

Date Submitted: 11/12/25**COMPANION  
APPLICATION**E-25-61V-25-32

2018

Date Filed: 12/9/25WLD-25-1Application Number: E-25-61

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: <u>CRD</u>	Current Land Use Category: <u>RPI</u>
Exception Sought: <u>Restaurant for sale and Service of all alcohol for on-premise consumption subject to (1)</u>	Applicable Section of Ordinance Code: <u>656.311A III (d)(5)(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>Total Companion Fee \$ 3,736.</u>
Zoning Asst. Initials: <u>CIP</u>	
Neighborhood Associations: <u>Open Volunteer, San Marco Preservation Society</u>	
Overlay: <u>none</u>	

**PROPERTY INFORMATION**

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

Page 1 of 5

**PLANNING AND DEVELOPMENT DEPARTMENT**

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884

www.coj.net

last update: 1/12/2017

On File

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

10. Name: <b>SAN MARCO UNION HALL LLC</b>	11. E-mail:
12. Address (including city, state, zip): <b>3982 ALHAMBRA DR JACKSONVILLE FL 32207</b>	13. Preferred Telephone:

**APPLICANT'S INFORMATION (if different from owner)**

14. Name: <b>LAWRENCE YANCY</b>	15. E-mail: <b>lawrenceyancy@yahoo.com</b>
16. Address (including city, state, zip): <b>1309 ST. JOHNS BLUFF ROAD NORTH BLDG A. SUITE 2. JACKSONVILLE FL 32225</b>	17. Preferred Telephone: <b>904-568-4317</b>

**CRITERIA**

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

- (i) *Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;*
- (ii) *Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses;*
- (iii) *Will not have an environmental impact inconsistent with the health, safety and welfare of the community;*
- (iv) *Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community;*
- (v) *Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;*
- (vi) *Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity;*
- (vii) *Will not overburden existing public services and facilities;*
- (viii) *Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and*

- other services; 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 PERMANENT 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 LICENSE 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](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.

<b>Owner(s)</b> Print name: SAN MARCO UNION HALL LLC Signature: 	<b>Applicant or Agent (if different than owner)</b> Print name: LAWRENCE YANCY Signature: 
<b>Owner(s)</b> Print name: _____ Signature: _____	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

## SUBMITTAL

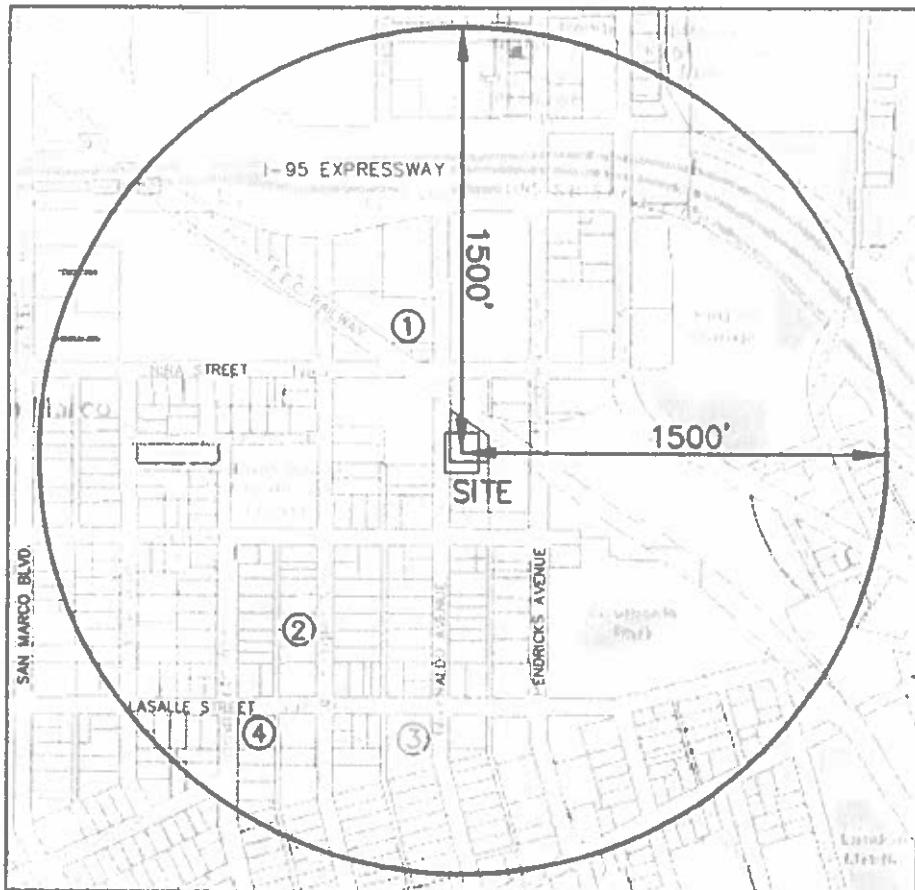
This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

