

Application For Zoning Exception

Planning and Development Department Info

Application # E-25-17 **Staff Sign-Off/Date** KPC / 05/05/2025
Filing Date 05/12/2025 **Number of Signs to Post** 3
Current Land Use Category LI
Exception Sought AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER, OR WINE FOR ON-PREMISES CONSUMPTION.
Applicable Section of Ordinance Code ORD. 2024-0981-E
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association JACKSONVILLE CULTURAL DEVL P CORP
Overlay SPRINGFIELD NEIGHBORHOOD NEIGHBORHOOD LUZ PLAN 77

Application Info

Tracking # 6196 **Application Status** FILED COMPLETE
Date Started 04/07/2025 **Date Submitted** 04/07/2025

General Information On Applicant

Last Name ZAYAS **First Name** HECTOR **Middle Name**
Company Name
Mailing Address
 1224 N LAURA ST
City JACKSONVILLE **State** FL **Zip Code** 32206
Phone 9045630576 **Fax** 904 **Email** HECTORZAYAS5@GMAIL.COM

General Information On Owner(s)

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name
 OAKSHIRE HOLDINGS LLC
Mailing Address
 17970 NE 12TH AVENUE
City MIAMI **State** FL **Zip Code** 33162
Phone **Fax** **Email**

Last Name ZAYAS **First Name** HECTOR **Middle Name**
Company/Trust Name
 MAIN STREET FOOD PARK AND MINI GOLF
Mailing Address
 1224 NORTH LAURA STREET

City	State	Zip Code
JACKSONVILLE	FL	32206
Phone	Fax	Email
9045630576		HECTORZAYAS5@GMAIL.COM

Property Information

Previous Zoning Application Filed? ☐

If Yes, State Application No(s)

2024-0981-E

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	044902 0000	7	1	

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

Total Land Area (Nearest 1/100th of an Acre) 0.60

Current Property Use

RESTAURANT, MINI GOLF, CHILDRENS PLAYGROUND, SPLASH PAD, ENTERTAINMENT RELATED USES.

Exception Sought

AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER, OR WINE FOR ON-PREMISES CONSUMPTION.

In Whose Name Will The Exception Be Granted

HECTOR ZAYAS

Location Of Property

General Location

SPRINGFIELD WAREHOUSE DISTRICT

House #	Street Name, Type and Direction	Zip Code
2403	MARKET ST N	32206

Between Streets

14TH STREET and 15TH STREET

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

On File
Page 2 of 18

☐ 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.
- (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.
- (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.

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) Non-residential District Base Fee \$1,173.00
2) Plus Notification Costs Per Addressee
45 Notifications @ \$7.00/each: \$315.00

On File
Page 3 of 18

3) Total Application Cost:

\$2,579.00

*** 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.**

THIS INSTRUMENT PREPARED BY:

Samuel D. Stromberg
Ryan, Marks and Stromberg Attorneys, LLP
3000-8 Hartley Road
Jacksonville, FL 32257
File Number: **180616**

RECORD AND RETURN TO:

Oakshire Holdings, LLC
17970 NE 12 Ave.
Miami, FL 33162

RE PARCEL ID #: 044902-0000

BUYER'S TIN:

[Space Above This Line For Recording Data]

18103776
\$ 195000⁰⁰

Warranty Deed

This Warranty Deed made this 8th day of November, 2018 between **Bealea Corporation** hereinafter called Grantor, and whose address is **2402 Market St., Jacksonville, FL 32206**, to **Oakshire Holdings, LLC**, hereinafter called Grantee and whose address is **17970 NE 12 Ave., Miami, FL 33162**.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in **Duval County, Florida**, viz:

Lots 5, 6, 7 and 8, also South 100.00 feet of a 10.0 foot alley, closed by Ordinance 5-43 lying East of Lot 5, also North 50.0 feet of the East half of the South 100.00 feet of a 10.0 foot alley closed by Ordinance 5-43 lying West of Lot 8, Lot 9 and the South 50.0 feet of a 10.0 foot alley East of Lot 9, all in Block 46, NEW SPRINGFIELD, according to the plat thereof recorded in Plat Book 2, pages 69 and 70, of the current public records of Duval County, Florida.

Parcel Identification Number: 044902-0000

SUBJECT TO taxes accruing subsequent to **December 31, 2017**.

