

Date Submitted:	4/12/24
Date Filed:	5/9/24

Application Number:	E-24-31
Public Hearing:	[REDACTED]

**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:	CN	Current Land Use Category:	NC
Exception Sought:	The retail sale and service for all alcoholic beverages for on-premises consumption	Applicable Section of Ordinance Code:	656.312 A.II.(c)(5)
Council District:	5	Planning District:	3
Previous Zoning Applications Filed (provide application numbers): E-13-45, E-19-70			
Notice of Violation(s): none found			
Number of Signs to Post:	3	Amount of Fee:	\$1369.
Neighborhood Associations:		San Jose Forest	
Zoning Asst. Initials:		CIR	
Overlay: none			

PROPERTY INFORMATION	
1. Complete Property Address: 3615 Dupont Avenue #900	2. Real Estate Number: 154036-0700
3. Land Area (Acres): 1.26	4. Date Lot was Recorded: N/A
5. Property Located Between Streets: St. Augustine Road and St Augustine AP Road	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: Restaurant serving beer and wine (multi-tenant strip center)	
8. Exception Sought: An establishment which includes the retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption	
9. In whose name will the Exception be granted: Pepe's Hacienda & Restaurant Corp.	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
10. Name: <b>Bene Jaquez, LLC.</b>	11. E-mail: <b>mherzberg@sleiman.com</b>
12. Address (including city, state, zip): <b>3615 Dupont Avenue, Jacksonville, Fl. 32217</b>	13. Preferred Telephone: <b>See Agent Info</b>

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
14. Name: <b>Michael Herzberg</b>	15. E-mail: <b>mherzberg@sleiman.com</b>
16. Address (including city, state, zip): <b>12483 Aladdin Road, Jacksonville, Fl. 32223</b>	17. Preferred Telephone: <b>904-731-8806</b>

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

- 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.

SEE ATTACHED

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

<b>FILING FEES</b>		
*Applications filed to correct existing zoning violations are subject to a double fee.		
<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

**AUTHORIZATION**

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

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

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

**Owner(s)**

Print name: See Exhibit A

Signature: \_\_\_\_\_

**Applicant or Agent (if different than owner)**

Print name: Michael Herzberg

Signature: \_\_\_\_\_

*\*An agent authorization letter is required if the application is made by any person other than the property owner.*

**Owner(s)**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

**SUBMITTAL**

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

Submit applications to:

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

(i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto; *Yes, the request is permissible in the applicable land use and zoning designations. Further, the proposed use would promote the implementation of the same.*

(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 structures to the area, property values, and existing similar uses or zoning; *Yes, the use is compatible and even complimentary to the commercial nature of the area. The addition of this use promotes the public convenience and dining opportunities in the area, promoting a vibrant commercial center.*

(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community; *No, the request would have no environmental impact upon these matters or the community as a whole.*

(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 the health, safety and welfare of the community; *The property is a commercially developed parcel of land with appropriate parking and pedestrian access. The use is to be conducted within the building and will not create any impact upon the same.*

(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 amendment to the plan adopted by the Council; *The proposed use will serve to maintain and promote the commercial viability of the area, offering alternative choices to the residents of the community. The same is consistent with the intent of the Plan.*

(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; *Again, all activity is to be conducted indoors and will have no impacts upon these matters. Additionally, the property is within a commercial development and the use is consistent with other similar uses in the vicinity.*

(vii) Will not overburden existing public services and facilities; *No additional demand for services will occur.*

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services; *The development has adequate access for all such vehicles and services.*

(ix) Will be consistent with the definition of a zoning exception and will meet 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 forth elsewhere in the Zoning Code, or otherwise adopted by the Planning Commission. *The proposed use is consistent with the definition and would promote the implementation of the code.*

**Primary Site Address**  
3615 DUPONT AVE  
Jacksonville FL 32217-

**BENE JAQUEZ LLC**  
3615 DUPONT AVE UNIT 900  
JACKSONVILLE, FL 32217

**3615 DUPONT AVE**

Property Detail

<b>RE #</b>	154036-0700
<b>Tax District</b>	GS
<b>Property Use</b>	1692 Shopping Ctr/Nbhd
<b># of Buildings</b>	2
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	02852 DIXIE FARMS
<b>Total Area</b>	54705

