

Date Submitted:	6/12/23
Date Filed:	6/16/23

Application Number:	E-23-44
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: CCG-1	Current Land Use Category: CCG
Exception Sought: Retail sale and serve of all alcoholic beverages for on-premises consumption.	Applicable Section of Ordinance Code: 656.313 A.IV (c)(1)
Council District: 5	Planning District: 3
Previous Zoning Applications Filed (provide application numbers): none found	
Notice of Violation(s): none found	
Number of Signs to Post: 1	Amount of Fee: \$1278. Zoning Asst. Initials: CKR
Neighborhood Associations: Summertield Crossing HOA, Better Baymeadows Inc., Goodbys Creek Association	
Overlay: none	

PROPERTY INFORMATION	
1. Complete Property Address: 39-7 BAYMEADOWS RD JACKSONVILLE, FL 32217	2. Real Estate Number: REF#152830-0000
3. Land Area (Acres): 0.18 ACRES	4. Date Lot was Recorded: 07/25/1973
5. Property Located Between Streets: BAYMEADOWS RD; SAN JOSE BLVD	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: RETAIL	
8. Exception Sought: LIQUOR LICENSE HOP	
9. In whose name will the Exception be granted: N. WAY JOSE OF JAY LLC	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: 3907 BANMEADOWS INVESTMENT LLC	11. E-mail: jergisi@uniteddraftservices.com
12. Address (including city, state, zip): 3590 VANBERDECIKUE JACKSONVILLE, FL 32224	13. Preferred Telephone: (904) 403-2234

APPLICANT'S INFORMATION (if different from owner) NO WAY JOSE OF TAX@GMAIL.COM	
14. Name: NO WAY JOSE OF TAX LLC	15. E-mail: ESAA aania69@gmail.com
16. Address (including city, state, zip): 4237 HABANA AVE JACKSONVILLE, FL 32217	17. Preferred Telephone: (904) 838-1112

CRITERIA
<p>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."</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) 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 reason we are requesting a exception for a liquor license is due to our Mexican Restaurant needing to be competitive and income producing for success. The Mexican Restaurant market almost always serves liquor and it would extremely harm us to not be able to serve this product. We would love to safely serve to the public so we can strive as a business!

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.

<p>Owner(s) Print name: <u>MURAT ERGISI</u> Signature: <u></u></p>	<p>Applicant or Agent (if different than owner) <small>No WAY JOSE OF JAY LLC</small> Print name: <u>ALBERTO ANJAY</u> Signature: <u></u></p> <p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>
<p>Owner(s) Print name: _____ Signature: _____</p>	

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

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 5/25/23

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 397 BAYMEADOWS RD RE#(s): 152530-0000

To Whom it May Concern:

I MURAT ERGISI, as MEMBER of 397 BAYMEADOWS INVESTMENT
a Limited Liability Company organized under the laws of the state of FLORIDA, hereby certify
that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s)
for LIPUP VISENSE submitted to the Jacksonville Planning and Development
Department.

(signature) 

(print name) MURAT ERGISI

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

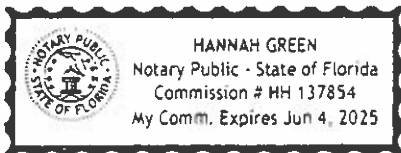
**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 25th day of May 2023, by Murat Ergisi, as Member of 397 Baymeadows Investment a Limited Liability corporation, who is personally known to me or who has produced _____ as identification and who took an oath.


(Signature of NOTARY PUBLIC)

Hannah Green
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: June, 4 2025



Agent Authorization – Limited Liability Company (LLC)

Date: 5/25/23

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 3407 BAYMEADOWS RD RE#(s): 152530-0000

To Whom It May Concern:

You are hereby advised that MURAT ERGISI, as MEMBER of 3407 BAYMEADOWS INVESTMENT LLC, hereby certify that the LLC 3407 BAYMEADOWS INVESTMENT is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers NO WAY JOSE OF JAY LLC to act as agent to file application(s) for LIQUOR LICENSE for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

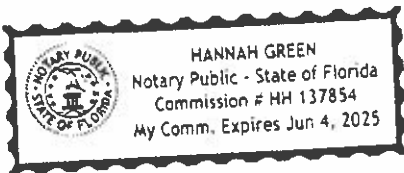
(signature) [Handwritten Signature]

(print name) MURAT ERGISI

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 25th day of May 2023, by Murat Ergisi, as Member of 3407 Baymeadows Investment, a Limited Liability corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)



Hannah Green
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: June 4, 2025



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

Detail by Entity Name

Florida Limited Liability Company
3907 BAYMEADOWS INVESTMENT LLC

Filing Information

Document Number L19000299854
EI/EI Number 84-4072274
Date Filed 12/09/2019
Effective Date 12/09/2019
State FL
Status ACTIVE