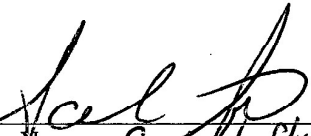
SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

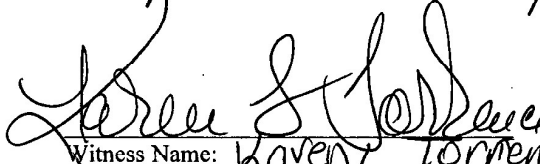
Together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

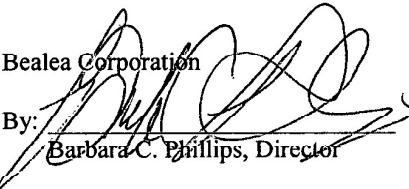
To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:


 Witness Name: Samuel Stromberg


 Witness Name: Karen S. Torrence

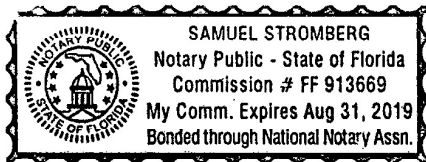
Bealea Corporation
 By: 
Barbara C. Phillips, Director

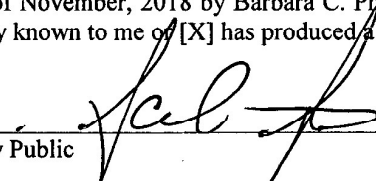
(Corporate Seal)

State of Florida
 County of Duval

The foregoing instrument was acknowledged before me this 8th day of November, 2018 by Barbara C. Phillips, Director of Bealea Corporation, on behalf of the corporation. She ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




 Notary Public

Printed Name: _____

My Commission Expires: _____

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

Title #
6401

Official Record Book/Page
18606-01451

OAKSHIRE HOLDINGS LLC
17970 NE 12TH AVE
MIAMI, FL 33162



Primary Site Address
2403 N MARKET ST
Jacksonville FL 32206-

2403 N MARKET ST

Property Detail

RE #	044902-0000
Tax District	USD1
Property Use	4893 Warehouse/ Storage
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00715 NEW SPRINGFIELD
Total Area	26043

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

Sales History



Book / Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified / Unqualified	Vacant / Improved
18606-01451	11/8/2018	\$195,000.00	WD - Warranty Deed	Qualified	Improved
15016-01912	9/15/2009	\$285,000.00	WD - Warranty Deed	Qualified	Improved
08249-02326	12/27/1995	\$108,000.00	WD - Warranty Deed	Unqualified	Improved
04802-00627	1/22/1979	\$62,500.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features



LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SWSC6	Sprinkler Wet System	1	0	0	11,000.00	\$6,380.00
2	FE2C6	Freight Elevator Capacity 2	1	0	0	1.00	\$10,019.00
3	ESH6	Elevator Stops Hydra	1	0	0	2.00	\$5,092.00
4	PVAC1	Paving Asphalt	1	0	0	19,552.00	\$17,245.00
5	WMCC1	Wall Masonry/Concrt	1	0	0	1,854.00	\$5,432.00
6	FCBC1	Fence Chain Barbed	1	0	0	105.00	\$1,494.00

Land & Legal



LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	Legal	LN	Legal Description
1	4000	LIGHT INDUSTRIAL	1L	0.00	0.00	Common	26,789.00	Square Footage	\$40,184.00		1	2-69 01-2S-26E .615

<u>2024</u>
<u>2023</u>
<u>2022</u>
<u>2021</u>
<u>2020</u>
<u>2019</u>
<u>2018</u>
<u>2017</u>
<u>2016</u>
<u>2015</u>

• 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

Oakshire Holdings, LLC

Owner Name

2403 N Market St

Address(es) for Subject Property

044902 0000

Real Estate Parcel Number(s) for Subject Property

Hector Zayas

Appointed or Authorized Agent(s)

Zoning Applications

Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Daniel Kaufman, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Manager of Oakshire Holdings, LLC, a Florida Limited Liability Company (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.

Dan/ as authorized person for Oakshire Holdings LLC
Signature of Affiant

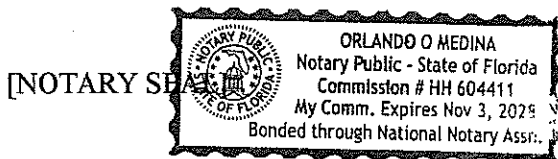
Daniel Kaufman as authorized person for Oakshire Holdings LLC
Printed/Typed Name of Affiant

* 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 13 day of MAY, 2025, by Daniel Kaufman, as Authorized Person for Oakshire Holdings LLC, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

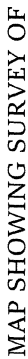
Type of identification produced Drivers License



