

Application - Licensing Exception -

Application - Development Department Information -

Application # E-24-25 **Staff Sign-Off/Date** N/A / N/A -
Application Date N/A - **Number of Signatures to Post** N/A -
Currency Label Use Category N/A -
Exception - Sought (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. -
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 Information -

Tracking # - 5509 - **Application Status** - FILED COMPLETE -
Date Submitted 03/25/2024 - **Date Submitted** - 03/25/2024 -

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** - N/A -
Company/Trust Name - MARCO SQUARE LAND LLC -
Mailing Address - 1 SLEIMAN PARKWAY SUITE 270 -
City JACKSONVILLE - **State** FL - **Zip Code** 32216 -
Phone - 9043011269 - **Fax** - **Email** -

Property Information -

Previous Licensing Application Filed?
If Yes, State Application No(s) - 5508 -

Map RE# -	Council District	Planning District	Currency Licensing District(s) -
Map - 081336 0000 -	5 -	3 -	CCG-1 -

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

Total Land Use Area (Nearest 1/100th of an acre) 0.32

Current Property Use
VACANT COMMERCIAL

Excavation Sought

(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.

In Whose Name Will The Excavation Be Graded

LOCKE RUDIN ENTERPRISES, LLC D/B/A VOODOO BREWING CO.

Location of Property

General Location

SOUTH SIDE OF SAN MARCO BLVD AT ATLANTIC BLVD INTERSECTION

House # 1980 Street Name, Type and Direction SAN MARCO BLVD Zip Code 32207

Between Streets

NALDO AVENUE and BALIS PLACE

Utility Services Provided

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

Citation

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 FL e GOeL e OBJ CTIV e ND POLICI e: GOeL 1 OBJ CTIV e1.1 GOeL 3 e OBJ CTIV e3.2 POLICY 3.2.1 ND POLICY 3.2.2. e

(ii) Will b ecompatibl with th e xisting contiguoous us s or zoning and compatibl with th e g eal charact r of th ear a consid ring population d nsity d sign scal eand ori ntation e of th estructur s to th ear a prop rty valu s and xisting similar us s. e

VOODOO WILL NH ANc eTHE eEN MARCO QU eBY PROVIDING Re Te R eNT ND e BR W-P B- TYL CONC PT OFF RING L V T D P B F R IN CLOS ePROXIMITY TO THE e OTH eDINING eT BLI HMeNT eTHE PROPOS D Re Te R eNT e I IMIL e TO e OTH eDINING ND NT eRT eNMENt OFF eRINGS IN THE eQU e INCL eDING e FOODe I L eND B eR ND GRILL eT eV eRNe OCe Ne TOWN H AL e FOUR e CORE ND GR eP e ND e GR eIN XCH ANc e VOODOO I L eD CONeI T eNT WITH THE eI TORIC e OF THE e P eC eTH eT e XI T eD COMP eTIBLY WITH THE eRRO UNding OFFIC e ND COMMERC I L e R eT eL ND eRVIC e eT BLI HMeNT eWITHIN THE eQU e THE eEN MARCO QU e Re Be IN e B eTTING THE ePROPERTY INCL eD eT eR B eCK e ND T eV eRNe eCHE F eT RING OUTDOOR e TING, TO THE eW eT ND Be OUTFITT R ND MIRI M' e J WEL eY TO THE eT. B eI P eRK ND THE eEN MARCO LIONe CeLPT e Re Re IMMEDI T eY NORTH OF TH ePROPERTY. THE eND Y e PROVIDE e IN THE eCOMP eNIONe PPLIC eTIONe FOR Xc ePTIONe ND WAIV eR Re DDITIONeLLY INCORPOR eT eD H eR eIN e BY R eF R eNC e e

(iii) Will not hav ean nvironmental impact inconsist nt with th eh ealth saf ty and wdfar e of th ecommunity. e

THE PROPOSE d WILL NOT H AVe N NVIRONMENT e IMP eCT INCONeI T eNT WITH e THE eHE eTH, eF TY OR WELF R eOF TH eCOMMUNITY. VOODOO NH ANc e THE eQU e BY FILLING LONG-V eC eNT Re Te R eNT P eC e WITH NOVeL BR eW-P eB- TYL e CONC ePT WITH DINING OFF eRINGS TO COMPL eMENt THE eOFFIC e R eT eL ND e Re Te R eNT e IN THE QU e . e

(iv) Will not hav ea d erimental ff ct on v ehicular or p eL eStrian traffic or parking e conditions and will not r sult in th eg e n eation or cr ation of traffic inconsist nt with h ealth e saf ty and wefar e of th ecommunity. e

THE eQU eT eD Xc ePTION WILL NOT H AVe D eTRIMENt eL FF eCT ON V eHIC eL eR ORe P eD eTR I N TR eFFIC OR P eRKING CONDITIOne OR Re eLT IN THE eGR eTION OR e GEN R TION OF TR eFFIC INCONeI T eNT WITH THE eHE eTH, eF TY ND WELF R OF e TH eCOMMUNITY. VOODOO WILL PROVIDE eN DDITIONeL NIQU e XP eRI NC eFOR THE e eTRONe OF eN MARCO QU e eTO NJOY. LIK eTHE Re Te R eNT e TH AT P R eC eD eD e IT VOODOO WILL TILIZ THE V IL BL ON- TR eT P RKING, eRF C P RKING LOTE PROVIDED BY OUTH SID e ePTI T CH URCH, ND H AReD P eRKING WITH OTH Re e IN e THE QU e . e

(v) Will not hav ea d erimental ff ct on th e futur d eV eopment of contiguous prop rti s or e th eg e n eal ar a according to th eCompr h eNSIV Plan including any subs qu nt plan e adopt d by th eCouncil pursuant th e to. e