Principal Address

3907 BAYMEADOWS RD
JACKSONVILLE, FL 32217

Mailing Address

7825 Mount Ranier Dr
Jacksonville, FL 32256

Changed: 05/17/2022

Registered Agent Name & Address

ERGISI, MURAT
129 RIALTO DR
PONTE VEDRA, FL 32081

Authorized Person(s) Detail

Name & Address

Title MGR

ERGISI, MURAT
129 RIALTO DR
PONTE VEDRA, FL 32081

Title MGR

MALI, RAJESH
7825 MOUNT RANIER DR
JACKSONVILLE, FL 32256

Annual Report



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

Detail by Entity Name

Florida Limited Liability Company
NO WAY JOSE OF JAX LLC

Filing Information

Document Number L21000107211
EI/EI Number 86-2798142
Date Filed 03/05/2021
Effective Date 03/05/2021
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 05/14/2021
Event Effective Date NONE

Principal Address

3877 Bay Meadows Rd
JACKSONVILLE, FL 32217

Changed: 03/28/2022

Mailing Address

4237 HABANA AVE
JACKSONVILLE, FL 32217

Registered Agent Name & Address

ANIA, MARTHA L
4237 HABANA AVE
JACKSONVILLE, FL 32217

Authorized Person(s) Detail

Name & Address

Title AMBR

ANIA, MARTHA L
4237 HABANA AVE
JACKSONVILLE, FL 32217

Title AMBR m

ANIA, ALBE
37 HABANA AVE
JACKS NVILLE, FL 3 17

itle AMB

HE NANDEZ NAVA ING RS J
1 879 S EEDING H SE D
JACKS NVILLE, FL 3 57

itle AMB

ANIA, MA HAL
37 Habana Ave
JACKS NVILLE, FL 3 17

Annual Reports

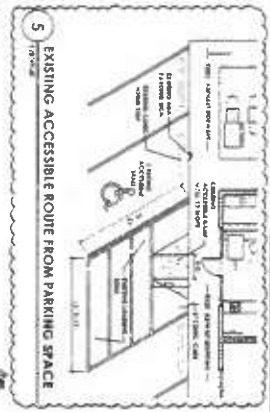
Report Year	Filed Date
	3/ 8/
3	/ / 3

Document Images

/ / 3 -- ANNUAL EP	View image in PDF format
3/ 8/ -- ANNUAL EP	View image in PDF format
5/10 / 1 -- LC Amendment	View image in PDF format
3/ 5/ 1 -- Florida Limited Liability	View image in PDF format 0



INDEX OF DRAWINGS
ARCHITECTURAL
 A100 - FLOOR PLAN, NOTES, ADA ACCESSIBILITY DETAILS & VICINITY MAP
 A101 - 1st FLOOR PLAN & CODE REQUIREMENTS
MECHANICAL, ELECTRICAL & PLUMBING
 M100 - MECHANICAL, ELECTRICAL & PLUMBING

