

Application For Zoning Exception

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
Exception Sought (1) RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION OR OFF-PREMISES CONSUMPTION OR BOTH; AND (2) OUTSIDE SALE AND SERVICE OF FOOD AND BEVERAGES
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 # 5609 **Application Status** FILED COMPLETE
Date Started 05/15/2024 **Date Submitted** 05/23/2024

General Information On Applicant

Last Name TRIMMER **First Name** CYNDY **Middle Name**
Company Name DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC
Mailing Address 1 INDEPENDENT DRIVE, SUITE 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name SAN JUAN CORNER, LLC
Mailing Address 3360-C LAKESHORE BLVD
City JACKSONVILLE **State** FL **Zip Code** 32210
Phone **Fax** **Email**

Property Information

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

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 093588 0000	7	4	CCG-1

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

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

Current Property Use

VACANT GAS STATION AND CONVENIENCE STORE

Exception Sought

(1) RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION OR OFF-PREMISES CONSUMPTION OR BOTH; AND (2) OUTSIDE SALE AND SERVICE OF FOOD AND BEVERAGES

In Whose Name Will The Exception Be Granted

EAT HAPPY JAX, LLC

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="4323"/>	<input type="text" value="HERSCHEL ST"/>	<input type="text" value="32210"/>

Between Streets

and

Utility Services Provider

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

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
- Advisory Opinion Letter From EQD, Environmental Quality Division

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.

THE GRANT OF EXCEPTIONS WOULD BE CONSISTENT WITH THE FUTURE LAND USE ELEMENT ("FLUE") OF THE 2030 COMPREHENSIVE PLAN AND WOULD FURTHER THE

FOLLOWING FLUE GOALS, OBJECTIVES AND POLICIES: GOAL 1, OBJECTIVE 1.1, GOAL 3, OBJECTIVE 3.2, POLICY 3.2.1, AND POLICY 3.2.2.

(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.

THE PROPOSED USE WILL BE COMPATIBLE WITH THE EXISTING CONTIGUOUS USES AND COMPATIBLE WITH THE GENERAL CHARACTER OF THE AREA. THE PROPERTY IS LOCATED AT THE INTERSECTION OF HERSCHEL STREET AND SAN JUAN AVENUE WHICH CONSISTS OF A MIX OF LOW-INTENSITY COMMERCIAL AND OFFICE USES. APPLICANT PROPOSES REPURPOSING THE LONG-VACANT GAS STATION AND CONVENIENCE STORE TO PROVIDE A RESTAURANT FOR THE NEIGHBORHOOD. THE PROPOSED RESTAURANT USE IS COMPATIBLE WITH OTHER COMMERCIAL USES ALONG HERSCHEL STREET AND ITS LIMITED SIZE IS HARMONIOUS WITH THE CHARACTER OF SURROUNDING SINGLE FAMILY RESIDENTIAL USES.

(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.

THE PROPOSED USE WILL NOT HAVE AN ENVIRONMENTAL IMPACT INCONSISTENT WITH THE HEALTH, SAFETY OR WELFARE OF THE COMMUNITY. THE PROPOSED RESTAURANT ENHANCES THE NEIGHBORHOOD BY FILLING A LONG-VACANT GAS STATION AND CONVENIENCE STORE WITH A NOVEL SEAFOOD RESTAURANT CONCEPT PROVIDING DINING OFFERINGS TO COMPLEMENT THE COMMERCIAL AND OFFICE USES ALONG HERSCHEL STREET AS WELL AS THE NEARBY RESIDENTIAL USES.

(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.

THE REQUESTED EXCEPTION WILL IMPROVE VEHICULAR AND PEDESTRIAN TRAFFIC AND PARKING CONDITIONS WHEN COMPARED TO THE EXISTING CONDITION OF THE PROPERTY. IT WILL NOT RESULT IN THE CREATION OR GENERATION OF TRAFFIC INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. APPLICANT PROPOSES RENOVATING THE EXISTING BUILDING AND REARRANGING THE VEHICLE USE AREAS ON THE PROPERTY TO MAXIMIZE ITS ON-SITE PARKING SPACES. PEDESTRIAN AND VEHICULAR SAFETY IS IMPROVED BY REDUCING THE NUMBER OF CURB CUTS AND CREATING A ONE-WAY TRAFFIC CONDITION WITH CARS ENTERING OFF OF SAN JUAN AVENUE AND EXISTING ONTO HERSCHEL STREET. PEDESTRIAN SAFETY IS FURTHER IMPROVED BY ESTABLISHING SIDEWALKS ALONG THE ENTIRE PERIMETER OF THE PROPERTY. THE SHORTFALL IN ON-STREET PARKING WILL BE PROVIDED BY EXISTING PARKING SPACES OWNED BY ST. JOHNS PRESBYTERIAN CHURCH WITH CONVENIENT PEDESTRIAN CONNECTIVITY TO THE PROPERTY.

(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.