THE eQU eT eD Xc ePTION WILL NOT H AVe D eTRIMENt eL FF eCT ON THE eR eT R e D eV eLOPMENt OF CONTIGU eU ePROPERTI e OR THE eGEN eR eL Re . THE ePROPERTY I e LOCeT eD WITHIN THE eEN MARCO QU e WHICH I L R eDY D eV eLOP eD WITH e OFFIC e R e Te R eNT e ND B eR e ND COMMERC I L R eT eL ND eRVIC e T eBLI HMeNT eTHE PROPOS D e CONeI T eNT WITH THE eR e Te R eNT e TH AT e PR eV IOU eY OCC ePI D THE eP eC e VOODOO WILL NH ANc eTHE eMIX OF e IN THE e R e ND TTR eCT DDITIONeL P TRONe TH AT OTH eR W I e MAY eNOT VI IT D U eTO IT e NIQU eOFF eRINGS eR TH eR MORE PPLIC eNT D Oe NOT PROPOS e XT eRN eL e MODIFIC TIONe TO THE eB eLding, MINIMIZING NY POT NTI L IMP CT TO e CONTIGU eU ePROPERTI e. e

(vi) Will not r sult in th e cr ation of obj ctionabl or xc sSIV nois e lights vibrations e fumes odors dust or physical activiti s taking into account xisting us s or zoning in th e vicinity. e

THE PROPOSE d e WILL NOT CR eT OBJ CTION BL OR Xc e IV NOI e LIGHT e VIBR eTIONe F eM e eD U eT OR PHY eIC eL CTIVITy. THE ePROPERTY I WITHIN THE eEN e MARCO QU e WHICH I CH AReC T eRIZ eD BY THE eCTIV e TR eT FRONT e ND B eR e ND R e Te R eNT eTH AT INCL eD eL COHOL eRVIC e ND OUTDOOR e TING. F eR TH eRe TH eR eK HOeR eFOR VOODOO WILL OCC eR DURING W eKNIGHT e ND W eK eND S e CONeI T eNT WITH OTH eDINING ND NT eRT eNMENt e WITHIN QU e e

(vii) Will not ov eburd n xisting public s rvic s and faciliti s. e

THE PROPOSE d e WILL NOT OVeRB eRD eN e XI TING P eBLIC eRVIC e ND e F eILITI e. J e L eT eR CONFIRMING THE eV eL eBILITY OF C eP eCITY TO PROVIDE e RVIC e WILL B ePROVID eD e e

(viii) Will b suffici ntly acc sSIBL to p rmit ntry onto th e prop rty by fir epolice r scu and oth e s rvic s. e

THE eT e WILL B e eFFIC I NTLY CC e IBL eTO P eRMIT NTRY ONTO TH eRROP eRTY BY e FIR e POLIC e R e C e ND OTH eR eRVIC e FROM eCH OF THE eD J eC eNT TR eT e e

(ix) Will b consist nt with th e d efiniion of an xc ptiion th e standards and crit ria of th e zoning classification in which such us s is propos d to b locat d and all oth r r quir ments e for such particular us s t for l s wh eR in th eZoning Cod e(Chapt r 656 Ordinanc Cod) e or as oth eWIS e adopt d by th ePlanning Commission. e

THE PROPOSE d e WILL B eCONeI T eNT WITH THE eD eFINITION OF "ZONING e

EXCEPTION FROM THE MINIMUM SECTION 656.1601 OF THE CODE MAY USE THAT WOULD NOT BE AN APPROPRIATE GENERAL OR WITHOUT NECESSITY THROUGHOUT THE ZONING DISTRICT BUT WHICH, IF CONTAINED, MAY BE A NEAR, 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 "ANY" ESTABLISHMENTS WITH THE OUTSIDE SALE AND SERVICE OF FOOD MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT COMMITments in Paragraph 4 may propose a use that is a SIGNATURE MISSILE USES BY EXCEPTION. THE HISTORIC MAINSTAY USE OF THE PROPERTY THAT INCLUDES OUTDOOR SALES AND SERVICES INCLUDING SERVICES OF ALL ALCOHOLIC BEVERAGES EXISTING IN HARMONY WITH THE SANITATION AND THE GRANT OF SIMILAR EXCEPTIONS. THE PROPOSED USE WILL BE CONSISTENT ACCORDING TO THE SITE PLAN AND THE CONDITIONS OF THE SUBMITTAL CONSISTENT WITH THE COMMITments 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) Non-residential District Base Fee \$1,173.00
- 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.

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 1980 San Marco Boulevard, Jacksonville, FL 32207 (RE# 081336 0000)

Ladies and Gentlemen:

I, Michael Herzberg, as VP of Marco Square Land, 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.

Marco Square Land, LLC, a Florida limited liability company

Signed

Printed

Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or ~~online notarization~~, this 5th day of March, 2024, by Michael Herzberg, as Vice President of Marco Square Land, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

Michael Kohoutek
(Notary Signature)

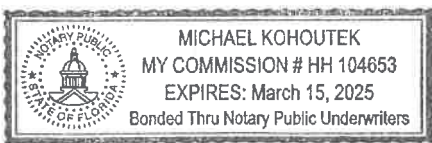


EXHIBIT B
Agent Authorization

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

**Re: Agent Authorization for 1980 San Marco Boulevard, Jacksonville, FL 32207
(RE# 081336 0000)**

Ladies and Gentlemen:

You are hereby advised that Michael Herzberg, as VP of Marco Square Land, 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.

Marco Square Land, LLC, a Florida limited liability company

Signed [Signature]

Printed Michael Herzberg

Title VP

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or ~~online notarization~~, this 5th day of March, 2024, by Michael Herzberg, as Vice President of Marco Square Land, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

[Signature]
(Notary Signature)



PREPARED BY AND RETURN TO:
Robert A. Heekin, Esq.
1 Sleiman Parkway, Suite 280
Jacksonville, Florida 32216

RE Parcel No. 081336-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 9th day of August, 2019, by SAN MARCO LIMITED PARTNERSHIP, a Florida limited partnership (the "Grantor"), whose address is 4446-1A Hendricks Avenue, Suite 226, Jacksonville, Florida 32207, to and in favor of MARCO SQUARE LAND, LLC, a Florida limited liability company (the "Grantee"), whose address is 1 Sleiman Parkway, Suite 270, Jacksonville, Florida 32216.