[Signature]
Notary Public Signature
Orlando O Medina
Printed/Typed Name – Notary Public
My commission expires: 11/03/2029

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



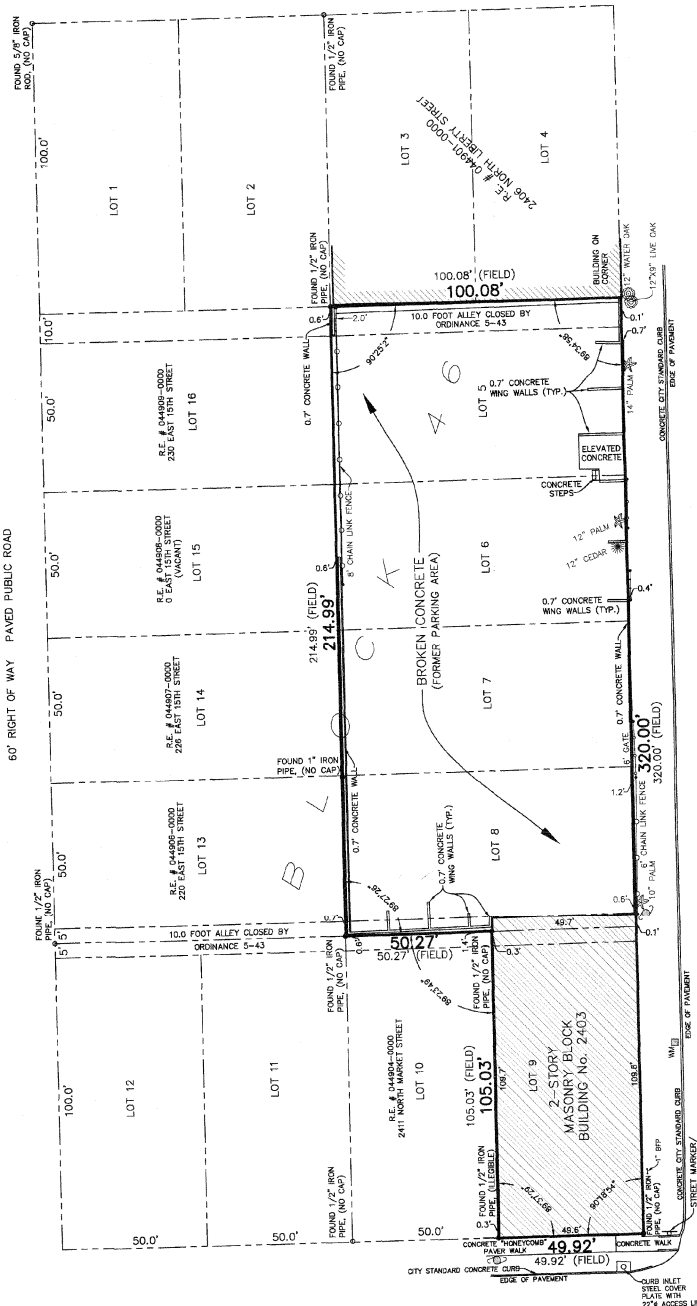
LOTS 5, 6, 7 AND 8, ALSO SOUTH 100.00 FEET OF A 10.0 FOOT ALLEY, CLOSED BY ORNANCE 5-43 LYING EAST OF LOT 5, ALSO NORTH 50.0 FEET OF THE EAST HALF OF THE SOUTH 100.00 FEET OF A 10.0 FOOT ALLEY CLOSED BY ORNANCE 5-43 LYING WEST OF LOT 8, LOT 9 AND THE SOUTH 50.0 FEET OF A 10 FOOT ALLEY EAST OF LOT 9, ALL IN BLOCK 46, NEW SPRINGFIELD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 69 AND 70, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EAST 15TH STREET

60' RIGHT OF WAY PAVED PUBLIC ROAD

LIBERTY STREET NORTH

66' RIGHT OF WAY PAVED PUBLIC ROAD



MARKET STREET NORTH

66' RIGHT OF WAY PAVED PUBLIC ROAD

EAST 14TH STREET

60' RIGHT OF WAY PAVED PUBLIC ROAD

CERTIFIED TO:
• HECTOR ZAYAS

JASON D. BOATWRIGHT P.E.
FLORIDA LICENSED SURVEYOR & MAPPING ENGINEER No. LS 7292
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE ORIGINAL
HOLD OF A FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER

JASON D. BOATWRIGHT
Professional Engineer
STATE OF FLORIDA
Lapsed Membership
1990