THE REQUESTED EXCEPTION WILL NOT HAVE A DETRIMENTAL EFFECT ON THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES OR THE GENERAL AREA. THE PROPERTY IS CURRENTLY A VACANT GAS STATION AND CONVENIENCE STORE. ESTABLISHMENT OF A RESTAURANT AT THIS PROMINENT INTERSECTION OF A COLLECTOR AND ARTERIAL ROAD WILL ELIMINATE A BLIGHTED CONDITION WHICH HAS EXISTED FOR YEARS AND BRING MUCH-NEEDED, NEIGHBORHOOD SCALE ACTIVATION TO THE CORRIDOR. THROUGH ITS AGREEMENT WITH THE ST. JOHNS PRESBYTERIAN CHURCH, APPLICANT ACCOUNTS FOR PROJECTED PARKING DEMAND TO MINIMIZE THE RISK OF OVERFLOW PARKING IMPACTING RESIDENTIAL AREAS. THE PROPOSED USE WILL ENHANCE THE MIX OF USES IN THE AREA AND PROVIDE THE COMMUNITY WITH A NEW DINING OPTION.

(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.

THE PROPOSED USE WILL NOT CREATE OBJECTIONABLE OR EXCESSIVE NOISE, LIGHTS, VIBRATIONS, FUMES, DUST, OR PHYSICAL ACTIVITY. THE PROPERTY IS LOCATED AT THE INTERSECTION OF HERSCHEL STREET AND SAN JUAN AVENUE, A COLLECTOR AND MINOR ARTERIAL ROADWAY, RESPECTIVELY. THE PROPOSED USE WILL GENERATE LESS TRAFFIC THAN THE PRIOR GAS STATION AND CONVENIENCE STORE USE, AND THE IMPROVEMENTS DETAILED ABOVE WILL IMPROVE TRAFFIC FLOW AND SAFETY AT THE INTERSECTION. THE PROPOSED OUTDOOR SEATING AND ALCOHOL SERVICE WILL BE REGULATED BY BUILDING SIZE AND LOCATION WHICH ENSURE COMPATIBILITY WITH THE SURROUNDING COMMERCIAL AND OFFICE USES AS WELL AS THE NEARBY RESIDENTIAL NEIGHBORHOODS.

(vii) Will not overburden existing public services and facilities.

THE PROPOSED USE WILL NOT OVERBURDEN EXISTING PUBLIC SERVICES AND FACILITIES. A JEA LETTER CONFIRMING THE AVAILABILITY OF CAPACITY TO PROVIDE SERVICE WILL BE PROVIDED.

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.

THE SITE WILL BE SUFFICIENTLY ACCESSIBLE TO PERMIT ENTRY ONTO THE PROPERTY BY FIRE, POLICE, RESCUE AND OTHER SERVICES FROM EACH OF THE ADJACENT STREETS.

(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.

THE PROPOSED USE WILL BE CONSISTENT WITH THE DEFINITION OF "ZONING EXCEPTION" PROVIDED IN SECTION 656.1601 OF THE CODE: A USE THAT WOULD NOT BE APPROPRIATE GENERALLY OR WITHOUT RESTRICTION THROUGHOUT THE ZONING DISTRICT BUT WHICH, IF CONTROLLED AS TO NUMBER, AREA, LOCATION OR RELATION TO THE NEIGHBORHOOD, COULD PROMOTE THE PUBLIC HEALTH, SAFETY, WELFARE, MORALS, ORDER, COMFORT, CONVENIENCE, APPEARANCE, PROSPERITY OR GENERAL WELFARE. WITHIN THE CCG-1 DISTRICT REGULATIONS, "AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION OR OFF-PREMISES CONSUMPTION OR BOTH" AND "RESTAURANTS WITH THE OUTSIDE SALE AND SERVICE OF FOOD MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4" AS PROPOSED ARE DESIGNATED PERMISSIBLE USES BY EXCEPTION. THE PROPOSED INFILL USE OF THE PROPERTY PROMOTES THE PUBLIC HEALTH, SAFETY AND WELFARE BY ACTIVATING A SIGNIFICANT INTERSECTION IN THE COMMUNITY, IMPROVING THE PROPERTY'S INTERNAL AND EXTERNAL CIRCULATION PATTERNS, IMPROVING PEDESTRIAN CONNECTIVITY, AND PROVIDING THE NEIGHBORHOOD WITH A RESTAURANT USE THAT MINIMIZES POTENTIAL IMPACTS ON RESIDENTIAL AREAS. THE PROPOSED USE WILL BE CONTROLLED ACCORDING TO THE SITE PLAN AND OTHER CONDITIONS DESCRIBED HEREIN CONSISTENT WITH THE CRITERIA ESTABLISHED FOR THE CCG-1 DISTRICT IN SECTION 656.313 OF THE CODE.

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 \$1,161.00

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.**



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

Detail by Entity Name

Florida Limited Liability Company
SAN JUAN CORNER, LLC

Filing Information

Document Number	L16000096017
FEI/EIN Number	N/A
Date Filed	05/16/2016
Effective Date	05/17/2016
State	FL
Status	ACTIVE