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.](#)

Value Summary

Value Description	2023 Certified	2024 In Progress
<b>Value Method</b>	Income	Income
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$195,211.00	\$195,211.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$2,197,700.00	\$2,179,500.00
<b>Assessed Value</b>	\$1,786,070.00	\$1,964,677.00
<b>Cap Diff/Portability Amt</b>	\$411,630.00 / \$0.00	\$214,823.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$1,786,070.00	See below

**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      School Taxable Value  
No applicable exemptions      No applicable exemptions

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20040-00474	12/1/2021	\$4,000,000.00	WD - Warranty Deed	Unqualified	Improved
18676-00765	1/24/2019	\$3,900,000.00	SW - Special Warranty	Unqualified	Improved
15645-02273	6/30/2011	\$2,500,000.00	SW - Special Warranty	Unqualified	Improved
15493-01459	1/24/2011	\$100.00	CT - Certificate of Title	Unqualified	Improved
15492-01310	1/24/2011	\$100.00	CT - Certificate of Title	Unqualified	Improved

12308-00229	2/15/2005	\$6,500,000.00	WD - Warranty Deed	Unqualified	Vacant
10122-02241	8/15/2001	\$145,900.00	WD - Warranty Deed	Unqualified	Vacant
09681-01820	7/1/2000	\$145,900.00	WD - Warranty Deed	Unqualified	Vacant

### Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	1,570.00	\$2,977.00
1	LPMC1	Light Pole Metal	2	0	0	3.00	\$1,706.00
2	LITC1	Lighting Fixtures	2	0	0	3.00	\$867.00
3	PVAC1	Paving Asphalt	2	0	0	12,640.00	\$11,957.00
4	PVCC1	Paving Concrete	2	0	0	600.00	\$1,138.00
5	FCLC1	Fence Chain Link	2	0	0	410.00	\$4,044.00

### Land & Legal

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	Legal Description
1	1000	COMMERCIAL	CN	0.00	0.00	Common	39,030.00	Square Footage	\$195,150.00	7-12 56-3S-27E 1.256
2	9607	RETENTION POND	CN	0.00	0.00	Common	0.36	Acreage	\$61.00	DIXIE FARMS
										PT FARM 11 RECD O/R 20040-474
										BEING PARCEL 1

### Buildings

Building 1  
 Building 1 Site Address  
 3615 DUPONT AVE Unit  
 Jacksonville FL 32217-

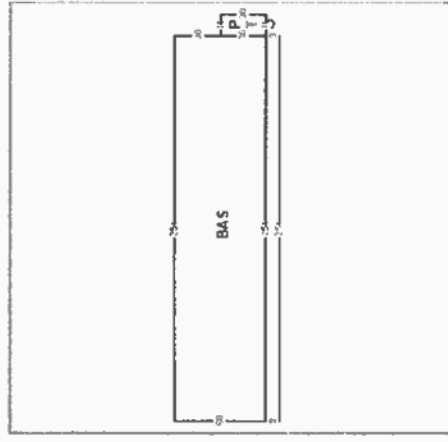
Building Type	Year Built	Building Value
1602 - SHOP CTR NBHD	2005	\$1,114,542.00

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	12	12 Modular Metal
Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
Int Flooring	7	7 Cork/Vnyl Tile



Type	Gross Area	Heated Area	Effective Area
Base Area	15240	15240	15240
Canopy	2286	0	572
Patio	420	0	21
Total	17946	15240	15833

Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	5	5 S-Steel



Element	Code	Detail
Stories	1.000	
Restrooms	11.000	
Baths	68.000	
Rooms / Units	5.000	
Avg Story Height	14.000	

### 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	\$1,786,070.00	\$0.00	\$1,786,070.00	\$18,375.25	\$20,212.78	\$18,477.79
Public Schools: By State Law	\$2,197,700.00	\$0.00	\$2,197,700.00	\$5,254.29	\$6,995.28	\$6,448.49
By Local Board	\$2,197,700.00	\$0.00	\$2,197,700.00	\$3,650.08	\$4,940.43	\$4,479.79
FL Inland Navigation Dist.	\$1,786,070.00	\$0.00	\$1,786,070.00	\$51.96	\$51.44	\$51.44
Water Mgmt Dist. SJRWMD	\$1,786,070.00	\$0.00	\$1,786,070.00	\$320.52	\$320.24	\$320.24
School Board Voted	\$2,197,700.00	\$0.00	\$2,197,700.00	\$0.00	\$2,197.70	\$0.00
			Totals	\$27,652.10	\$34,717.87	\$29,777.75
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
OB	\$1,623,700.00	\$1,623,700.00	\$0.00	\$1,623,700.00		
File	\$2,197,700.00	\$1,786,070.00	\$0.00	\$1,786,070.00		

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.