GENERAL SURVEY NOTES		FILE# 2025-0462 DRAWN BY: JAD REVISION# 11 = 300	
1. THIS IS A BOUNDARY SURVEY WITH TREE LOCATIONS.		 BOATWRIGHT LAND SURVEYORS, INC. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8650	
2. NORTH IS BOUNDARY SURVEY WITH TREE LOCATIONS.			
3. TIERON ANGLES SHOWN HEREON AS PER FIELD SURVEY.			
4. THERE ARE NO EASEMENTS OR ABUTTING TITLES; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.			
5. THERE ARE NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.			
6. NO BUILDING RESTRICTION LINES, AS PER PLAT.			
7. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL CHANCE FLOOD HAZARD), AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP, FIRM NUMBER 12203100357J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.			
DATE: APRIL 21, 2025 SHEET 1 OF 1			

[illegible]

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

1300 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32230 (FH) 904-241-0300

DATE: APRIL 21, 2025
SHEET 1 OF 1

IN
1-8550

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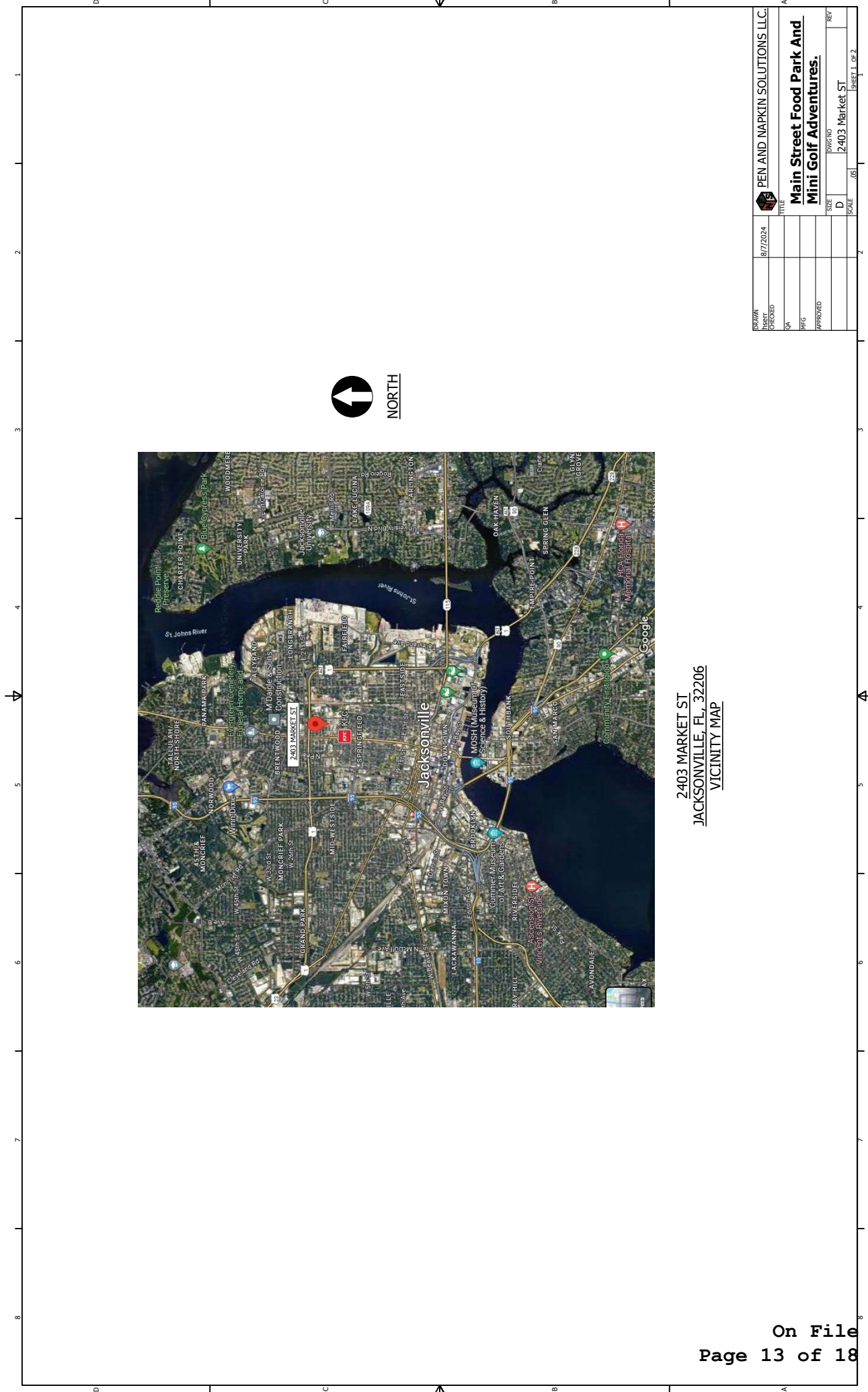
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On File
Page 12 of 18