Principal Address

3360-C LAKESHORE BLVD.
JACKSONVILLE, FL 32210

Mailing Address

3360-C LAKESHORE BLVD.
JACKSONVILLE, FL 32210

Registered Agent Name & Address

WILLIAMS, JOHN C
3360-C LAKESHORE BLVD.
JACKSONVILLE, FL 32210

Authorized Person(s) Detail

Name & Address

Title MGR

WILLIAMS, JOHN C
3360-C LAKESHORE BLVD.
JACKSONVILLE, FL 32210

Title MGR

WILLIAMS, MARGARET L
3360-C LAKESHORE BLVD.
JACKSONVILLE, FL 32210

Annual Reports

Report Year	Filed Date
-------------	------------

2022	04/07/2022
2023	04/26/2023
2024	01/10/2024

Document Images

01/10/2024 -- ANNUAL REPORT	View image in PDF format
04/26/2023 -- ANNUAL REPORT	View image in PDF format
04/07/2022 -- ANNUAL REPORT	View image in PDF format
04/19/2021 -- ANNUAL REPORT	View image in PDF format
04/28/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
05/16/2016 -- Florida Limited Liability	View image in PDF format

EXHIBIT A
Property Ownership Affidavit

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

**Re: Property Ownership Affidavit for 4323 Herschel Street, Jacksonville, FL
32210 (RE# 093588 0000)**

Ladies and Gentlemen:

John C. Williams, as President of San Juan Corner, LLC, a Florida limited liability company, hereby certify that that I am the Owner of the property described in **Exhibit 1**, in connection with filing a land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

SAN JUAN CORNER, LLC, a Florida
limited liability company

John C. Williams

Signed

John C Williams

Printed

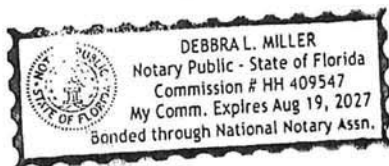
President

Title

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of March, 2024 by, John Williams as president of San Juan Corner, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]



Debra L. Miller
(Notary Signature)

EXHIBIT B
Agent Authorization

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

Re: Agent Authorization for 4323 Herschel Street, Jacksonville, FL 32210 (RE# 093588 0000)

Ladies and Gentlemen:

You are hereby advised that John C. Williams, as President of San Juan Corner, LLC, a Florida limited liability company, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file application(s) for land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required 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.

SAN JUAN CORNER, LLC, a Florida limited liability company

John C. Williams
Signed

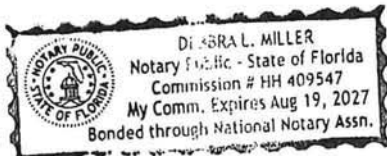
John C. Williams
Printed

President
Title

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of March, 2024, by John Williams, as president of San Juan Corner, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]



Debora L. Miller
(Notary Signature)

4323 HERSCHEL ST

Property Detail

RE #	093588-0000
Tax District	USD1
Property Use	2691 Service Station
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01607 LAKE SIDE PARK
Total Area	14771

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$75,365.00	\$75,365.00
Extra Feature Value	\$10,068.00	\$10,068.00
Land Value (Market)	\$276,956.00	\$276,956.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$362,389.00	\$362,389.00
Assessed Value	\$362,389.00	\$362,389.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$362,389.00	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
17578-02263	5/26/2016	\$390,000.00	WD - Warranty Deed	Qualified	Improved
06377-02014	12/31/1986	\$48,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	7,087.00	\$7,009.00
2	PVCC1	Paving Concrete	1	0	0	1,161.00	\$2,201.00
3	LPMC1	Light Pole Metal	1	0	0	1.00	\$569.00
4	LITC1	Lighting Fixtures	1	0	0	1.00	\$289.00

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	14,771.00	Square Footage	\$276,956.00

Legal

LN	Legal Description
1	06-44 59-2S-26E
2	LAKESIDE PARK
3	LOT 7, S1/2 OF ALLEY ADJOINING
4	BLK 61
5	O/R 6377-2014

Buildings

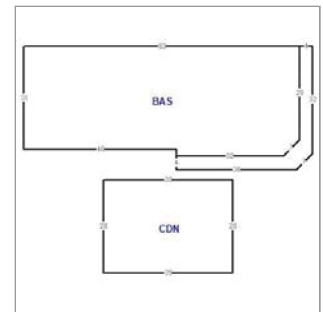
Building 1
Building 1 Site Address
4323 HERSCHEL ST Unit
Jacksonville FL 32210-

Building Type	2601 - SERVICE STATION
Year Built	1962
Building Value	\$75,365.00

Type	Gross Area	Heated Area	Effective Area
Base Area	2634	2634	2634
Canopy	296	0	89
Canopy Detached	1092	0	382
Total	4022	2634	3105

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	1	1 Masonry Min
Int Flooring	3	3 Concrete Fin
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Baths	0.000	
Stories	1.000	
Rooms / Units	1.000	



Avg Story Height	14.000	
Restrooms	3.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$362,389.00	\$0.00	\$362,389.00	\$3,973.43	\$4,101.12	\$3,749.10
Urban Service Dist1	\$362,389.00	\$0.00	\$362,389.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$362,389.00	\$0.00	\$362,389.00	\$1,136.18	\$1,153.48	\$1,063.32
By Local Board	\$362,389.00	\$0.00	\$362,389.00	\$789.29	\$814.65	\$738.69
FL Inland Navigation Dist.	\$362,389.00	\$0.00	\$362,389.00	\$11.24	\$10.44	\$10.44
Water Mgmt Dist. SJRWMD	\$362,389.00	\$0.00	\$362,389.00	\$69.31	\$64.98	\$64.98
School Board Voted	\$362,389.00	\$0.00	\$362,389.00	\$0.00	\$362.39	\$0.00
Urb Ser Dist1 Voted	\$362,389.00	\$0.00	\$362,389.00	\$0.00	\$0.00	\$0.00
			Totals	\$5,979.45	\$6,507.06	\$5,626.53