<a href="#"><u>2023</u></a>
<a href="#"><u>2022</u></a>
<a href="#"><u>2021</u></a>
<a href="#"><u>2020</u></a>
<a href="#"><u>2019</u></a>
<a href="#"><u>2018</u></a>
<a href="#"><u>2017</u></a>
<a href="#"><u>2016</u></a>
<a href="#"><u>2015</u></a>
<a href="#"><u>2014</u></a>

• 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](#)



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

TEOFILO LOPEZ  
Owner Name

3015 DUPONT AVE, SUITE 900, JACKSONVILLE FL 32217  
Address(es) for Subject Property

154036-0700  
Real Estate Parcel Number(s) for Subject Property

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

1. Affiant is the Authorized Member of Rene Jaquez, 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.**

*Teofilo Lopez*  
Signature of Affiant

TEOFILO LOPEZ  
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 8 day of MAY, 2024, by TEOFILO LOPEZ as Owner for Pope's Hacienda, who is  personally known to me or  has produced identification and who took an oath.

Type of identification produced FLORIDA

*Paul D. McArthur*  
Notary Public Signature

[NOTARY SEAL]



PAUL D. MCARTHUR  
Commission # HH 275643  
Expires October 11, 2026

Printed/Typed Name - Notary Public

My commission expires: 10-11-2026

**NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.**

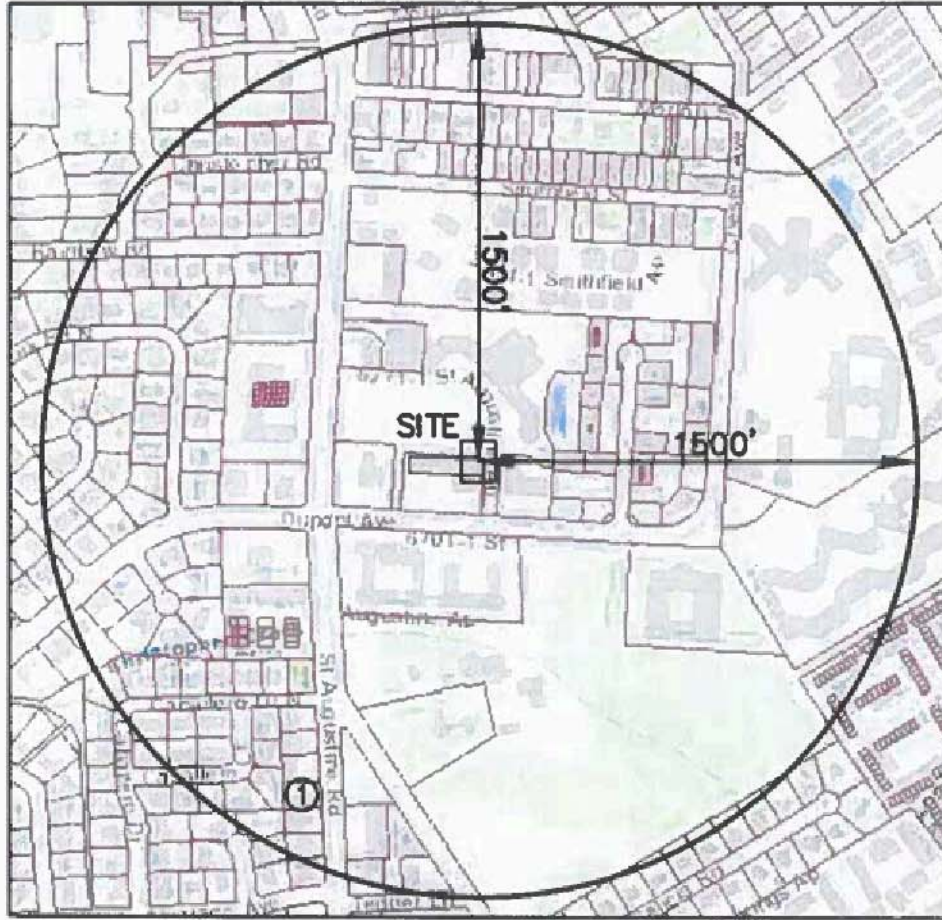
PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE





# MAP SHOWING SURVEY OF

PART OF SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE, MORE PARTICULARLY DESCRIBED AS: A PARCEL OF LAND BEING A PORTION OF FARM TRACT 11 OF DIXIE FARMS, AS PER MAP RECORDED IN PLAT BOOK 7, PAGE 12 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 IS ONE (1).

**SUBJECT SITE:**  
3615 DUPONT AVENUE, SUITE 900  
JACKSONVILLE, FL 32217  
R.E.# 154036-0700

- ① CHURCH LADIES OF JACKSONVILLE  
8828 ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 34417 - 1229\*

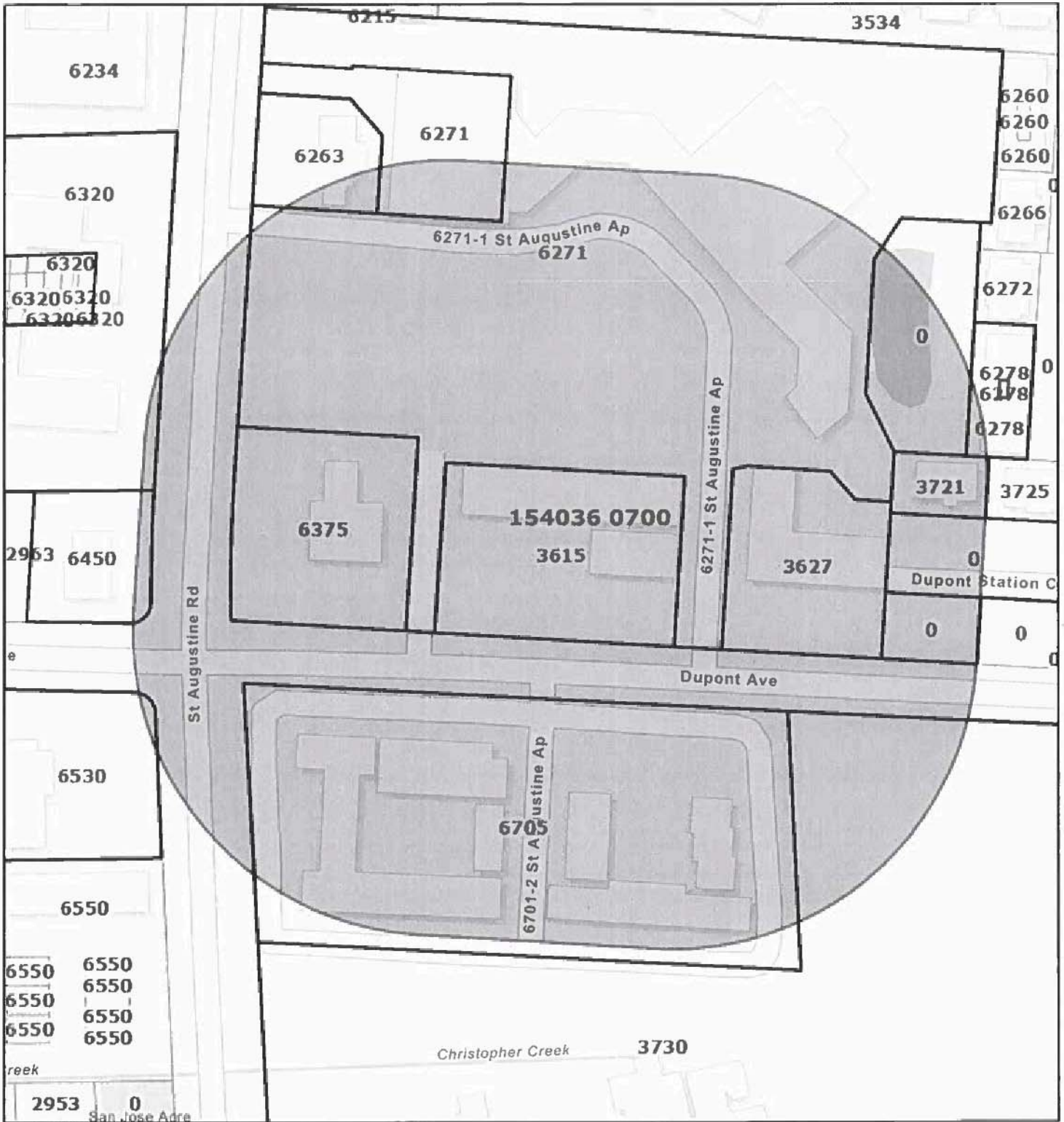


CERTIFIED TO:  
PEPE'S HACIENDA & RESTAURANT CORPORATION

*J. Boatwright*  
JASON D. BOATWRIGHT, P.S.M.  
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292  
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3872  
\*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.\*

DATE: MARCH 21, 2024 SHEET 1 OF 1	FILE: 2024-0376 DRAWN BY: ADT SCALE: 1" = 500'
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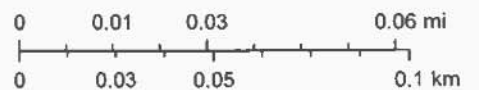
3615 Dupont Av # 900  
 Land Development Review



April 15, 2024

 Parcels

1:2,257



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



	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAIL_FL	MAIL_ZIP
2	154067 0000	SAN JOSE DEVELOPMENT CORP		P O BOX 2674		PONTE VEDRA B	FL	FL	32082
3	154165 1510	6278 DUPONT STATION CONDOMINIUM ASSOCIATION INC		6278 DUPONT STATION CT STE 1		JACKSONVILLE	FL	FL	32217