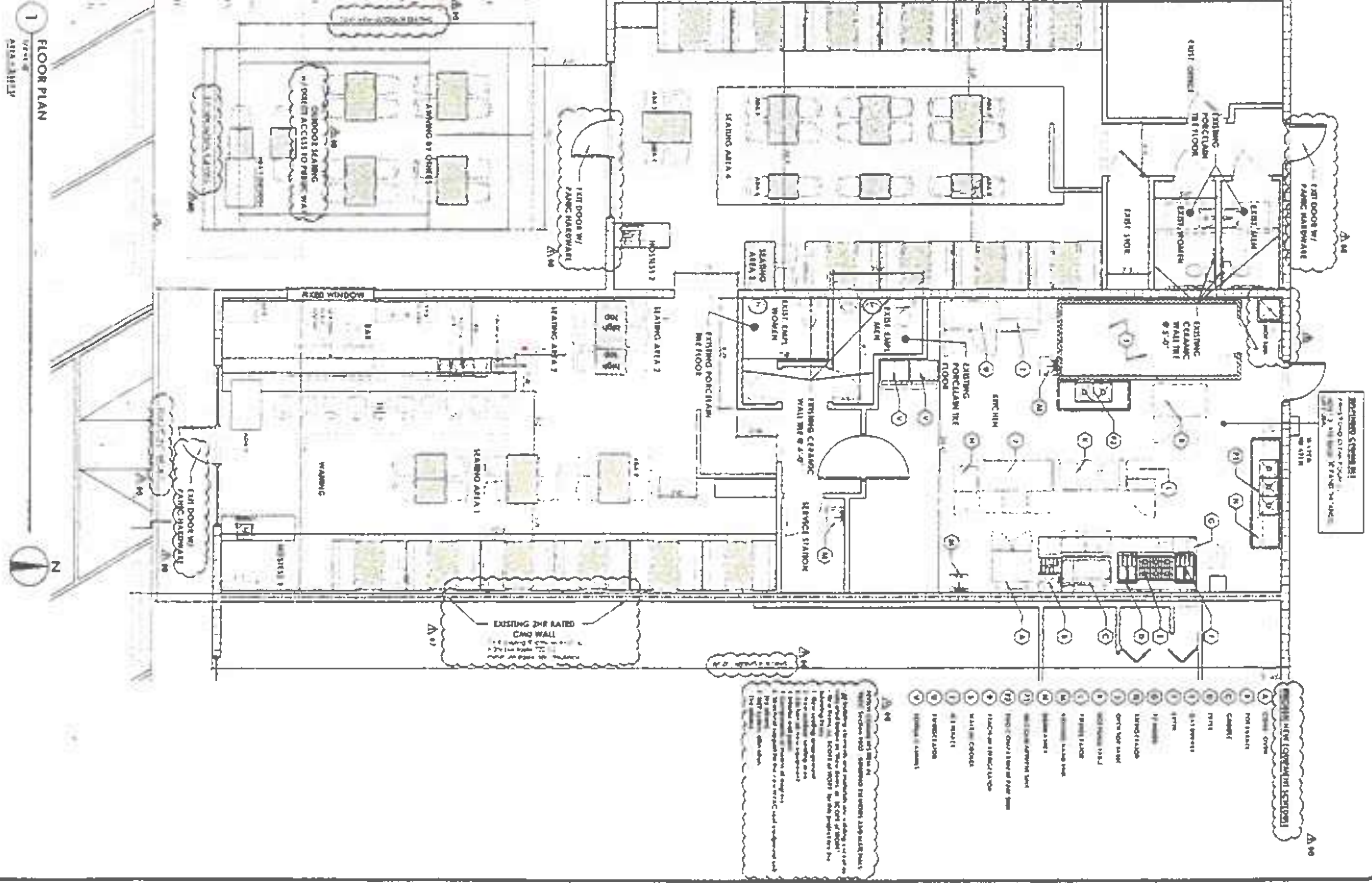
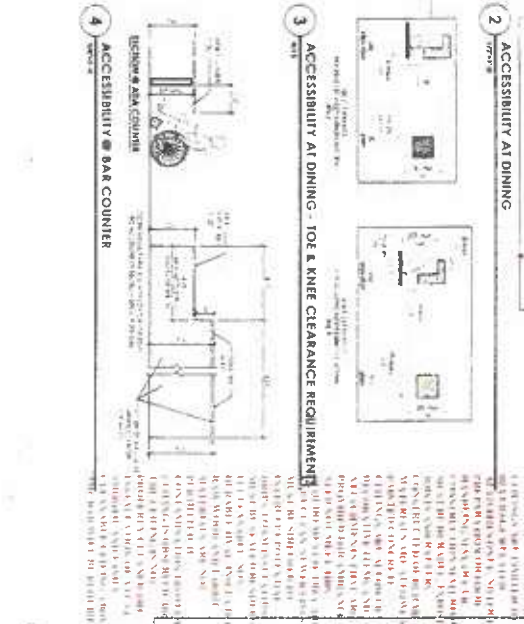


NOTES:
 1. ALL ACCESSIBLE ROUTES SHALL BE MAINTAINED AT ALL TIMES.
 2. THE ROUTE FROM THE PARKING SPACE TO THE RESTAURANT ENTRANCE SHALL BE MAINTAINED AT ALL TIMES.
 3. THE ROUTE FROM THE PARKING SPACE TO THE RESTAURANT ENTRANCE SHALL BE MAINTAINED AT ALL TIMES.
 4. THE ROUTE FROM THE PARKING SPACE TO THE RESTAURANT ENTRANCE SHALL BE MAINTAINED AT ALL TIMES.

FOOD SERVICE PLAN REVIEW
 Reviewer: [Name]
 Date: 11/22/20

- 1) Compliance with applicable state and local codes.
- 2) Compliance with all provisions on specification worksheet.

Sheet No. **A100** of **20** sheets



NOTES:
 1. ALL ACCESSIBLE ROUTES SHALL BE MAINTAINED AT ALL TIMES.
 2. THE ROUTE FROM THE PARKING SPACE TO THE RESTAURANT ENTRANCE SHALL BE MAINTAINED AT ALL TIMES.
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 4. THE ROUTE FROM THE PARKING SPACE TO THE RESTAURANT ENTRANCE SHALL BE MAINTAINED AT ALL TIMES.