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$351,106.00	\$351,106.00	\$0.00	\$351,106.00
Current Year	\$362,389.00	\$362,389.00	\$0.00	\$362,389.00

2023 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
SAN JUAN CORNER, LLC

Filing Information

Document Number	L16000096017
FEI/EIN Number	N/A
Date Filed	05/16/2016
Effective Date	05/17/2016
State	FL
Status	ACTIVE

Principal Address

3360-C LAKESHORE BLVD.
JACKSONVILLE, FL 32210

Mailing Address

3360-C LAKESHORE BLVD.
JACKSONVILLE, FL 32210

Registered Agent Name & Address

WILLIAMS, JOHN C
3360-C LAKESHORE BLVD.
JACKSONVILLE, FL 32210

Authorized Person(s) Detail

Name & Address

Title MGR

WILLIAMS, JOHN C
3360-C LAKESHORE BLVD.
JACKSONVILLE, FL 32210

Title MGR

WILLIAMS, MARGARET L
3360-C LAKESHORE BLVD.
JACKSONVILLE, FL 32210

Annual Reports

Report Year	Filed Date
-------------	------------

2022	04/07/2022
2023	04/26/2023
2024	01/10/2024

Document Images

01/10/2024 -- ANNUAL REPORT	View image in PDF format
04/26/2023 -- ANNUAL REPORT	View image in PDF format
04/07/2022 -- ANNUAL REPORT	View image in PDF format
04/19/2021 -- ANNUAL REPORT	View image in PDF format
04/28/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
05/16/2016 -- Florida Limited Liability	View image in PDF format

APPLICATION FOR ZONING EXCEPTION

EXCEPTIONS FOR (1) AN ESTABLISHMENT WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION OR OFF-PREMISES CONSUMPTION OR BOTH AND (2) FOR RESTAURANTS WITH THE OUTSIDE SALE AND SERVICE OF FOOD

SUMMARY DESCRIPTION OF THE PROJECT

Applicant, San Juan Corner, LLC, is the owner of property at 4323 Herschel Street, Jacksonville, Florida 32210 (RE# 093588 0000) (the “Property”) as more particularly described in the legal description filed herewith. The Property is located at the northeast corner of the Herschel Street and San Juan Avenue intersection, with CGC land use and CCG-1 zoning designations.

The Property was formerly a gas station and convenience store, originally constructed in the 1960s. Applicant proposes repurposing the existing building on the Property into a new seafood restaurant with alcohol service and outdoor seating. Pursuant to sections 656.131 and 656.313 of the Zoning Code, Applicant requests exceptions for (1) the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both, and (2) outside sale and service of food and beverages. Applicant has filed companion applications requesting an administrative deviation from the minimum required off-street parking requirements and a waiver of minimum distance requirements for a liquor license location.

1. *Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.*

The grant of exceptions would be consistent with the Future Land Use Element (“FLUE”) of the 2030 Comprehensive Plan and would further the following FLUE goals, objectives and policies: Goal 1, Objective 1.1, Goal 3, Objective 3.2, Policy 3.2.1, and Policy 3.2.2.

2. *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 structures to the area, property values and existing similar uses?*

The proposed use will be compatible with the existing contiguous uses and compatible with the general character of the area. The Property is located at the intersection of Herschel Street and San Juan Avenue which consists of a mix of low-intensity commercial and office uses. Applicant proposes repurposing the long-vacant gas station and convenience store to provide a restaurant for the neighborhood. The proposed restaurant use is compatible with other commercial uses along Herschel Street and its limited size is harmonious with the character of surrounding single family residential uses.

3. *Will not have an environmental impact inconsistent with the health, safety and welfare of the community.*

The proposed use will not have an environmental impact inconsistent with the health, safety or welfare of the community. The proposed restaurant enhances the neighborhood by filling a long-vacant gas station and convenience store with a novel seafood restaurant concept providing dining offerings to complement the commercial and office uses along Herschel Street as well as the nearby residential uses.

- 4. Will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, or result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community.***

The requested exception will improve vehicular and pedestrian traffic and parking conditions when compared to the existing condition of the Property. It will not result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community. Applicant proposes renovating the existing building and rearranging the vehicle use areas on the Property to maximize its on-site parking spaces. Pedestrian and vehicular safety is improved by reducing the number of curb cuts and creating a one-way traffic condition with cars entering off of San Juan Avenue and existing onto Herschel Street. Pedestrian safety is further improved by establishing sidewalks along the entire perimeter of the property. The shortfall in on-street parking will be provided by existing parking spaces owned by St. Johns Presbyterian Church with convenient pedestrian connectivity to the Property.

- 5. 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 thereto.***

The requested exception will not have a detrimental effect on the future development of contiguous properties or the general area. The Property is currently a vacant gas station and convenience store. Establishment of a restaurant at this prominent intersection of a collector and arterial road will eliminate a blighted condition which has existed for years and bring much-needed, neighborhood scale activation to the corridor. Through its agreement with the St. Johns Presbyterian Church, Applicant accounts for projected parking demand to minimize the risk of overflow parking impacting residential areas. The proposed use will enhance the mix of uses in the area and provide the community with a new dining option.