2403 MARKET ST
JACKSONVILLE, FL, 32206
VICINITY MAP

DRAWN	9/7/2024	PEN AND NAPKIN SOLUTIONS LLC.
DESIGNED		
QA		
HTGS		
APPROVED		
SIZE	DWG NO	REV
D	2403 Market ST	
SCALE	05	SHEET 1 OF 2



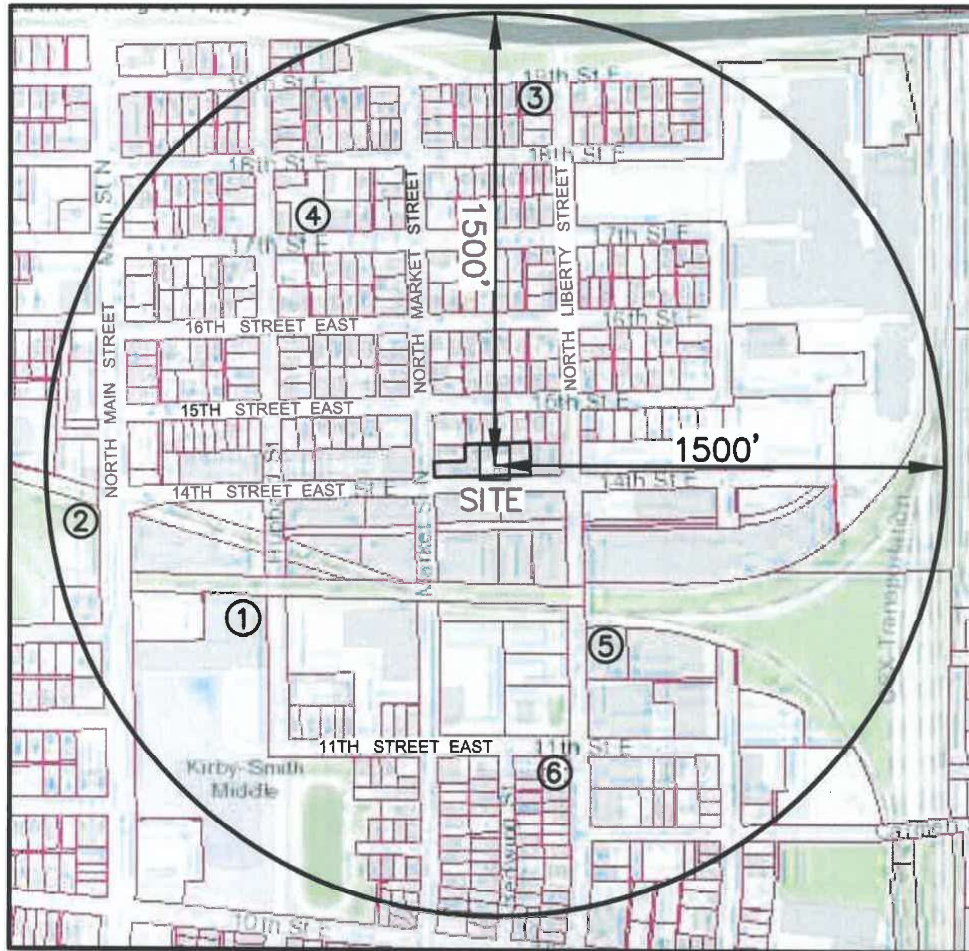
SITE PLAN

20 FT
SCALE

DRAWN	9/7/2024	PEN AND NAPKIN SOLUTIONS LLC.
DESIGNED		
QA		
HTG		
APPROVED		
SIZE	DWG NO	REV
SCALE	2403 Market St	
	05	SHEET 2 OF 2

MAP SHOWING SURVEY OF

A PART OF SECTION 01, BEING IN TOWNSHIP 2 SOUTH, RANGE 26 EAST, OF CITY OF JACKSONVILLE, MORE PARTICULARLY DESCRIBED AS LOTS 5, 6, 7, AND 8, ALSO THE SOUTH 100.00 FEET OF A 10.0 FOOT ALLEY CLOSED BY ORDINANCE 5-43 LYING WEST OF LOT 8, LOT 9 AND THE SOUTH 50.0 FEET OF A 10.0 FOOT ALLEY EAST OF LOT 9, ALL IN BLOCK 46, NEW SPRINGFIELD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 69 AND 70, 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/ARE SIX (6).