A100

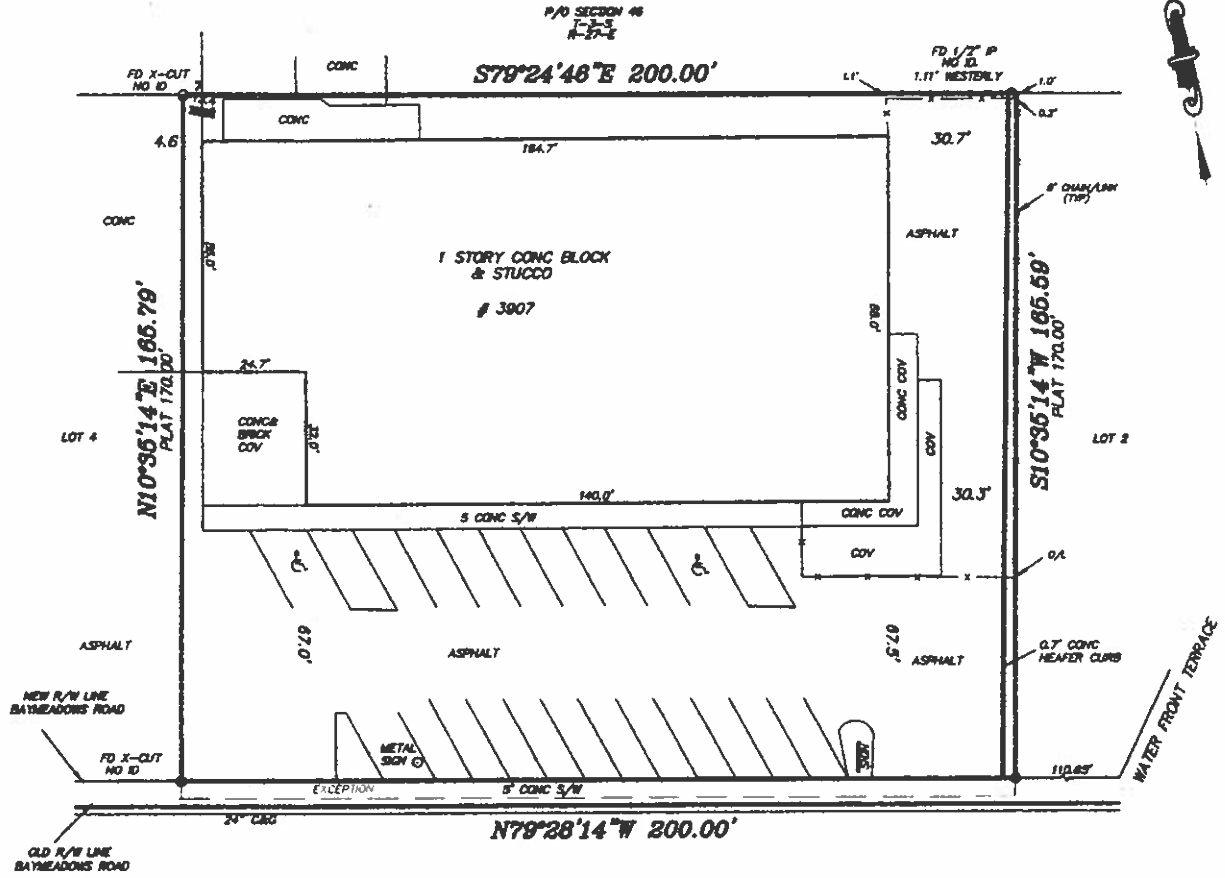
"NO WAY JOSE"
 RESTAURANT BUILD-OUT
 3877 BAYMEADOWS ROAD, JACKSONVILLE, FL 32217

FLOOR PLAN, NOTES, ADA
 ACCESSIBILITY DETAILS, &
 VICINITY MAP

DRIVAS
 ARCHITECTURE, INC.
 On File
 1401 W. 10th Street, Jacksonville, FL 32209
 (904) 251-1111

MAP SHOWING BOUNDARY SURVEY OF

LOT 3, RIVER FRONT PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 53 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. EXCEPTING THEREFROM PART LYING IN ROAD RIGHT-OF-WAY.



BAYMEADOWS ROAD

(A VARIABLE WIDTH R/W)
(PLATED MAGNOLIA AVENUE)

CERTIFIED FOR: CURRY-THOMAS HARDWARE, INC.; RAJESH NALL; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
FISHER, TOUSEY, LEAS & BALL, P.A.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD HAZARD ZONE X AS SCALED FROM FLOOD INSURANCE RATE MAP 553 FOR DUVAL COUNTY, FLORIDA, DATED 11-02-2018 AND IS SHOWN AS A COURTESY ONLY AND DOES NOT CONSTITUTE A CERTIFICATION OF SAME.