- 6. 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.***

The proposed use will not create objectionable or excessive noise, lights, vibrations, fumes, dust, or physical activity. The Property is located at the intersection of Herschel Street and San Juan Avenue, a collector and minor arterial roadway, respectively. The proposed use will generate less traffic than the prior gas station and convenience store use, and the improvements detailed above will improve traffic flow and safety at the intersection. The proposed outdoor seating and alcohol service will be regulated by building size and location which ensure

compatibility with the surrounding commercial and office uses as well as the nearby residential neighborhoods.

7. *Will not overburden existing public services and facilities.*

The proposed use will not overburden existing public services and facilities. A JEA letter confirming the availability of capacity to provide service will be provided.

8. *Will be sufficiently accessible to permit entry onto the Property for fire, police, rescue and other services.*

The site will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services from each of the adjacent streets.

9. *Will be consistent with the definition of a zoning exception and meet the standards and criteria of the zoning classification in which such use is proposed to be located?*

The proposed use will be consistent with the definition of “zoning exception” provided in Section 656.1601 of the Code: a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Within the CCG-1 district regulations, “an establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both” and “restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4” as proposed are designated permissible uses by exception. The proposed infill use of the property promotes the public health, safety and welfare by activating a significant intersection in the community, improving the Property’s internal and external circulation patterns, improving pedestrian connectivity, and providing the neighborhood with a restaurant use that minimizes potential impacts on residential areas. The proposed use will be controlled according to the site plan and other conditions described herein consistent with the criteria established for the CCG-1 District in Section 656.313 of the Code.

J:\23-01-0029 Williams Restaurant\Design\Drawings\Figures\23-01-0029 MS&S-Working.dwg Printed: May 15, 2024 - 4:05pm



Sheet 1

Scale: 1" = 20'

DATE: JANUARY 2024

BY: RW

CHECKED: RW

DATE: 20.01.0027

PROJECT: WILLIAMS RESTAURANT

PREPARED FOR: CARLTON CONSTRUCTION

JACKSONVILLE, FLORIDA

WILLIAMS RESTAURANT

MASTER SITE PLAN

OW Connelly & Wicker Inc. Planning • Engineering • Landscape Architecture
10060 Starnes Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 726-3030 FAX: (904) 726-3033 WWW.CONWICK.COM
Florida Registry 3650 L.A. Number: LC26000311

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF

(DESCRIPTION PER OFFICIAL RECORD BOOK 1378, PAGE 282.)
 AND ALSO THE FOLLOWING:
 THE SOUTH 1/4 OF A FORMER 16-FOOT ALLEY LYING NORTH OF LOT 7, BLOCK 61, LAKESIDE PARK, WHICH ALLEY WAS CLOSED BY ORDINANCE NO. 2-117 OF THE CITY COUNCIL OF JACKSONVILLE DATED JUNE 14, 1946, SAID ALLEY BEING SUBJECT TO EASEMENTS RESERVED TO THE CITY OF JACKSONVILLE FOR SWAMP, WATER AND TRANSMISSION LINES.

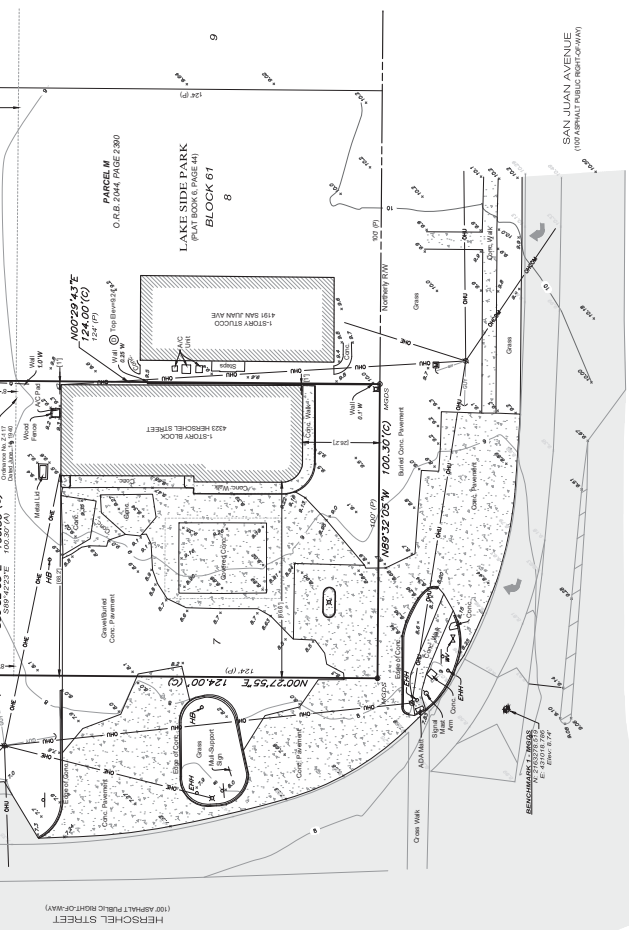


SURVEY NOTES:

- 1) Current information on the subject property that has not been furnished to Arc Surveying and Mapping, Inc. at the time of this survey, and is subject to title review and/or boundary determination, including but not limited to, easements, rights-of-way, utility lines, and other adjacent lands, are not shown. The survey is limited to above ground visible improvements, except as shown hereon, and that nothing below the ground was located including, but not limited to, foundations, (footings), utilities, etc.
- 2) Bearings shown hereon are based on Eastern right-of-way of HERSCHEL STREET of Duval County, Florida, having a Grid bearing of South 00°27'55" West.
- 3) All dimensions, unless otherwise noted, are US Survey Feet.
- 4) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 5) The subject parcel was in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 1203 (03/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1201 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1200 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1199 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1198 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1197 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1196 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1195 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1194 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1193 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1192 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1191 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1190 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1189 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1188 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1187 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1186 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1185 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1184 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1183 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1182 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1181 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1180 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1179 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1178 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1177 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1176 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1175 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1174 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1173 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1172 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1171 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1170 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1169 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1168 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1167 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1166 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1165 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1164 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1163 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1162 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1161 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1160 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1159 (01/02) for Duval County, Florida, dated November 2nd, 2018 and was previously in Flood Zone "AE-1" according to Flood Insurance Rate Map, Map No. 1158 (01/02) for Duval County, Florida, dated November 2nd, 2.R.B. 2044, PAGE 230.