WITNESSETH:

That the Grantor, for the sum of Ten Dollars and other valuable consideration paid by the Grantee, the receipt of which is acknowledged, have granted, bargained and sold to the Grantee, its successors and assigns forever, that real property (the "Property") located in Duval County, Florida, which is described as:

The Easterly 26.0 feet of Lot 9, all of Lot 10 and the Westerly 25.35 feet of Lot 11, Block 7, San Marco, according to the plat thereof recorded in Plat Book 11, page 5 of the current public records of Duval County, Florida, together with that part of San Marco Boulevard, more particularly described as follows:

Begin at the Northeast corner of Lot 10, Block 7, Avondale Company's Replat of Lots 7 to 13, inclusive, Block 7 and all of Block 11, San Marco (Plat Book 11, Page 5) according to the plat records in Plat Book 15, Page 64 of the current public records of Duval County, Florida; thence Northwesterly along the Northeasterly line of said Lot 10 a distance of 50 feet to the Northwesterly corner of said Lot 10; thence Northeasterly, perpendicular to last mentioned line, a distance of 9 feet; thence Southeasterly, parallel to and distant 9 feet from said Northeasterly line of said lot 10, a distance of 50 feet; thence Southwesterly a distance of 9 feet to the point of beginning,

together with all tenements and hereditaments thereunto appertaining, subject to taxes accruing after December 31, 2018.

And the Grantor does hereby fully warrant the title to said Property, and will defend same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but no others.

THE FOREGOING PROPERTY IS CONVEYED TO THE GRANTEE IN ITS PRESENT "AS IS" CONDITION, WITH NO WARRANTIES EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, TENANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EXCEPT FOR THAT LIMITED WARRANTY OF TITLE STATED ABOVE.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

SAN MARCO LIMITED PARTNERSHIP, a Florida limited partnership, by its general partner, Redwing Land Company, a Florida corporation

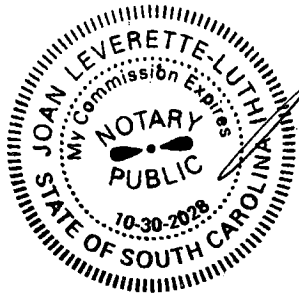
Warren A. Harvey
Printed Name Warren A. Harvey

By: *T. Wayne Davis, Jr.*
T. Wayne Davis, Jr., President

Joan L. Luthi
Printed Name Joan L. Luthi

South Carolina
STATE OF NORTH CAROLINA
COUNTY OF JACKSON
Greenville

The foregoing instrument was acknowledged before me this 9 day of August, 2019, by T. Wayne Davis, Jr., as President of Redwing Land Company, a Florida corporation, on behalf of the corporation as general partner of San Marco Limited Partnership, a Florida limited partnership, and who is personally known to me or who produced FL DL D-120-819- as identification.
46-336-0



Joan Leverette Luthi
Notary Public SC Greenville
Commission number _____
My commission expires: 10/30/2028

MARCO SQ UAR J A J JC
 1 SLEIMAN PARKWAY SUITE 270 J
 ACKSONVILLE, FL 32216 J

Primary Site Address J
 1980 SAN MARCO BLVD J
 acksonville FL 32207- J

Official Record Book/Page J
 18904-01869 J

Tile # J
 6425 J

1980 SA J MARCO B J J

Property Detail J

R J # J	081336-0000 J
Tax i strict J	USD1 J
Property se J	1692 Shopping Ctr/Nbhd J
# of Buildings J	1 J
egal e sc. J	For full legal description see J Land & Legal section below J
Subdivision J	01421 AVONDALE CO. S R/P PT BLK J
Total Area J	13828 J

Value Summary J

Value e scription J	2023 Certified J	2024 In Progress J
Value Method	Income J	Income J
Total Building Value	\$0.00 J	\$0.00 J
xtra Feature Value	\$0.00 J	\$0.00 J
and Value (Market)	\$334,225.00 J	\$334,225.00 J
and Value (Agric.)	\$0.00 J	\$0.00 J
Just (Market) Value	\$2,916,500.00 J	\$2,888,800.00 J
Assessed Value	\$2,726,350.00 J	\$2,888,800.00 J
Cap i ff/Portability Amt J	\$190,150.00 / \$0.00 J	\$0.00 / \$0.00 J
xemptions	\$0.00 J	See below J
Taxable Value	\$2,726,350.00 J	See below J

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 J other supporting information on this page are part of the working tax roll and are subject to J change. Certified values listed in the Value Summary are those certified in October, but may J include any official changes made after certification [Learn how the Property Appraiser's Office J](#) values property. J

Taxable Values and xemptions – 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. J

County/Municipal Taxable Value J
 No applicable exemptions J

S RWMD/FIND Taxable Value J
 No applicable exemptions J

School Taxable Value J
 No applicable exemptions J

Sales History

Book/Page J	Sale a te J	Sale Price J	e ed Instrument Type Code J	Qualified/ nqualified J	Vacant/Improved J
18904-01869 J	8/9/2019 J	\$3,200,000.00 J	SW - Special Warranty J	Qualified J	Improved J
07002-01709 J	11/5/1990 J	\$900,000.00 J	WD - Warranty Deed J	Unqualified J	Improved J
04953-01158 J	8/30/1979 J	\$165,000.00 J	TD - Tax Deed J	Unqualified J	Improved J

xtra Features

Feature Code J	Feature e scription J	Bldg. L J	ength J	Width J	Total nits J	Value J
PVCC1 J	Paving Concrete J	1 J	0 J	0 J	4,300.00 J	\$8,153.00 J

and & egal

Land J

Code J	Use e scription J	Zoning Assessment J	Front D epth J	Category J	L and nits J	and Type L J	and Value J
1 J	1000 COMMERCIAL J	CCG-1 J	0.00 J	0.00 J	Common 13,369.00 J	Square Footage	\$334,225.00 J