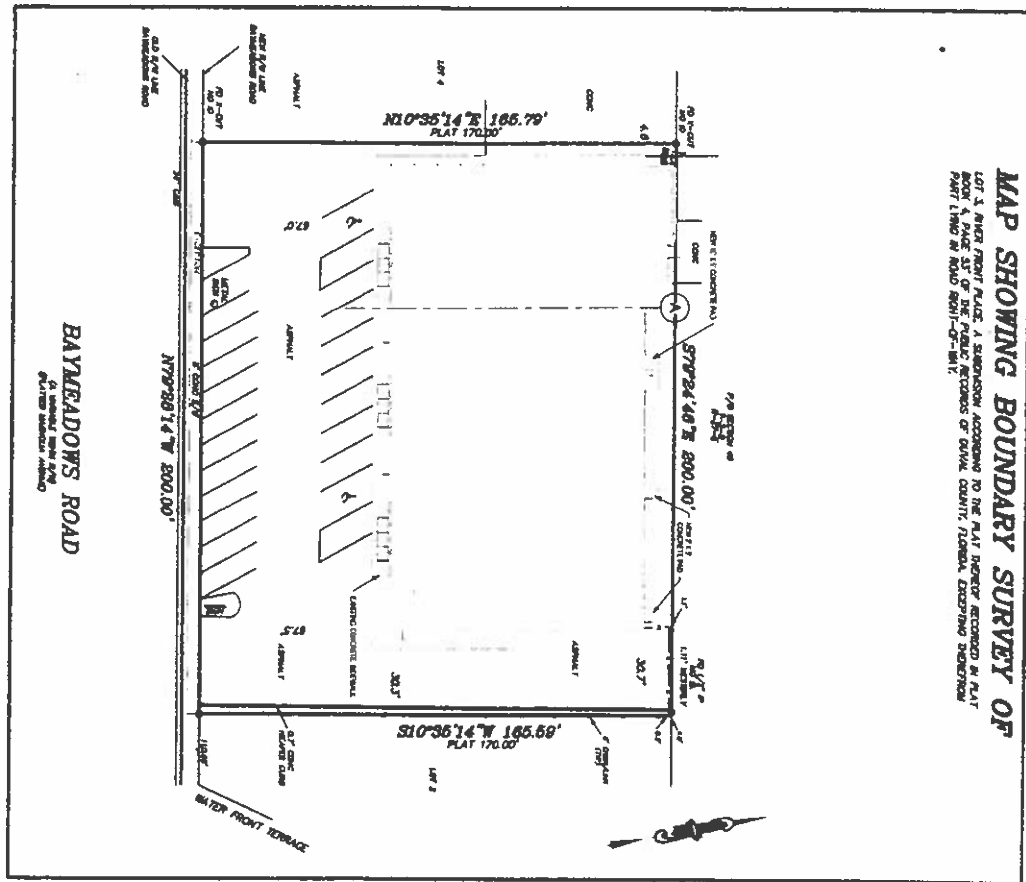
TRI-STATE LAND SURVEYORS, INC.
5875 MINING TERRACE #209, JACKSONVILLE, FLORIDA 32257 (904) 880-2535

- LEGEND
- CM CONC. MON
- IP IRON PIPE
- RB REBAR
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- D/W DRIVEWAY
- COV. COVERED AREA
- E CENTERLINE
- A/C AIR CONDITIONING PAD
- (R) RADIAL DISTANCE
- CONC. CONCRETE
- ESMT EASEMENT
- B.R.L. BUILDING RESTRICTION LINE
- PC POINT OF CURVE
- PT POINT OF TANGENCY

BEARINGS BASED ON R/W LINE AS SHOWN.
 THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 THIS SURVEY BASED UPON DESCRIPTION AS FURNISHED, AND WITHOUT BENEFIT OF A TITLE BINDER/ABSTRACT OF TITLE AND/OR DEED RESEARCH.
 SCALE: 1"=30'
 FIELD WORK DATE: 12-28-2019
 SIGNATURE DATE: 12-27-2019
 GLENN M. BROADSTREET, P.S.M. NO. 5814
Glenn M. Broadstreet
 REGISTERED SURVEYOR AND MAPPER,
 STATE OF FLORIDA (LB #4921)



MAP SHOWING BOUNDARY SURVEY OF LOT 3, BAY FRONT PLAZA, A SUBDIVISION ACCORDING TO THE PLAT HEREBY RECORDED IN PLAT BOOK 5, PAGE 37 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPTING THEREIN PART THEREOF IN ROAD RIGHT-OF-WAY.