SUBJECT SITE:

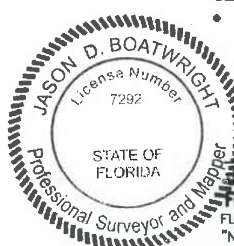
2403 MARKET STREET
JACKSONVILLE, FL 32206
R.E.#: 044902-0000

- ① SPRINGFIELD MIDDLE SCHOOL
2034 HUBBARD STREET,
JACKSONVILLE, FL 32206 - 670'±
- ② ANDREW A. ROBINSON ELEMENTARY SCHOOL
101 WEST 12TH STREET,
JACKSONVILLE, FL 32206 - 1,090'±
- ③ CHILDREN OF LIBERTY PRESCHOOL
232 EAST 19TH STREET,
JACKSONVILLE, FL 32206 - 1,095'±
- ④ KINGDOM HALL OF JEHOVAH'S WITNESSES
125 EAST 17TH STREET,
JACKSONVILLE, FL 32206 - 810'±

- ⑤ LIGHT IN THE WORD OF GOD
(PRESBYTERIAN CHURCH)
2137 NORTH LIBERTY STREET,
JACKSONVILLE, FL 32206 - 635'±
- ⑥ GOSPELER LLC (NON-DENOMINATIONAL CHURCH)
2078 NORTH LIBERTY STREET,
JACKSONVILLE, FL 32206 - 930'±

CERTIFIED TO:

- MAIN STREET FOOD PARK & MINI GOLF



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

DATE:
APRIL 04, 2025
SHEET 1 OF 1

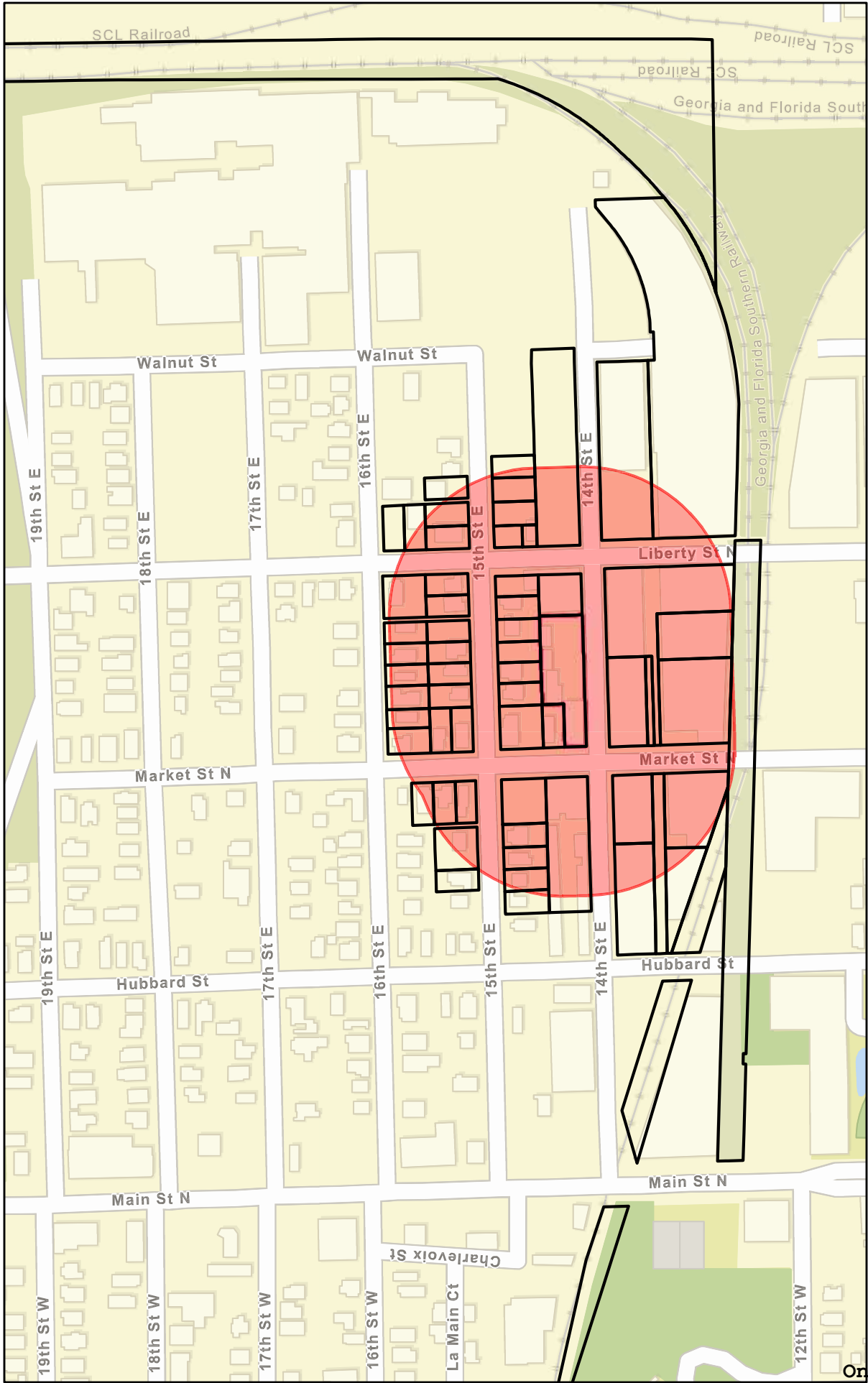
FILE: 2025-0414
DRAWN BY: ADT
SCALE: 1" = 500'