### Submit applications to:

Planning and Development Department, Zoning Section  
214 North Hogan Street, 2<sup>nd</sup> 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 NIRA STREET  
JACKSONVILLE, FL 32207 - 335'
- 2 SPIRITUAL GROWTH MINISTRIES  
1538 FLAGLER AVENUE  
JACKSONVILLE, FL 32207 - 775'
- 3 SAN MARCO CHURCH  
1620 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

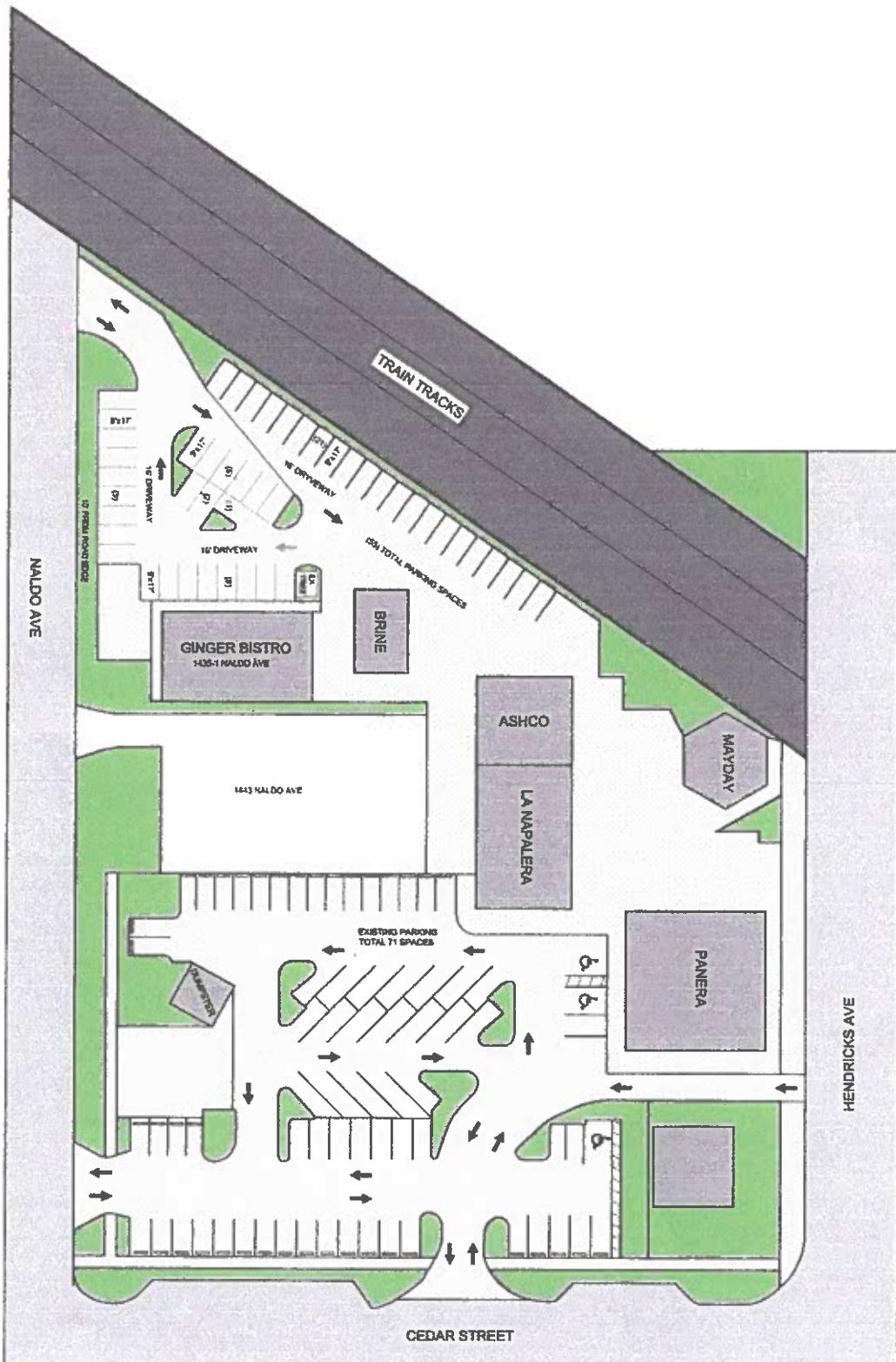


JASON D. BOATWRIGHT, P.S.M.

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	FILE: 2025-1252
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