1/8" = 100' Plan
1" = 50'0"

B-21-133827000
RCV-10492024 5-26-24

NO.	DESCRIPTION	DATE
1	COPIES	04/27/2021
2	COPIES	04/27/2021
3	COPIES	04/27/2021

GABRIEL ARANCO
Architect
Architectural Services, Inc.
1000 North State St
Jacksonville, FL 32202

PERMIT SET

RENOVATION PROJECT
3907 BAYMEADOWS INVESTMENT

NEW TENANT PARTITIONS
& FACADE RENOVATION

3907 BAYMEADOWS ROAD
JACKSONVILLE, FL 32217

ALL CONSTRUCTION & DEVELOPERS

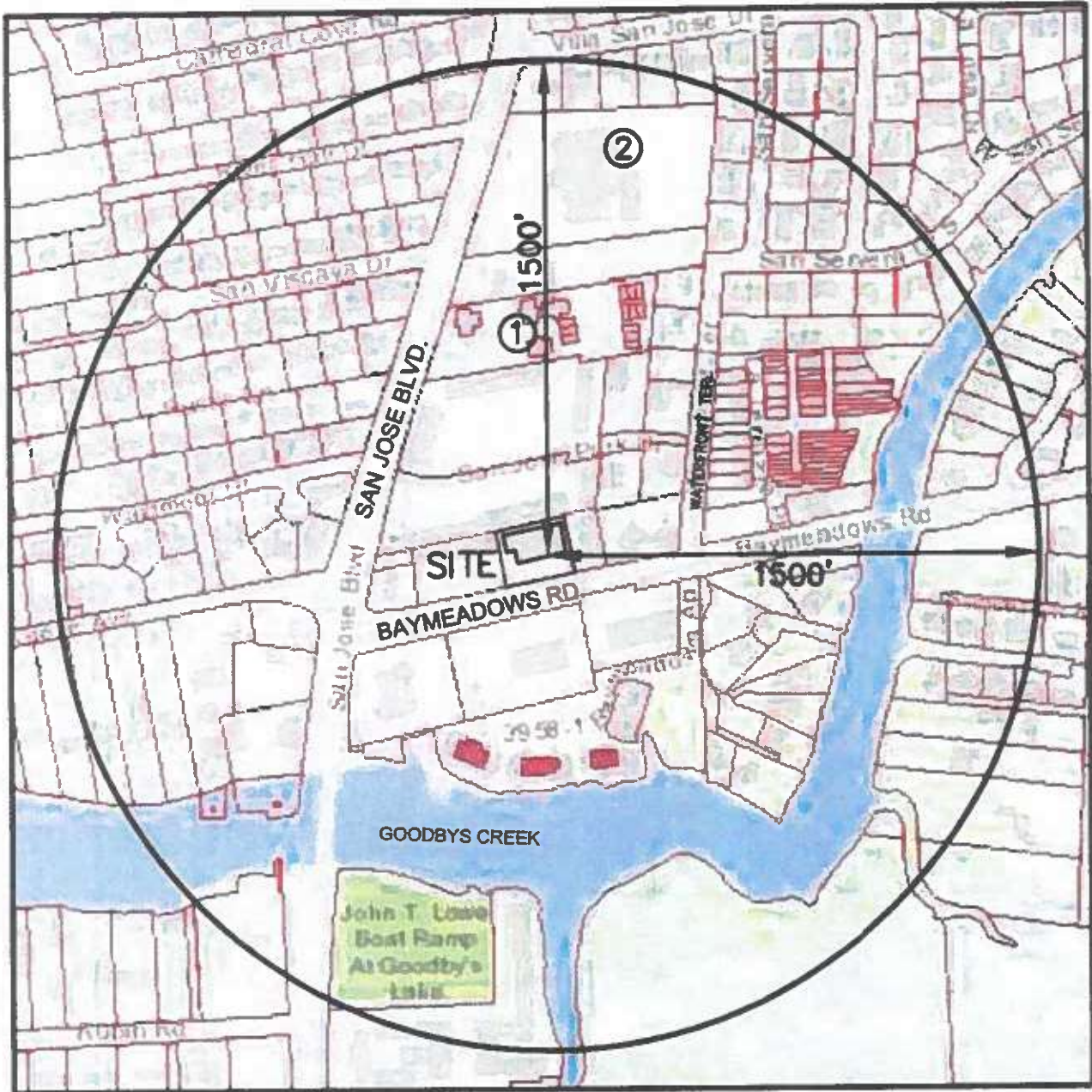
104 BAYMEADOWS RD
SUITE 25A
JACKSONVILLE, FL 32254