- 6) Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88), being derived utilizing a Trimble 88 RTK base station referenced to a NGS Brass Disk stamped "0206 D 2004", having a published elevation of 3.08 feet (NAVD 88).
- 7) Horizontal Datum is referenced to a NGS Brass Disk stamped "0206 D 2004", having a published elevation of 3.08 feet (NAVD 88).
- 8) Lines and points shown on this map are for 20 visual purposes only, as points and lines will be abstracted for aesthetic reasons. Unlabeled 3D data should only be viewed and utilized in the +.5067 drawing (.dwg) file, either directly or as an external reference.
- 9) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those conferred to.
- 10) On this drawing, every means to state or declare a professional opinion or conditions regarding these findings or facts which are the subject of the certification and which are not shown or stated on this drawing are omitted or excluded or expressed. This certification is only for the purposes stated hereon and no other purpose of title, easements, zoning, or freedom of encumbrances.
- 11) Adjoining information (see lines, right-of-way lines, etc.) that does not have a measured dimension may not be drawn to accuracy and may be for aesthetic reasons only, and should not be taken as the true location of said feature.

LEGEND

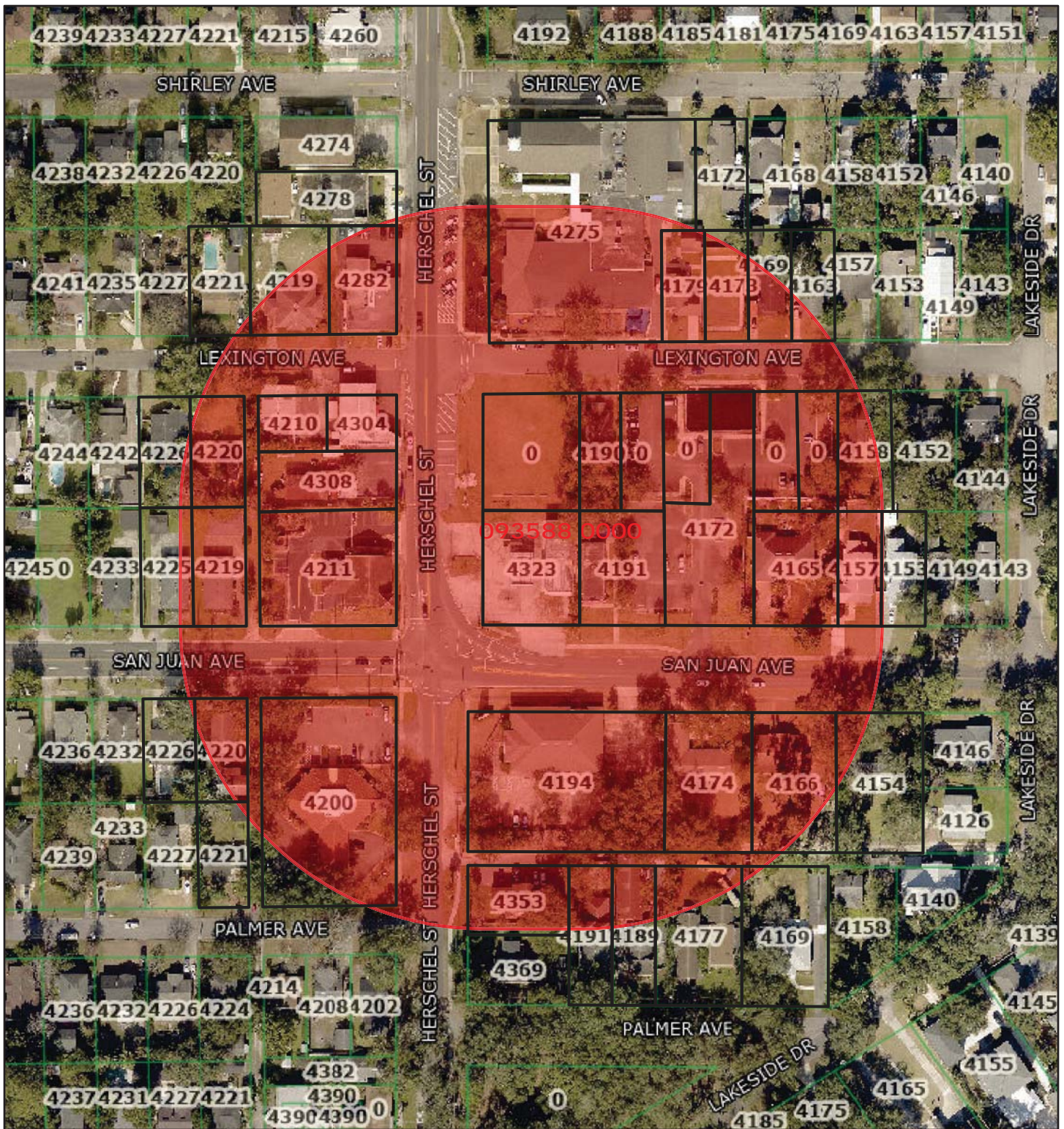
(A) --- Area Under Survey	(F) --- Fenced Area	(G) --- Gas Main	(H) --- Heavy Construction	(I) --- Heavy Construction
(B) --- Boundary Line	(G) --- Gas Main	(H) --- Heavy Construction	(I) --- Heavy Construction	(J) --- Heavy Construction
(C) --- Chain Survey	(G) --- Gas Main	(H) --- Heavy Construction	(I) --- Heavy Construction	(J) --- Heavy Construction
(D) --- City Boundary	(G) --- Gas Main	(H) --- Heavy Construction	(I) --- Heavy Construction	(J) --- Heavy Construction
(E) --- Easement	(G) --- Gas Main	(H) --- Heavy Construction	(I) --- Heavy Construction	(J) --- Heavy Construction
(K) --- Easement	(G) --- Gas Main	(H) --- Heavy Construction	(I) --- Heavy Construction	(J) --- Heavy Construction
(L) --- Easement	(G) --- Gas Main	(H) --- Heavy Construction	(I) --- Heavy Construction	(J) --- Heavy Construction
(M) --- Easement	(G) --- Gas Main	(H) --- Heavy Construction	(I) --- Heavy Construction	(J) --- Heavy Construction
(N) --- Easement	(G) --- Gas Main	(H) --- Heavy Construction	(I) --- Heavy Construction	(J) --- Heavy Construction
(O) --- Easement	(G) --- Gas Main	(H) --- Heavy Construction	(I) --- Heavy Construction	(J) --- Heavy Construction
(P) --- Easement	(G) --- Gas Main	(H) --- Heavy Construction	(I) --- Heavy Construction	(J) --- Heavy Construction
(Q) --- Easement	(G) --- Gas Main	(H) --- Heavy Construction	(I) --- Heavy Construction	(J) --- Heavy Construction