SITE PLAN  
1



SP-1

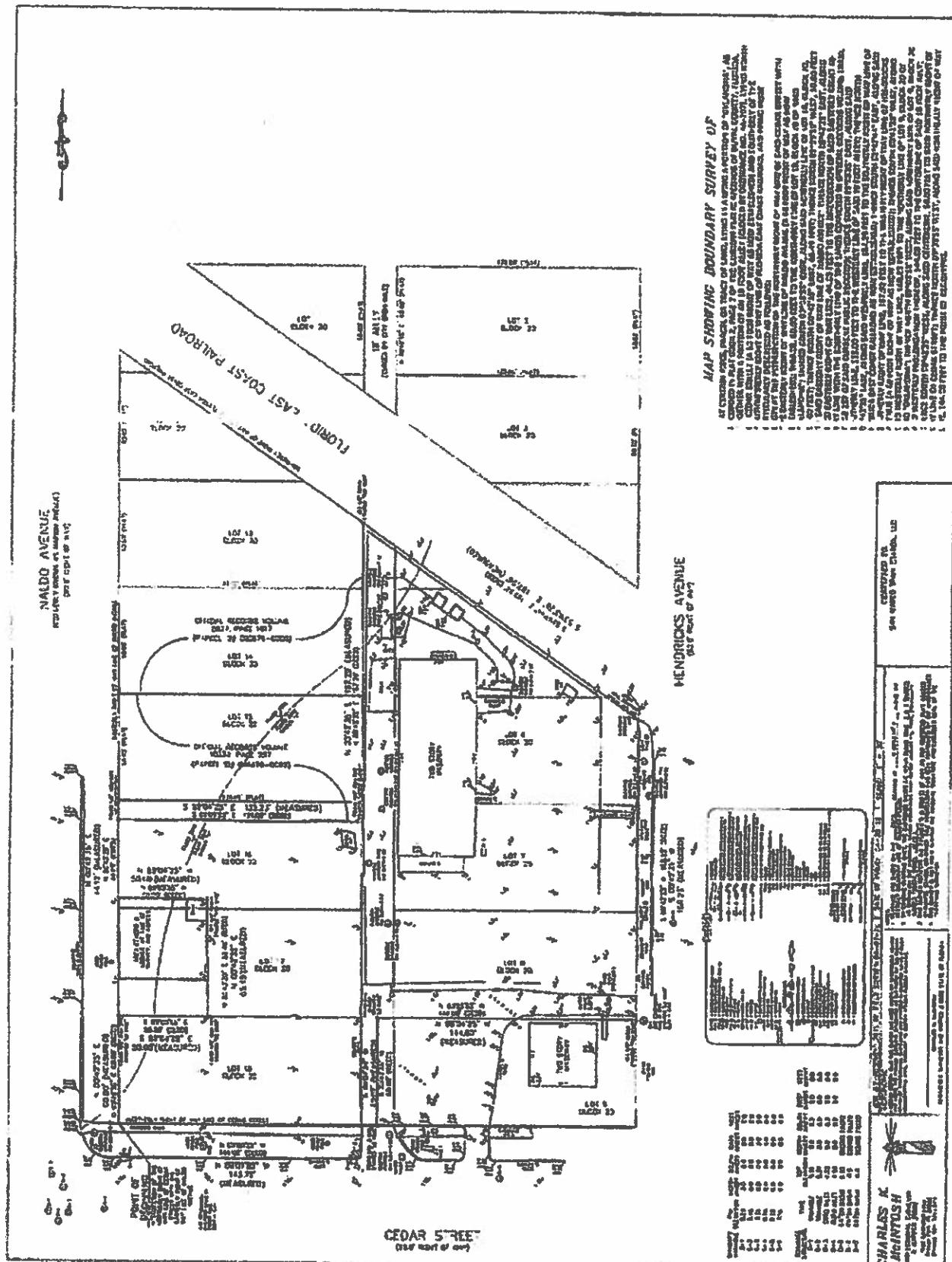
SITE PLAN

SCALE	AS SHOWN	AS NOTED
DRIVEN	RJD	
DEBON		
DATE	10/15/75	
ACROSS	25-000	
THROUGH		
PRINTED		
PRINTED		

PROJECT:  
1435-1 NALDO,  
JACKSONVILLE

CONSULTANT

File  
1435-1 NALDO,  
JACKSONVILLE, FL





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:

*Ort*  
Printed Name: Orlene Nevada

*John Lattman*  
Printed Name: John Lattman

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

By: *James A. Hunt*  
Name: James A. Hunt  
Its: President

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.

*Beatrix B. Trado*  
Notary Public, State of Florida

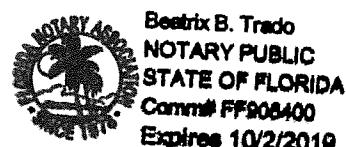


Exhibit "A"

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

Roya 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 31<sup>ST</sup>, day of October, 2025, by Roya Ashurian, who is  personally known to me or  has produced identification and who took an oath.

Type of identification produced \_\_\_\_\_.

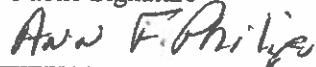


[NOTARY SEAL]