On File

MAP OF

A PORTION OF SECTION 46, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA

REAL ESTATE I.D. NUMBER: 152530-0000



VICINITY MAP

SCALE: 1" = 500'

NOTES:

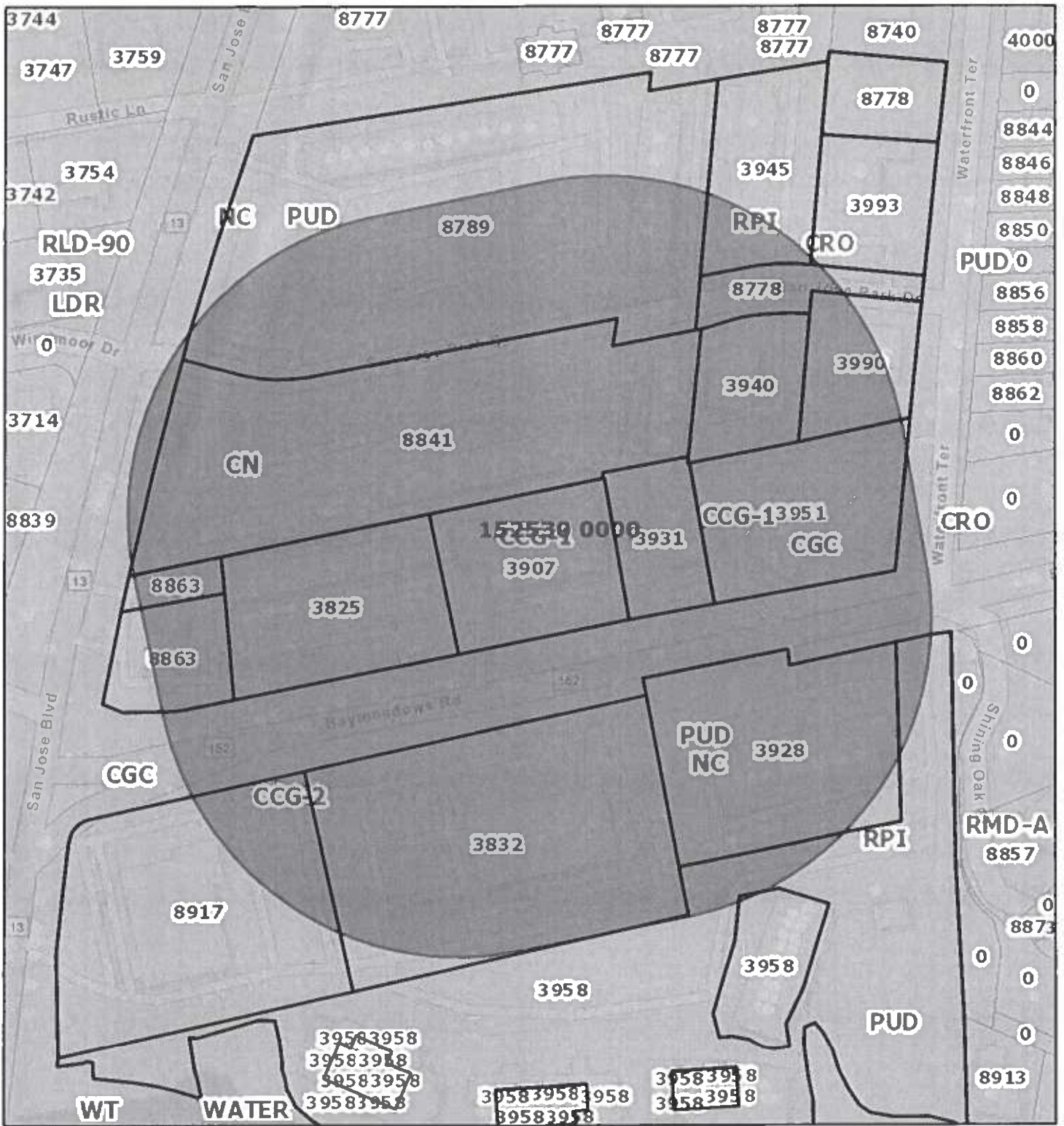
1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE ARE TWO (2):

SUBJECT SITE:
3877 BAYMEADOWS ROAD,
JACKSONVILLE, FL 32217

① CONGREGACAO CRISTA CHURCH
8777 SAN JOSE BOULEVARD,
JACKSONVILLE, FL 32217 600'±

② CONGREGACAO ABRAHAM QUESAD INC (REFORM SYNAGOGUE)

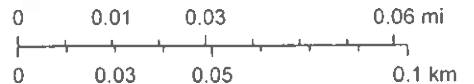
3907 Baymeadows Rd
Land Development Review