4	154165 0560	RICCI 5 HOLDINGS LLC		3721 DUPONT STATION CT 5		JACKSONVILLE	FL	FL	32217
5	151091 0582	6450 ST AUGUSTINE LLC		2963 DUPONT AVE		JACKSONVILLE	FL	FL	32217
6	151091 0592	FIRST UNION NATL BANK OF FLA		C/O THOMSON REUTERS	PO BOX 2609	CARLSBAD	CA	CA	92018-2609
7	154165 0505	RIBER JEFFREY K JR		C/O METRO SOUTH ASSOCIATION	6278 DUPONT STATION CT SUITE 1	JACKSONVILLE	FL	FL	32217
8	154035 0025	KESSELL DERRICK L TRUST		9968 CHELSEA LAKE RD		JACKSONVILLE	FL	FL	32256
9	154036 0500	MEGALAND 1 LLC		13898 BELLA RIVA LN		JACKSONVILLE	FL	FL	32225
10	151091 1502	6320 ST AUGUSTINE RD LLC		4745 SUTTON PARK CT #601		JACKSONVILLE	FL	FL	32224
11	154036 0900	NNN REIT LP		450 S ORANGE AVE STE 900		ORLANDO	FL	FL	32801
12	154165 0540	DUPONT STATION OFFICE PARK ASSOCIATION INC		6267 DUPONT STATION CT		JACKSONVILLE	FL	FL	32217
13	154036 0010	AMERICAN FEDERAL SAVINGS & LOAN ASSOC OF DUVAL COU		250 RIVERCHASE PKWY STE 600		BIRMINGHAM	AL	AL	35244
14	154165 0555	CHACON RAUL ALBERTO		2437 FALLEN TREE DR W		JACKSONVILLE	FL	FL	32246
15	154066 0030	HOMESTEAD SAN JOSE MF OWNER LP		C/O RANGEWATER REAL ESTATE	5605 GLENRIDGE DR STE 775	ATLANTA	GA	GA	30342
16		SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR		JACKSONVILLE	FL	FL	32217
17		SAN JOSE FOREST	KATHLEEN MOEMKE	2305 SEQOIVIA AV		JACKSONVILLE	FL	FL	32217

14  
 X 7 / 98 Notice  
 + 173 Fee  
 -----  
 \$1369. Total