Legal J

Legal e scription J
1 J 15-64 46-2S-26E .31 J
2 J AVONDALE COS R/P J
3 J E 26FT LOT 9, LOT 10, W 25.35FT LOT 11 J
4 J PT CLOSED ST RECD O/R BK 7002- J 1709 J

Buildings

Building 1 J

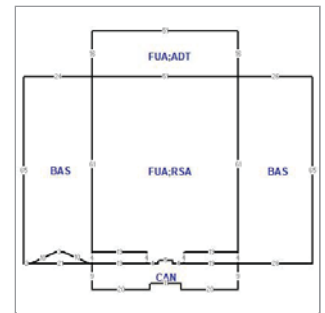
Building 1 Site Address J
 1980 SAN MARCO BLVD Unit J
 acksonville FL 32207- J

Building Type J	1602 - SHOP CTR NBHD J
Year Built J	1925 J
Building Value J	\$981,967.00 J

Type J	Gross Area J	Heated Area J	ffective Area J
Base Area J	1512 J	1512 J	1512 J
Canopy J	442 J	0 J	110 J
Canopy J	76 J	0 J	19 J
Finished upper J story 1 J	3158 J	3158 J	3158 J
Restaurant J Average J	3158 J	3158 J	3790 J
Base Area J	1690 J	1690 J	1690 J
Finished upper J	816 J	816 J	816 J

lement J	Code D J	etail J
Exterior Wall J	17 J	17 C.B. Stucco J
Exterior Wall J	15 J	15 Concrete Blk J
Roof Struct J	4 J	4 Wood Truss J
Roofing Cover J	4 J	4 Built Up/T&G J
Interior Wall J	1 J	1 Masonry Min J
Interior Wall J	8 J	8 Decorative Cvr J
Int Flooring J	11 J	11 Cer Clay Tile J
Heating Fuel J	4 J	4 Electric J
Heating Type J	4 J	4 Forced-Ducted J
Air Cond J	3 J	3 Central J
Ceiling Wall Finish J	6 J	6 NS Ceil Wall Fin J
Comm Htg & AC J	1 J	1 Not Zoned J
Comm Frame J	3 J	3 C-Masonry J

lement J	Code D J	etail J
Stories J	2.000 J	



story 1 m			
Amt o m	1 m	1 m	1 m
Finish upper m story 1 m	7 m	7 m	7 m
Copy m	7 m	0 m	19 m
Copy m	4 m	0 m	12 m
Total m	11 m	1,122 m	1,201 m

Baths m	31.000 m	
Rooms / Units m	3.000 m	
Avg Story Height m	14.000 m	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice) m

Taxing District m	Assessed Value m	Exemptions m	Taxable Value m	Last Year m	Proposed m	Rolled-back m
Ge Govt Ex B&B m	\$2,72 ,350.00 m	\$0.00 m	\$2,72 ,350.00 m	\$2 ,04 .94 m	\$30, 53. 3 m	\$2 ,205.45 m
Urba Service Dist1 m	\$2,72 ,350.00 m	\$0.00 m	\$2,72 ,350.00 m	\$0.00 m	\$0.00 m	\$0.00 m
Public Schools: By State Law m	\$2,91 ,500.00 m	\$0.00 m	\$2,91 ,500.00 m	\$,020.43 m	\$9,2 3.22 m	\$,557.59 m
By Local Board m	\$ 2,91 ,500.00 m	\$0.00 m	\$2,91 ,500.00 m	\$5,571. 7 m	\$,55 .29 m	\$5,944.99 m
FL I la mNavgat o Dist. m	\$2,72 ,350.00 m	\$0.00 m	\$2,72 ,350.00 m	\$79.31 m	\$7 .52 m	\$7 .52 m
Water Mgmt Dist. SJRWMD m	\$2,72 ,350.00 m	\$0.00 m	\$2,72 ,350.00 m	\$4 9.2 m	\$ 4 m 3 m	\$4 m 3 m
School Board Vote m	\$ 2,91 ,500.00 m	\$0.00 m	\$2,91 ,500.00 m	\$0.00 m	\$2,91 .50 m	\$0.00 m
Urb Ser Dist1 Vote m	\$ 2,72 ,350.00 m	\$0.00 m	\$2,72 ,350.00 m	\$0.00 m	\$0.00 m	\$0.00 m
m	m	m	Totals m	\$42,209. 1 m	\$50,177.19 m	\$43,275.3 m
Description m	Just Value m	Assessed Value m	Exemptions m	Taxable Value m		
Last Year	\$2,47 ,500.00 m	\$2,47 ,500.00 m	\$0.00 m	\$2,47 ,500.00 m		
Current Year	\$2,91 ,500.00 m	\$2,72 ,350.00 m	\$0.00 m	\$2,72 ,350.00 m		

2023 TRIM Property Record Card (PRC) m

This PRC reflects property eta ls a m values at the time of the or g rmal a l g of the Not ces of Propose Property Taxes (TRIM Not ces) August. m

Property Record Card (PRC) m

The PRC access below reflects property eta ls a m values at the time of Tax Roll Cert f cat o October of the year l ste . m

2023 m

2022

2021 m

2020 m

2019 m

2018 m

2017 m

2016 m

2015 m

2014 m

- To obta ma h stor c Property Recor Car (PRC) from the Property Appra ser's Off ce, sub nt your request here: 