BOATWRIGHT LAND SURVEYORS, INC.

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

On File
Page 15 of 18

Land Development Review



1:4,514
0 0.03 0.07 0.1 0.13 mi
0 0.05 0.1 0.2 km

Esri, Community Maps, Contributors, City of Jacksonville, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

May 2, 2025
File 2164517_T-2025-6196

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
044918 0000	140 15TH ST E LAND TRUST		7563 PHILIPS HWY SUITE 208			JACKSONVILLE	FL	32256
044862 0000	214 E 16TH LAND TRUST		PO BOX 547945			ORLANDO	FL	32854-7945
044899 0000	2420 LIBERTY ST LLC		PO BOX 54096			JACKSONVILLE	FL	32245-4096
044855 0000	AMERINGO LLC		9378 ARLINGTON EXPY BOX 191			JACKSONVILLE	FL	32225
044937 0000	BLAKE WILLIAM C		2334 N MARKET ST			JACKSONVILLE	FL	32206-2913
044905 0000	BRISTOL JONATHAN M		2425 N MARKET ST			JACKSONVILLE	FL	32206-2953
044900 0000	BROWN TERRY J		246 15TH ST E			JACKSONVILLE	FL	32221
044916 0000	CAMPBELL WILLIE LEE JR ESTATE		132 E 15TH ST			JACKSONVILLE	FL	32206-2907
044858 0000	CERNIGLIA TERRY		852 TALBOT AVE			JACKSONVILLE	FL	32205
044857 0000	CHELEDNIK TERRY L		219 E 15TH ST			JACKSONVILLE	FL	32206-3009
045009 3000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
044894 0000	COLBY WARD		2417 N LIBERTY ST			JACKSONVILLE	FL	32206
044856 0000	CRAPPS WILLIAM LIFE ESTATE		223 E 15TH ST			JACKSONVILLE	FL	32206-3009
044907 0000	DINICOLA SAMANTHA MALONE		215 E 6TH ST			JACKSONVILLE	FL	32206
044865 0000	DNY INVESTMENTS LLC		104 SERRANO DR			SAN FRANCISCO	CA	94132-2432
044941 0010	FOC JP PROP 1A LLC		C/O RALPH DAVIES FUTURE OF CITIES JAX	224 NE 59TH ST		MIAMI	FL	33137
044840 0000	GARCIA JASMINE		125 E 15TH ST			JACKSONVILLE	FL	32206
044901 0000	GRANT DOOLEY JOHN		2311 MYRA ST			JACKSONVILLE	FL	32204
044904 0000	HARE DAVID		8351 CONCORD BLVD E			JACKSONVILLE	FL	32208
	HISTORIC EASTSIDE COMMUNITY DEV CORP	SUZANNE PICKETT	1105 PHELPS ST			JACKSONVILLE	FL	32206
044934 0300	HOLTON DAVID W		10847 HAMPTON RD			JACKSONVILLE	FL	32257
	JACKSONVILLE CULTURAL DEVLP CORP	SUZANNE PICKETT	648 UNION ST E			JACKSONVILLE	FL	32206
044906 0000	KELLY L DARLENE		220 E 15TH ST			JACKSONVILLE	FL	32206
044853 0000	LISBOA NOEMI		173 ROOSEVELT AVE C			CARTERET	NJ	07008
044863 0000	LUNDY BENISHA		218 E 16TH ST			JACKSONVILLE	FL	32206
044837 0000	LUNDY PROPERTIES LLC		1842 SEAGATE AVE			NEPTUNE BEACH	FL	32266
044860 0000	MANGRAM TRACY R		PO BOX 3503			JACKSONVILLE	FL	32206-0503
044861 0000	MANGRAM TRACY RENARD ET AL		210 E 16TH ST			JACKSONVILLE	FL	32206
044852 0040	MIDATLANTIC IRA LLC		118 W CHURCH ST			FREDERICK	MD	21701-5411
044876 0000	MITCHELL JAMES E JR		5051 RUE ST			JACKSONVILLE	FL	32258-2230