DATE: 2-23-2027	PROJECT: 4323 HERSCHEL STREET, DUVAL COUNTY, FLORIDA	SHEET NUMBER: 01 of 01
DRAWN BY: [blank]	CLIENT: [blank]	DATE OF LAST FIELD SURVEY: [blank]
CHECKED BY: [blank]	CONSTRUCTION: [blank]	PROJECT NUMBER: [blank]
DATE: [blank]	SCALE: [blank]	PROJECT NO. [blank]
[blank]	[blank]	[blank]
[blank]	[blank]	[blank]
[blank]	[blank]	[blank]
[blank]	[blank]	[blank]
[blank]	[blank]	[blank]

ARC SURVEYING & MAPPING, INC.
 9833 SAN JUAN AVENUE, JACKSONVILLE
 FLORIDA 32227
 LICENSED PROFESSIONAL SURVEYOR
 LICENSE NUMBER: 18127
 JOHN K. MAURIT
 LICENSED PROFESSIONAL SURVEYOR
 LICENSE NUMBER: 18127

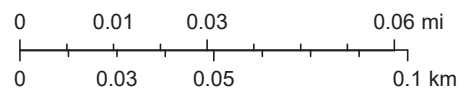
Land Development Review



May 31, 2024

 Parcels

1:2,257



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD_MAIL_CITY	MAIL_STATE	MAIL_ZIP
093610 0000	4200 SAN JUAN PROPERTIES LLC		447 ATLANTIC BLVD		ATLANTIC BEACH	FL	32233
093851 0000	BENIDAS BLUFF LLC		1919 BLANDING BLVD		JACKSONVILLE	FL	32210
093598 0000	CARTER BYRON K		4220 LEXINGTON AVE		JACKSONVILLE	FL	32210-2123
093875 0000	CHRISTENSON DANIEL		4189 PALMER AVE		JACKSONVILLE	FL	32210-3313
093580 0000	CUMMINS JUSTIN A		2239 AUTUMN COVE CIR		ORANGE PARK	FL	32003
093591 0000	DAVIS JACQUELINE T REVOCABLE TRUST		4165 SAN JUAN AVE		JACKSONVILLE	FL	32210
093872 0000	EUCUD PARTNERS LLC		4145 VENETIA BLVD		JACKSONVILLE	FL	32210-8505
093508 0010	HERSCHEL STORE LLC		3360 C LAKESHORE BLVD		JACKSONVILLE	FL	32210
093592 0000	LA MANNA MICHAEL C		4157 SAN JUAN AVE		JACKSONVILLE	FL	32210
093523 0000	LAKESIDE PARK PRESERVATION SOCIETY	KAREN NULAND	4427 HERSCHEL ST		JACKSONVILLE	FL	32210
093852 0000	LEXINGTON AVENUE PROPERTY LLC		4219 LEXINGTON AVE		JACKSONVILLE	FL	32210
093852 0000	MARIANO VICTOR J		4226 SAN JUAN AVE		JACKSONVILLE	FL	32210-3341
093878 0000	MCGARITY TRUST		4169 PALMER AVE		JACKSONVILLE	FL	32210-3313
093593 0000	MILLER CHRISTOPHER W		4153 SAN JUAN AVE		JACKSONVILLE	FL	32210-3333
093599 0000	NEAL BRYAN E		4226 LEXINGTON AVE		JACKSONVILLE	FL	32210-2123
093867 0000	PARRIS ALISHA		4166 SAN JUAN AVE		JACKSONVILLE	FL	32210
093876 0000	QUARITIUS JACK KIMBALL		4191 PALMER AVE		JACKSONVILLE	FL	32210
093597 0000	SAN JUAN CORNER LLC		3360 C LAKESHORE BLVD		JACKSONVILLE	FL	32210
093583 0000	SOUTHWEST	CHRISTINA PURDY	6008 LAKE COVE AV		JACKSONVILLE	FL	32222
093583 0000	ST JOHNS ENDOWMENT TRUST		4275 HERSCHEL ST		JACKSONVILLE	FL	32210
093530 0000	ST JOHNS PRESBYTERIAN CHURCH OF JACKSONVILLE INC		4275 HERSCHEL ST		JACKSONVILLE	FL	32210
093866 0000	SUSAN COBB GRANDIN REVOCABLE TRUST		4146 SAN JUAN AVE		JACKSONVILLE	FL	32210
093861 0000	THORSEN SHAWN ANTON		4221 PALMER AV		JACKSONVILLE	FL	32210
093524 0000	UDF RESOURCES		4254 SAN SERVERA DR S	PO BOX 2609	JACKSONVILLE	FL	32217-4623
093849 0000	WACHOVIA BANK N A		C/O THOMSON REUTERS		CARLSBAD	CA	92018-2609
093869 0010	WATSON PROPERTIES 5 LLC		7821 DEERCREEK CLUB RD		JACKSONVILLE	FL	32256-3695
093868 0000	WATSON WILLIAM A JR REVOCABLE LIVING TRUST		7821 DEERCREEK CLUB RD STE 200		JACKSONVILLE	FL	32256-3698
093586 0000	WEBSTER JAMES E JR ET AL		1745 CHALLENGE AVE		JACKSONVILLE	FL	32205-8537
093877 0000	WESTCOTT JOHN G		4177 PALMER AVE		JACKSONVILLE	FL	32210
093522 0000	WILSON RYAN W		4221 LEXINGTON AVE		JACKSONVILLE	FL	32210-2122

TOTAL: 27

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR736181
User: Williams, Jacquelyn - PDCU

Date: 6/7/2024
Email: JacquelynW@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Cyndy Trimmer/ Driver, McAfee, Hawthorne, and Diebenow PLLC
Address: 1 Independent Drive, Suite 1200, Jacksonville, FL 32202
Description: ADMINISTRATIVE DEVIATION APPLICATION (Z-5608), EXCEPTION APPLICATION (Z-2609), AND WAVIER OF LIQUOR DISTANCE APPLICATION FOR 4323 HERSCHEL STREET (RE#: 093588-0000).

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	3487.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	3487.00

Total Due: \$3,487.00

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

Account No: CR736181
REZONING/VARIANCE/EXCEPTION

Date: 6/7/2024

Name: Cyndy Trimmer/ Driver, McAfee, Hawthorne, and Diebenow PLLC
Address: 1 Independent Drive, Suite 1200, Jacksonville, FL 32202
Description: ADMINISTRATIVE DEVIATION APPLICATION (Z-5608), EXCEPTION APPLICATION (Z-2609), AND WAVIER OF LIQUOR DISTANCE APPLICATION FOR 4323 HERSCHEL STREET (RE#: 093588-0000).

Total Due: \$3,487.00

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR736181
User: Williams, Jacquelyn - PDCU

Date: 6/7/2024
Email: JacquelynW@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Cyndy Trimmer/ Driver, McAfee, Hawthorne, and Diebenow PLLC
Address: 1 Independent Drive, Suite 1200, Jacksonville, FL 32202
Description: ADMINISTRATIVE DEVIATION APPLICATION (Z-5608), EXCEPTION APPLICATION (Z-5609), AND WAVIER OF LIQUOR DISTANCE APPLICATION FOR 4323 HERSCHEL STREET (RE#: 093588-0000).

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	3487.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	3487.00

Control Number: 6301812 | Paid Date: 6/10/2024

Total Due: \$3,487.00

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

Account No: CR736181
REZONING/VARIANCE/EXCEPTION

Date: 6/7/2024

Name: Cyndy Trimmer/ Driver, McAfee, Hawthorne, and Diebenow PLLC
Address: 1 Independent Drive, Suite 1200, Jacksonville, FL 32202
Description: ADMINISTRATIVE DEVIATION APPLICATION (Z-5608), EXCEPTION APPLICATION (Z-2609), AND WAVIER OF LIQUOR DISTANCE APPLICATION FOR 4323 HERSCHEL STREET (RE#: 093588-0000).

Total Due: \$3,487.00