More Information m

[o tact Us](#) | [Parcel Tax Recor](#) | [GIS Map](#) | [Map th s property o](#) | [Google Maps](#) | [City Fees Recor](#) m

Off c al Recor Book & Page Number m

Off c al Recor Book a m Page ass g e by the Clerk of the Crct Court to recore ocume ts processe by the Property Appra ser's Off ce. The frst m un ber s the book un ber; the seco m s the beg m g page. Use these un bers to retr eve a mage of the ocume t from the web ste of the Clerk m of the Crct Court or to or er the ocume t from the Clerk's Off ce. m



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

Detail by Entity Name

Florida Limited Liability Company f
MARCO SQUARE LAND, LLC f

Registration Information f

Document Number f L19000199974 f
Entity Number f N/A f
Date filed f 08/06/2019 f
State f FL f
Status f ACTIVE

Principal Address f

1 Sleiman Parkway f
SUITE 270 f
Jacksonville, FL 32216 f

Changed: 03/20/2020 f

Mailing Address f

1 Sleiman Parkway f
SUITE 270 f
Jacksonville, FL 32216 f

Changed: 03/20/2020 f

Registered Agent Name & Address f

Walker, Kevin f
1 SLEIMAN PARKWAY f
SUITE 270 f
JACKSONVILLE, FL 32216 f

Name Changed: 02/16/2023 f

Authorized Person(s) Detail f

Name & Address f

Title MGR f

Sleiman, Anthony T. f
1 SLEIMAN PARKWAY, SUITE 270 f
JACKSONVILLE, FL 32216 f

Title MGR f

Sleiman, ~~6~~ r 6
1 Sleiman Parkway 6
Suite 270 6
acksonville, FL 3221 6

itle MGR6

Sleiman, oseph 6
1 Sleiman Parkway 6
270 6
acksonville, FL 3221 6

itle COO6

McNaughton, Michael H 6
1 Sleiman Parkway 6
270 6
acksonville, FL 3221 6

itle VP 6

Herzberg, Michael W. 6
1 Sleiman Parkway 6
270 6
acksonville, FL 3221 6

Annual Reports 6

Report Year 6	Filed Date 6
2021 6	02/17/2021 6
2022 6	03/08/2022 6
2023 6	02/1 /2023 6

Document Images 6

02/1 /2023 -- ANNUAL R 6POR6	View image in PDF format 6
03/08/2022 6 ANNUAL R 6POR6	View image in PDF format 6
02/17/2021 6 ANNUAL R 6POR6	View image in PDF format 6
03/20/2020 6 AMEND 6D ANNUAL R 6POR6	View image in PDF format 6
01/07/2020 6 ANNUAL R 6POR6	View image in PDF format 6
08/0 /2019 -- Florida Limited Liability 6	View image in PDF format 6

MAP SHOWING SURVEY OF

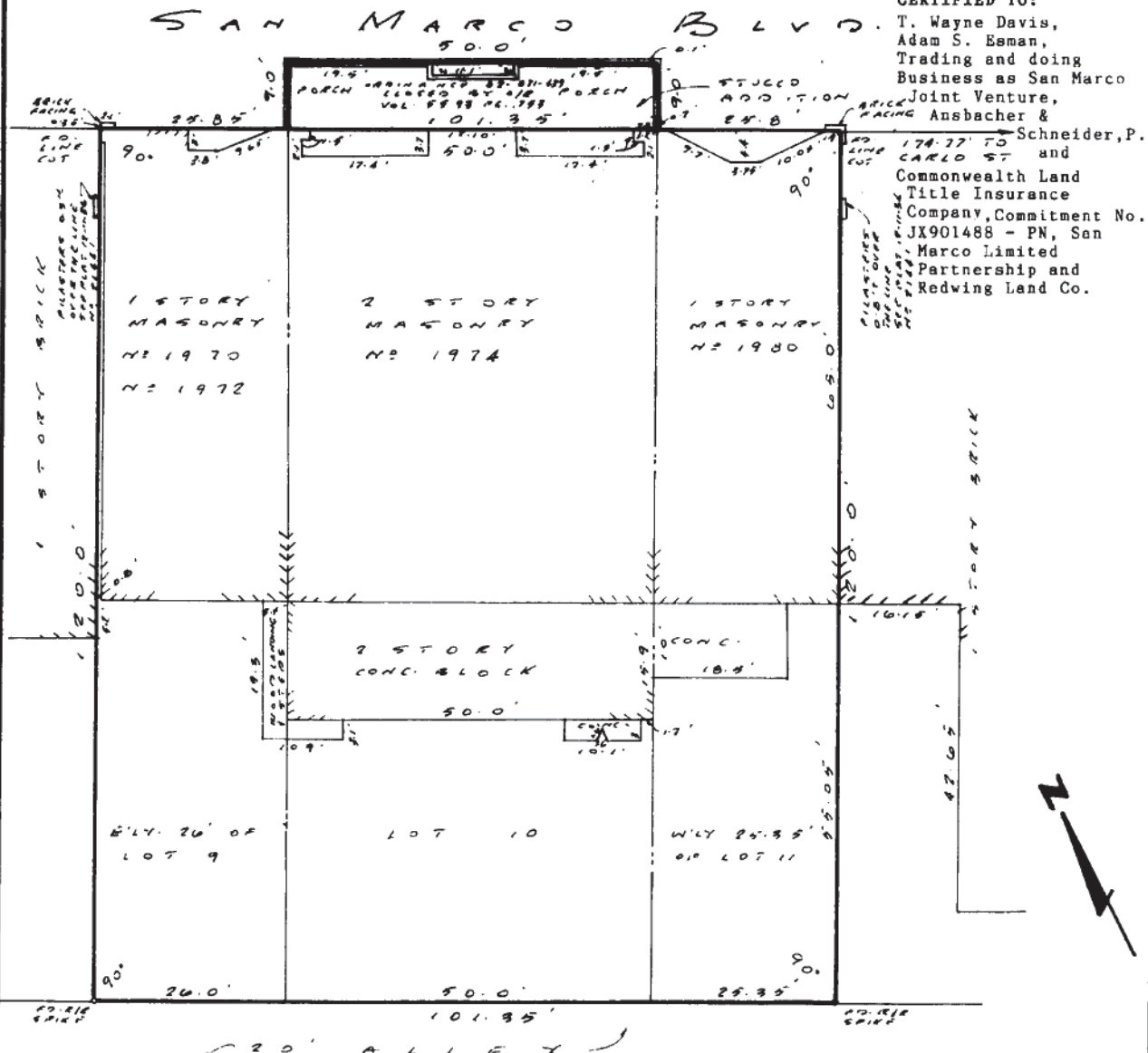
The Easterly 26.0 feet of Lot 9, all of Lot 10 and the Westerly 25.35 feet of Lot 11, Block 7, San Marco, according to the plat thereof recorded in Plat Book 11, Page 5 of the Current Public Records of Duval County, Florida, together with that part of San Marco Boulevard, more particularly described as follows:

Begin at the Northeast corner of Lot 10, Block 7, Avondale Company's Replat of Lots 7 to 13, inclusive, Block 7 and all of Block 11, San Marco (Plat Book 11, Page 5), according to the plat thereof recorded in Plat Book 15, Page 64 of the Current Public Records of Duval County, Florida; thence Northwesterly along the Northeasterly line of said Lot 10 a distance of 50.0 feet to the Northwesterly corner of said Lot 10; thence Northeasterly perpendicular to last mentioned line, a distance of 9.0 feet; thence Southeasterly parallel to and distant 9.0 feet from said Northeasterly line of said Lot 10, a distance of 50.0 feet; thence Southwesterly a distance of 9.0 feet, to the Point of Beginning.

CERTIFIED TO:

T. Wayne Davis,
Adam S. Esman,
Trading and doing
Business as San Marco
Joint Venture,
Ansbacher &

Schneider, P.A.
and
CARLO ST and
Commonwealth Land
Title Insurance
Company, Commitment No.
JX901488 - PN, San
Marco Limited
Partnership and
Redwing Land Co.



ELLIS, CURTIS & KOOKER, INC.
Land Surveyors and Planners
1660 Emerson St.
Jacksonville, FL 32207
(904) 396-6334

LEGEND

- Concrete monument set
- Conc. monument found
- Iron pipe found
- Iron pipe set
- /E Overhead electrical
- /T Overhead telephone
- ▲ Set hub
- X Cross-cut in concrete
- X-X Fence

I hereby certify that to the best of my knowledge and belief, the information depicted hereon to be in compliance with Florida statutes, chapter 472, and to meet or exceed the minimum technical standards for land surveying, Florida statutes, Chapter 21HH-8.

Harold G. Gurr... Jr.
Professional Land Surveyor
Certificate No. 3287

State of Florida
Not valid unless surveyor's official seal is embossed hereon.

GENERAL NOTES:

- 1) This is a: AS BOUNDARY survey.
- 2) ~~Not a boundary survey.~~
- 3) ~~Not a boundary survey.~~
- 4) Basis of Bearings:

As best determined from an inspection of flood insurance rate map: 120077-012E dated 8-15-89, the lands / house surveyed lie in zone X.

SCALE: 1" = 15' DATE: 10-25-90 FIELD BOOK: PAGE: DRAFTSMAN: SAK ORDER # 90838-B-



1974 SAN MARCO BOULEVARD
 JACKSONVILLE FL 32207
 CONSULTANT

FURN. & EQUIP. PLAN LEGEND

1 - FURNITURE TAG
 2 - EQUIPMENT TAG
 3 - AREA NOT TO SCALE / WORK AREA

SEAT COUNT	INDOOR		OUTDOOR		TOTAL
	NO.	PERCENT	NO.	PERCENT	
SEAT COUNT	21	18	22	18	43
PROVIDED AREA	7	5	2	2	11*

NOTES:
 MINIMUM OF 5% OF SEATS ARE REQUIRED TO BE ACCESSIBLE.
 PER ADA AND 5% OF PER IS 5.45, THEREFORE COMPLIANT.

SEAT COUNT (SECOND FLOOR ONLY)	INDOOR		OUTDOOR		TOTAL
	NO.	PERCENT	NO.	PERCENT	
SEAT COUNT	17	17	20	N/A	37
PROVIDED AREA	1	2	2	N/A	3

NOTES:
 MINIMUM OF 5% OF SEATS ARE REQUIRED TO BE ACCESSIBLE.
 PER ADA AND 5% OF PER IS 5.2, THEREFORE COMPLIANT.

PERMIT SET



PLANNING CONSULTANT

These drawings shall remain the property of the architect and shall not be reproduced, copied, or transmitted in any form without the prior permission of LGA Partners, Inc. © 2020



Professional Seal of a Licensed Professional Engineer
 State of Florida, License No. 12768
 Date: 12/28/2020

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/28/21
 PROJECT NO.: 2001
 DRAWN BY: DMF