ANN F. PHILIPS  
Commission # HH 217049  
Expires January 17, 2028



Notary Public Signature



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

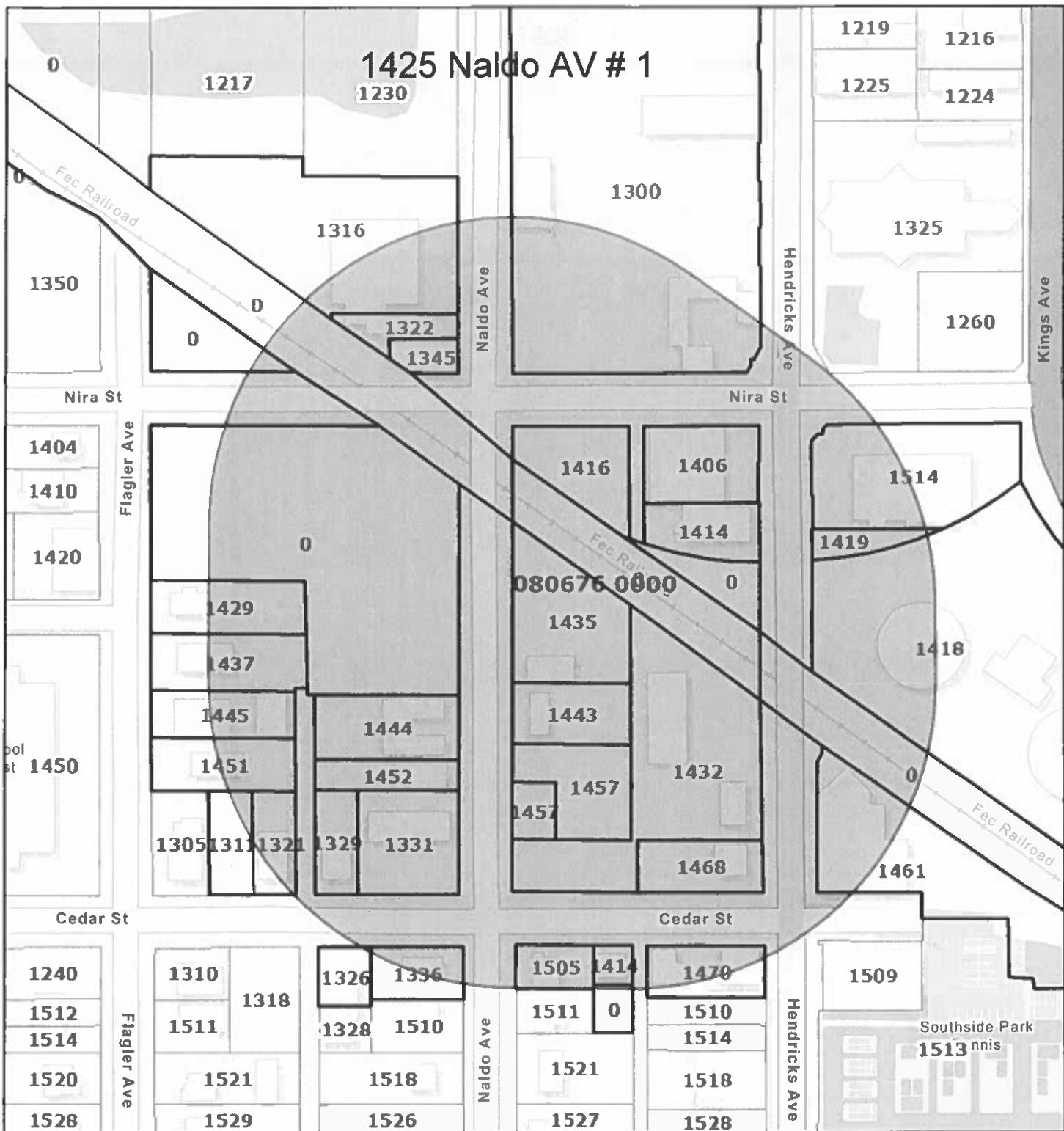
Title Authorized Member

Ashurian, Alan

1434-1 Hendricks Ave

JACKSONVILLE, FL 32207

## Land Development Review



November 12, 2025

1:2,257

## Parcels

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

On File

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A	B	C	D	E	F	G	H	I
MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_ZIP	MAIL_I	MAIL_J	MAIL_K	MAIL_L
1 RE	LNAME	LNAMES2	LNAMES1	JACKSONVILLE	FL	32207-8553		
2 080694 0000	CRAIG COREY L	1321 CEDAR ST	2555 PRIMROSE AVE	MIDDLEBURG	FL	32068-6050		
3 080672 0000	FERST HENDRICKS LLC		1300 BROAD ST	JACKSONVILLE	FL	32202 3996		
4 080692 0000	JACKSONVILLE HOUSING AUTHORITY		93 AUTUMN SPRINGS DR	JACKSONVILLE	FL	32225		
5 080531 0000	J & K COMPANY CAPITAL LLC		4530 35 SAINT JOHNS AVE UNIT 406	JACKSONVILLE	FL	32210		
6 080573 0050	2725 COLLEGE STREET LLC		1329 CEDAR ST	JACKSONVILLE	FL	32207		
7 080586 0000	GRANT ADAM J		1429 FLAGLER AVE	JACKSONVILLE	FL	32207		
8 080674 0010	CITY OF JACKSONVILLE		1443 NAUDO AVE	JACKSONVILLE	FL	32207		
9 080680 0000	BAPTIST HEALTH PROPERTIES INC		1434 1 HENDRICKS AVE	JACKSONVILLE	FL	32207		
10 080532 0000	SHINN THOMAS R		1311 CEDAR ST	JACKSONVILLE	FL	32207-8553		
11 080689 0000	SUTHERLAND BETHANY J		1400 PRUDENTIAL DR STE 7	JACKSONVILLE	FL	32207-8177		