June 7, 2023

1:2,257

- | | | | |
|-----------------------------------|----------------|---|-------------------------|
| Parcels | APZ2 | MILITARY | Black Hammock Island |
| Address Points | CZ | OLF Whitehouse Lighting Regulation Zone | Cedar Point Sawpit Rd |
| Height Restriction Zones | RUNWAY | Historic Districts | KangSoutel |
| Runway Protection Zone | Noise Contours | Riverside-Avondale | Mandarin |
| HORIZONTAL SURFACE ELEV 0' | 60 | Springfield | Riverside |
| HORIZONTAL SURFACE ELEV 35' | 65 | St Johns Quarter | San Marco |
| HORIZONTAL SURFACE ELEV 50' | 70 | Downtown DDRB Overlay Districts | Springfield |
| HORIZONTAL SURFACE ELEV 150' | 75 | Land Use | Mandarin Height Overlay |
| HORIZONTAL SURFACE ELEV 300' | 80 | Panel Index | |
| HORIZONTAL SURFACE ELEV 500' | 85 | Zoning | |
| Military Accident Potential Zones | Noise Zones | Zoning Overlay Districts | |
| APZ1 | CIVILIAN | Arlington | |



Esri Community Maps Contributors City of Jacksonville FDEP
OpenStreetMap, Microsoft Esri, HERE, Garmin, SafeGraph,
GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS, US Census Bureau,
USDA

A	B	C	D	E	F	G	H	I
RE	UNAME	UNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADE	MAIL_CITY	MAIL_STATE	MAIL_ZIP
1	152550 0000	OAK STREET INVESTMENT GRADE NET LEASE FUND SERIES	C/O OAK STREET REAL ESTATE CAPITAL LL 125 S WACKER DR STE 1220		CHICAGO	IL	60606	
2	151585 0070	EVF SAN JOSE PARK LLC	4653 TRUEMAN BLVD STE 100		HILLIARD	OH	43026	
3	152556 0000	HARB BROTHERS JACKSONVILLE INC	3700 34TH ST	3RD FLOOR	ORLANDO	FL	32805-6601	
4	152532 0000	GIANT JACKSONVILLE LLC	1806 N FRANKLIN ST		TAMPA	FL	33602	
5	151585 0080	3990 SAN JOSE PARK DRIVE LLC	1412 N LOOP PKWY		SAINT AUGUSTINE	FL	32095	
6	152531 0000	KENNARD INVESTMENTS V LC	PO BOX 17156		JACKSONVILLE	FL	32245	
7	151585 0030	SMILES BY SHIELDS LLC	3940 SAN JOSE PARK DR		JACKSONVILLE	FL	32217	
8	151585 0020	AQUA SWIM CLUB LLC	3993 SAN JOSE PARK DR		JACKSONVILLE	FL	32217	
9	151585 0100	O WATERFRONT TERRACE LLC	3993 SAN JOSE PARK DR		JACKSONVILLE	FL	32217	
10	152528 0000	WILLIAM A WATSON JR TRUST	7821 DEERCREEK CLUB RD STE 200		JACKSONVILLE	FL	32256-3698	
11	151585 0000	SAN JOSE PROFESSIONAL CENTER HOLDINGS INC	7915 BAYMEADOWS WAY SUITE 400		JACKSONVILLE	FL	32256	
12	152529 0000	3931 BAYMEADOWS ROAD LLC	3931 BAYMEADOWS RD		JACKSONVILLE	FL	32217	
13	152557 0000	SHOPS OF GOODBYS CREEK LLC	PO BOX 47050		JACKSONVILLE	FL	32247-7050	
14	151631 0000	SAN JOSE CENTER CORP	7915 BAYMEADOWS WAY SUITE 400		JACKSONVILLE	FL	32256	
15	151571 1180	PALAZZO ON ST JOHNS ASSOCIATION INC	5450 2ND ST		ST AUGUSTINE	FL	32080	
16		SOUTHEAST CPAC	4222 LALOSA DR		JACKSONVILLE	FL	32217	
17		SUMMERFIELD CROSSING HOA	4545 ARCH CREEK DR S		JACKSONVILLE	FL	32241 4263	
18		GOODBY'S CREEK ASSOCIATION	4338 SPOON HOLLOW LN.		JACKSONVILLE	FL		
19		BETTER BAYMEADOWS, INC.	9838 OLD BAYMEADOWS RD PMB 305		JACKSONVILLE	FL		
20								

$$\begin{array}{r}
 15 \\
 \times 7 \\
 \hline
 105 \\
 + 173 \\
 \hline
 1178 \\
 \hline
 \$1278. \text{ Total}
 \end{array}$$