SECOND FLOOR FURNITURE & EQUIPMENT PLAN

A832

PURCHASED FURNITURE SCHEDULE

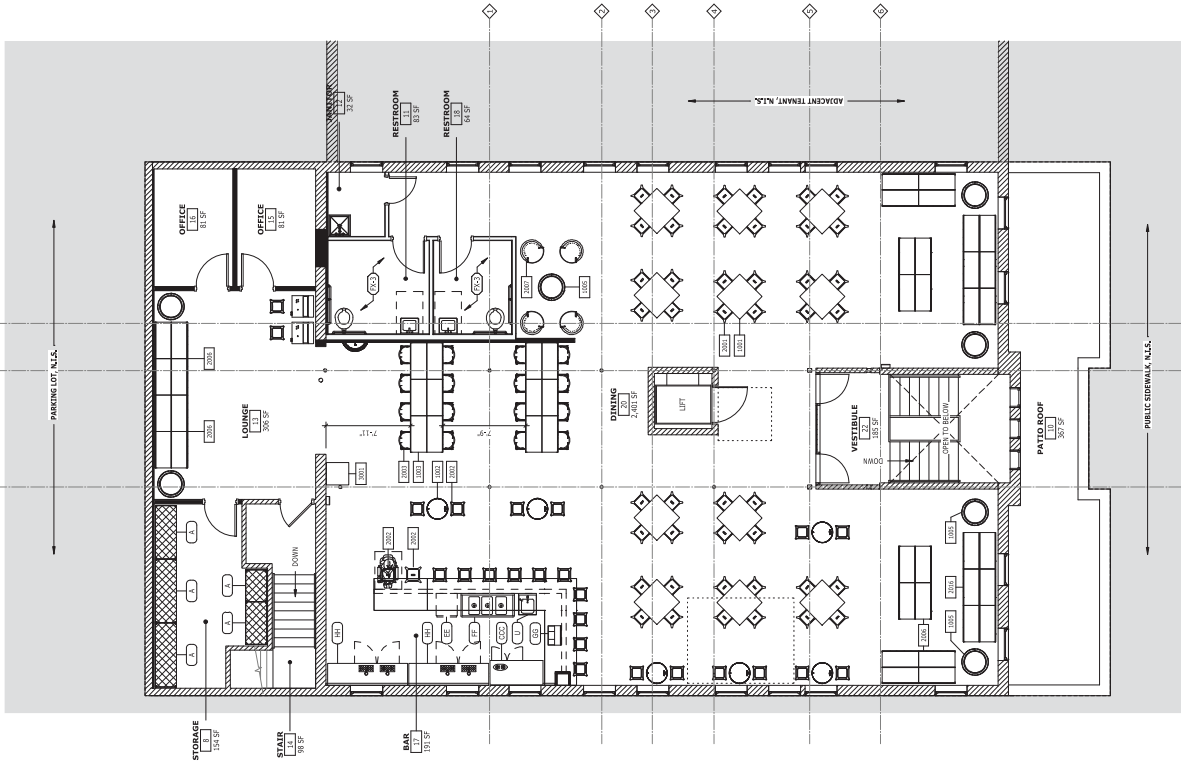
NO.	DESCRIPTION	QTY	REMARKS
101	4" TORS	N/A	RESTROOM
102	LOW PALLET	N/A	PALETTES FOR RESTROOM
103	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
104	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
105	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
106	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
107	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
108	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
109	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
110	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
111	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
112	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
113	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
114	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
115	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
116	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
117	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
118	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
119	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
120	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
121	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
122	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
123	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
124	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
125	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
126	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
127	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
128	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
129	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
130	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
131	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
132	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
133	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
134	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
135	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
136	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
137	RESTROOM TOILET	N/A	ADVANCED COMPLIANT RESTROOM
138	RESTROOM TOILET	N/A </tr	

EQUIPMENT KEY

NO.	DESCRIPTION	QTY	MODEL NUMBER
1	RESTROOM TOILET	N/A	RESTROOM
2	RESTROOM TOILET	N/A	RESTROOM
3	RESTROOM TOILET	N/A	RESTROOM
4	RESTROOM TOILET	N/A	RESTROOM
5	RESTROOM TOILET	N/A	RESTROOM
6	RESTROOM TOILET	N/A	RESTROOM
7	RESTROOM TOILET	N/A	RESTROOM
8	RESTROOM TOILET	N/A	RESTROOM
9	RESTROOM TOILET	N/A	RESTROOM
10	RESTROOM TOILET	N/A	RESTROOM
11	RESTROOM TOILET	N/A	RESTROOM
12	RESTROOM TOILET	N/A	RESTROOM
13	RESTROOM TOILET	N/A	RESTROOM
14	RESTROOM TOILET	N/A	RESTROOM
15	RESTROOM TOILET	N/A	RESTROOM
16	RESTROOM TOILET	N/A	RESTROOM
17	RESTROOM TOILET	N/A	RESTROOM
18	RESTROOM TOILET	N/A	RESTROOM
19	RESTROOM TOILET	N/A	RESTROOM
20	RESTROOM TOILET	N/A	RESTROOM
21	RESTROOM TOILET	N/A	RESTROOM
22	RESTROOM TOILET	N/A	RESTROOM
23	RESTROOM TOILET	N/A	RESTROOM
24	RESTROOM TOILET	N/A	RESTROOM
25	RESTROOM TOILET	N/A	RESTROOM
26	RESTROOM TOILET	N/A	RESTROOM
27	RESTROOM TOILET	N/A	RESTROOM
28	RESTROOM TOILET	N/A	RESTROOM
29	RESTROOM TOILET	N/A	RESTROOM
30	RESTROOM TOILET	N/A	RESTROOM
31	RESTROOM TOILET	N/A	RESTROOM
32	RESTROOM TOILET	N/A	RESTROOM
33	RESTROOM TOILET	N/A	RESTROOM
34	RESTROOM TOILET	N/A	RESTROOM
35	RESTROOM TOILET	N/A	RESTROOM
36	RESTROOM TOILET	N/A	RESTROOM
37	RESTROOM TOILET	N/A	RESTROOM
38	RESTROOM TOILET	N/A	RESTROOM
39	RESTROOM TOILET	N/A	RESTROOM
40	RESTROOM TOILET	N/A	RESTROOM
41	RESTROOM TOILET	N/A	RESTROOM
42	RESTROOM TOILET	N/A	RESTROOM
43	RESTROOM TOILET	N/A	RESTROOM
44	RESTROOM TOILET	N/A	RESTROOM
45	RESTROOM TOILET	N/A	RESTROOM
46	RESTROOM TOILET	N/A	RESTROOM
47	RESTROOM TOILET	N/A	RESTROOM
48	RESTROOM TOILET	N/A	RESTROOM
49	RESTROOM TOILET	N/A	RESTROOM
50	RESTROOM TOILET	N/A	RESTROOM
51	RESTROOM TOILET	N/A	RESTROOM
52	RESTROOM TOILET	N/A	RESTROOM
53	RESTROOM TOILET	N/A	RESTROOM
54	RESTROOM TOILET	N/A </tr	