12 080678 0000	FRANCO BENAMIN CRAMER		1109 S MARION AVE	LAKE CITY	FL	32025 5874		
13 080682 0000	ASHURIAN EDWARD		5209 SAN JOSE BLVD SUITE 101	JACKSONVILLE	FL	32207		
14 080695 0000	LUCAS JAMES M		601 12TH AVE S	JACKSONVILLE BEACH	FL	32250-5019		
15 080520 0000	HENDRICKS & CEDAR LLC		1414 CEDAR ST	JACKSONVILLE BEACH	FL	32207		
16 080836 0010	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		177 4TH AVE N STE 200	JACKSONVILLE	FL	32250		
17 080671 0000	TRIACT DEV LLP		3982 ALHAMBRA DR W	JACKSONVILLE	FL	32207		
18 080683 0000	NEST&VALE LLC		C/O MCKILLOP LAW FIRM	JACKSONVILLE	FL	32256		
19 080531 0010	OSTRANDER ANDREW		1514 NIRA ST	JACKSONVILLE	FL	32207		
20 080822 0100	CHADBORNE II MF LLC		1322 NALDO AVE	JACKSONVILLE	FL	32207-8603		
21 080679 0020	SAN MARCO TRAIN STATION LLC		13810 SUTTON PARK DR N STE 220	JACKSONVILLE	FL	32224		
22 080540 0015	GROUNDFLOOR JACKSONVILLE LLC		ATTN THOMAS BEECKLER	PONTE VEDRA BEACH	FL	32082		
23 080664 0000	PLATINUM ADVANTAGE LLC		225 N PEARL ST	JACKSONVILLE	FL	32202		
24 080837 0000	HATCHETT ELECTRICAL CONTRACTING LLC		1437 FLAGLER AVE	JACKSONVILLE	FL	32207		
25 080542 0000	1336 CEDAR STREET LLC		2002 SAN MARCO BLVD STE 204	JACKSONVILLE	FL	32207		
26 080566 0010	SAN MARCO STATION LLC		301 1ST ST	ATLANTIC BEACH	FL	32233		
27 080670 0010	JACKSONVILLE ELECTRIC AUTHORITY		FLORIDA EAST COAST RAILWAY	JACKSONVILLE	FL	32236		
28 080690 0000	SALLAR LEASING INC		1804 RIVER RD	JACKSONVILLE	FL	32207 3902		