044873 0000	MOORE PHILIP ALLAN SR		948 HARRISON AVE			ORANGE PARK	FL	32065-7322
044915 0000	MULLER RUTH		120 E 15TH ST			JACKSONVILLE	FL	32206-2907
044836 0000	NGUYEN LISA LY ET AL		3704 TRASK ST			JACKSONVILLE	FL	32205
044942 0200	NORMANDY STRATTON LLC		C/O LRS CO DBA TSG REALTY	8650-12 OLD KINGS RD S		JACKSONVILLE	FL	32217
044902 0000	OAKSHIRE HOLDINGS LLC		17970 NE 12TH AVE			MIAMI	FL	33162
044909 0000	POE POE		230 EAST 15TH ST			JACKSONVILLE	FL	32206
044854 0000	SALEEBAS I LLC		3651-1 ST JOHNS AV			JACKSONVILLE	FL	32205
044917 0000	SCARANGELLA ANTHONY JR		3020 GINGER CT W			JACKSONVILLE	FL	32259
044838 0000	SENGSTACKE LIMITED LP		409 13TH AVE S			JACKSONVILLE BEACH	FL	32250-5025
044943 0000	SETZERS WAREHOUSING CORP INC		C/O LRS CO DBA TSG REALTY	8650-12 OLD KINGS RD S		JACKSONVILLE	FL	32217
044850 0000	SIMMONS DOROTHY ESTATE		2522 N LIBERTY ST			JACKSONVILLE	FL	32206-3036
044934 0000	SOUTHERN REGION IND REALTY INC		C/O NORFOLK SOUTHERN CORP TAX DEPT	THREE COMMERCIAL PL BOX 209		NORFOLK	VA	23510
045009 2000	ST JOHNS RIVER TERMINAL CO		C/O NORFOLK SOUTHERN	110 FRANKLIN RD S E TAX DEPT		ROANOKE	VA	24042-0002
044839 0000	STALLINGS ISRAEL JR ET AL		C/O ROBERT STALLING	139 E 15TH ST		JACKSONVILLE	FL	32206-2906
044892 0000	SWISHER INTERNATIONAL INC		PO BOX 2230			JACKSONVILLE	FL	32203-2230
044893 0000	SWISHER INTERNATIONAL INC		459 E 16TH ST			JACKSONVILLE	FL	32203
044859 0000	TLV INVESTMENTS 2 LLC		PO BOX 450841			SUNRISE	FL	33345-0841
	URBAN CORE	BRYANT SHUMAKER	303 4TH ST W			JACKSONVILLE	FL	32206
044864 0000	WASHINGTON DIANE ET AL		7358 SWEET ROSE LN			JACKSONVILLE	FL	32244

Total: 45

**Duval County, City Of Jacksonville
Jim Overton , Tax Collector**231 E. Forsyth Street
Jacksonville, FL 32202**General Collection Receipt**

Account No: CR773478

User: Cox, Kaysie - PDCU

REZONING/VARIANCE/EXCEPTION

Date: 5/2/2025

Email: KaysieC@coj.net

Name: Hector Zayas**Address:** 1224 N. Laura St, Jacksonville, FL 32206**Description:** Application for Zoning Exception (Z-6196) and Waiver of Liquor Distance - 2403 N. Market Street

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2579.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	2579.00

Control Number: 7396064 | Paid Date: 5/5/2025**Total Due: \$2,579.00****Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County**

Account No: CR773478

REZONING/VARIANCE/EXCEPTION

Date: 5/2/2025

Name: Hector Zayas**Address:** 1224 N. Laura St, Jacksonville, FL 32206**Description:** Application for Zoning Exception (Z-6196) and Waiver of Liquor Distance - 2403 N. Market Street**Total Due: \$2,579.00**