ST			JACKSONVILLE	FL	32207
20	080822 0100	CHADBOURNE II MF LLC		177 4TH AVE N STE 200			JACKSONVILLE BEACH	FL	32250
21	080679 0020	SAN MARCO TRAIN STATION LLC		3982 ALHAMBRA DR W			JACKSONVILLE	FL	32207
22	080540 0015	GROUND FLOOR JACKSONVILLE LLC		C/O MCKILLOP LAW FIRM	7563 PHILIPS HWY BLDG 500		JACKSONVILLE	FL	32256
23	080664 0000	PLATINUM ADVANTAGE LLC		1514 NIRA ST			JACKSONVILLE	FL	32207
24	080837 0000	HATCHETT ELECTRICAL CONTRACTING LLC		1322 NALDO AVE			JACKSONVILLE	FL	32207-8603
25	080542 0000	1336 CEDAR STREET LLC		13810 SUTTON PARK DR N STE 220			JACKSONVILLE	FL	32224
26	080666 0010	SAN MARCO STATION LLC		ATTN THOMAS BEECKLER	344 PABLO TER		PONTE VEDRA BEACH	FL	32082
27	080670 0010	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST			JACKSONVILLE	FL	32202
28	080690 0000	SAILLAR LEASING INC		1437 FLAGLER AVE			JACKSONVILLE	FL	32207
29	080691 0000	JFRD HOLDINGS LLC		2002 SAN MARCO BLVD STE 204			JACKSONVILLE	FL	32207
30	080684 0000	BIRGE CHERIE DIANE		301 1ST ST			ATLANTIC BEACH	FL	32233
31	080450 0000	F E C RR CO		FLORIDA EAST COAST RAILWAY			JACKSONVILLE	FL	32256
32	080838 0000	NW 8TH ST CORP		1804 RIVER RD	7150 PHILIPS HWY		JACKSONVILLE	FL	32207-3902
33		SOUTHEAST CPAC	JOANNE PARKER GRIFFIN	4222 LALOSA DR			JACKSONVILLE	FL	32217
34		OPEN VOLUNTEER	RANDALL JACKSON	5807 GILCHRIST OAKS CT			JACKSONVILLE	FL	32219
35		SAN MARCO PRESERVATION SOCIETY	ATTEN: CURRENT PRESIDENT	1468 HENDRICKS AV			JACKSONVILLE	FL	32207

X31 Notice
 217
 + 1173 EXD
 1173 WLD
 1173 Var
 3,736. Total

Jim Overton
Duval County

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

Date Time: 12/09/2025 09:48AM
Drawer: P01
Clerk: GJA
Transaction: 8167348

General Collection Receipt

Item: CR Processing: \$3,736.00

Date: 11/12/2025
Email: CRule@coj.net

CR796667
SAN MARCO UNION
HALL LLC /
LAWRENCE YANCY
1435 NALDO AV UNIT
1 JACKSONVILLE, FL
32207

SAN MARCO UNION HALL LLC / LAWRENCE YANCY
1435 NALDO AV UNIT 1 JACKSONVILLE, FL 32207

Description: COMPANION APPLICATION FOR ZONING EXCEPTION, WAIVER OF LIQUOR
CE AND ZONING VARIANCE

Total: \$3,736.00
Receipt: 395-26-01062065

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	0000000	3736.00	0.00
00000000	00000	0000000	0.00	3736.00

Total Tendered: \$3,736.00
Check: \$3,736.00

Check#6157079
Balance: \$0.00
Paid By: SAN MARCO UNION HALL LLC

Total Due: \$3,736.00

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

Account No: CR796667
REZONING/VARIANCE/EXCEPTION

Date: 11/12/2025

Name: SAN MARCO UNION HALL LLC / LAWRENCE YANCY
Address: 1435 NALDO AV UNIT 1 JACKSONVILLE, FL 32207
Description: COMPANION APPLICATION FOR ZONING EXCEPTION, WAIVER OF LIQUOR DISTANCE AND
ZONING VARIANCE

Total Due: \$3,736.00