29 080691 0000	JFRD HOLDINGS LLC		JOANNE PARKER GRIFFIN	JACKSONVILLE	FL	32217		
30 080684 0000	BURGE CHERIE DIANE		42222 LALOSA DR	JACKSONVILLE	FL	32219		
31 080450 0000	F E C RR CO		5807 GILCHRIST OAKS CT	JACKSONVILLE	FL	32207		
32 080838 0000	NW 81ST ST CORP		RANDALL JACKSON	JACKSONVILLE	FL			
33	SOUTHEAST CPAC		ATTEN: CURRENT PRESIDENT	JACKSONVILLE	FL			
34	OPEN VOLUNTEER		1468 HENDRICKS AV	JACKSONVILLE	FL			
35	SAN MARCO PRESERVATION SOCIETY			JACKSONVILLE	FL			

~~X31~~  
217 Notice

+ 1173 EX

1173 WLD

1173 Var.

~~# 3,736. Total~~

Jim Overton  
Duval County

Date/Time: 12/09/2025 09:48AM  
Drawer: P01  
Clerk: GJA  
Transaction: 8167848

## Duval County, City Of Jacksonville

### Jim Overton , Tax Collector

231 E. Forsyth Street  
Jacksonville, FL 32202

### General Collection Receipt

Item	Paid
CR Processing:	\$3,736.00
CR796667	
SAN MARCO UNION HALL LLC &#47;	
LAWRENCE YANCY	
1435 NALDO AV UNIT 1 JACKSONVILLE, FL 32207	
Total:	\$3,736.00
Receipt: 395-26-01062065	
Total Handled	\$3,736.00
Check#	\$3,736.00
Chk#6157679	
Balance:	\$0.00
Paid By: SAN MARCO UNION HALL LLC	

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

AN MARCO UNION HALL LLC / LAWRENCE YANCY

1435 NALDO AV UNIT 1 JACKSONVILLE, FL 32207

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

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

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