KEYNOTES - FURNITURE & EQUIPMENT PLAN

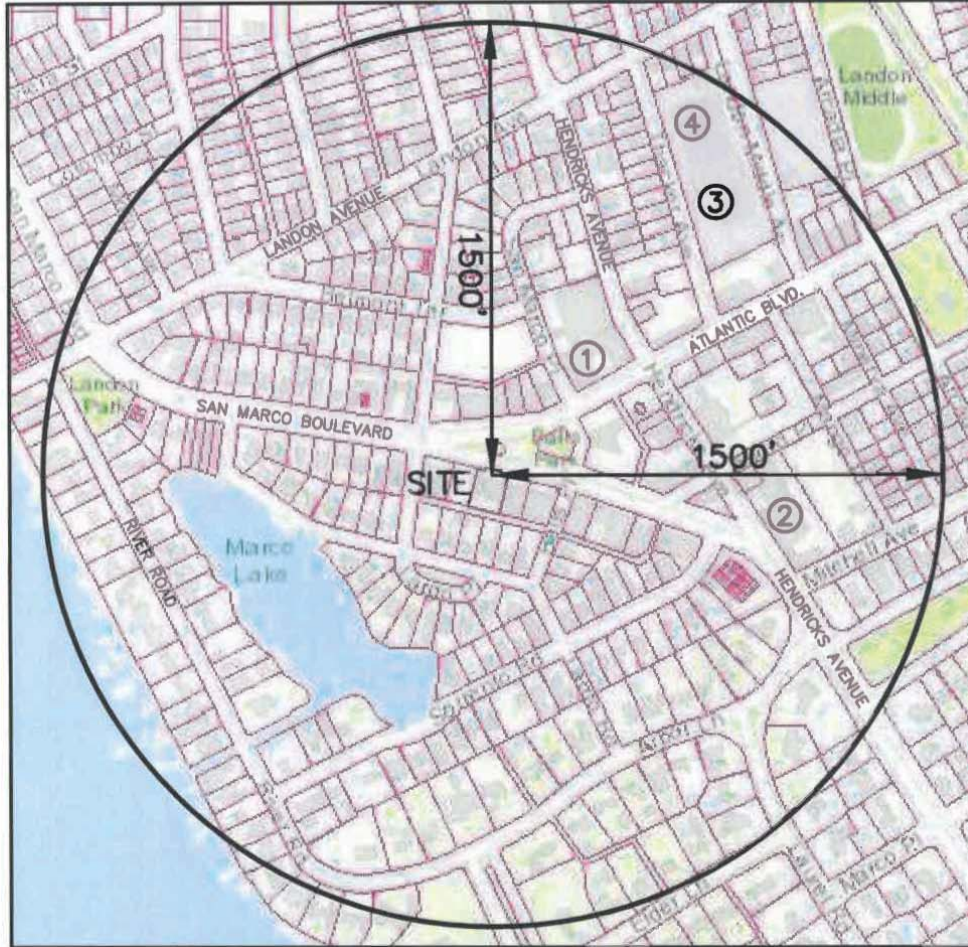
1. REFER TO SCHEDULE FOR ITEM NUMBERS AND QUANTITIES.
 2. REFER TO SCHEDULE FOR ITEM NUMBERS AND QUANTITIES.
 3. REFER TO SCHEDULE FOR ITEM NUMBERS AND QUANTITIES.
 4. REFER TO SCHEDULE FOR ITEM NUMBERS AND QUANTITIES.



1 SECOND FLOOR FURNITURE AND EQUIPMENT PLAN
 SCALE: 3/8" = 1'-0"

MAP SHOWING SURVEY OF

THE EAST 26.00 FEET OF LOT 9, LOT 10, THE WEST 25.35 FEET OF LOT 11, TOGETHER WITH PART OF A CLOSED STREET AS RECORDED IN OFFICIAL RECORD BOOK 7002, PAGE 1709, SECTION 46, TOWNSHIP 2 SOUTH, RANGE 26 EAST, JACKSONVILLE, ACCORDING TO THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



VICINITY MAP
SCALE: 1" = 500'

NOTES:

1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE ARE FOUR (4).

SUBJECT SITE:
1980 SAN MARCO BOULEVARD
JACKSONVILLE, FL 32207
R.E.# 081336-0000

- ① ASPIRE CHURCH SAN MARCO (SOUTHSIDE BAPTIST CHURCH)
1435 ATLANTIC BOULEVARD
JACKSONVILLE, FL 32207 - 400'±
- ② SOUTH JACKSONVILLE PRESBYTERIAN CHURCH
2137 HENDRICKS AVENUE
JACKSONVILLE, FL 32207 - 800'±
- ③ JULIA LANDON COLLEGE PREPARATORY & LEADERSHIP DEVELOPMENT SCHOOL
1819 THACKER AVENUE
JACKSONVILLE, FL 32207 - 1100'±
- ④ LANDON MIDDLE SCHOOL
1819 THACKER AVENUE
JACKSONVILLE, FL 32207 - 1200'±

CERTIFIED TO:

- VOODOO BREWING COMPANY
- RYAN LOCKE
- CHRIS RUDIN

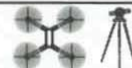


J. Boatwright
JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

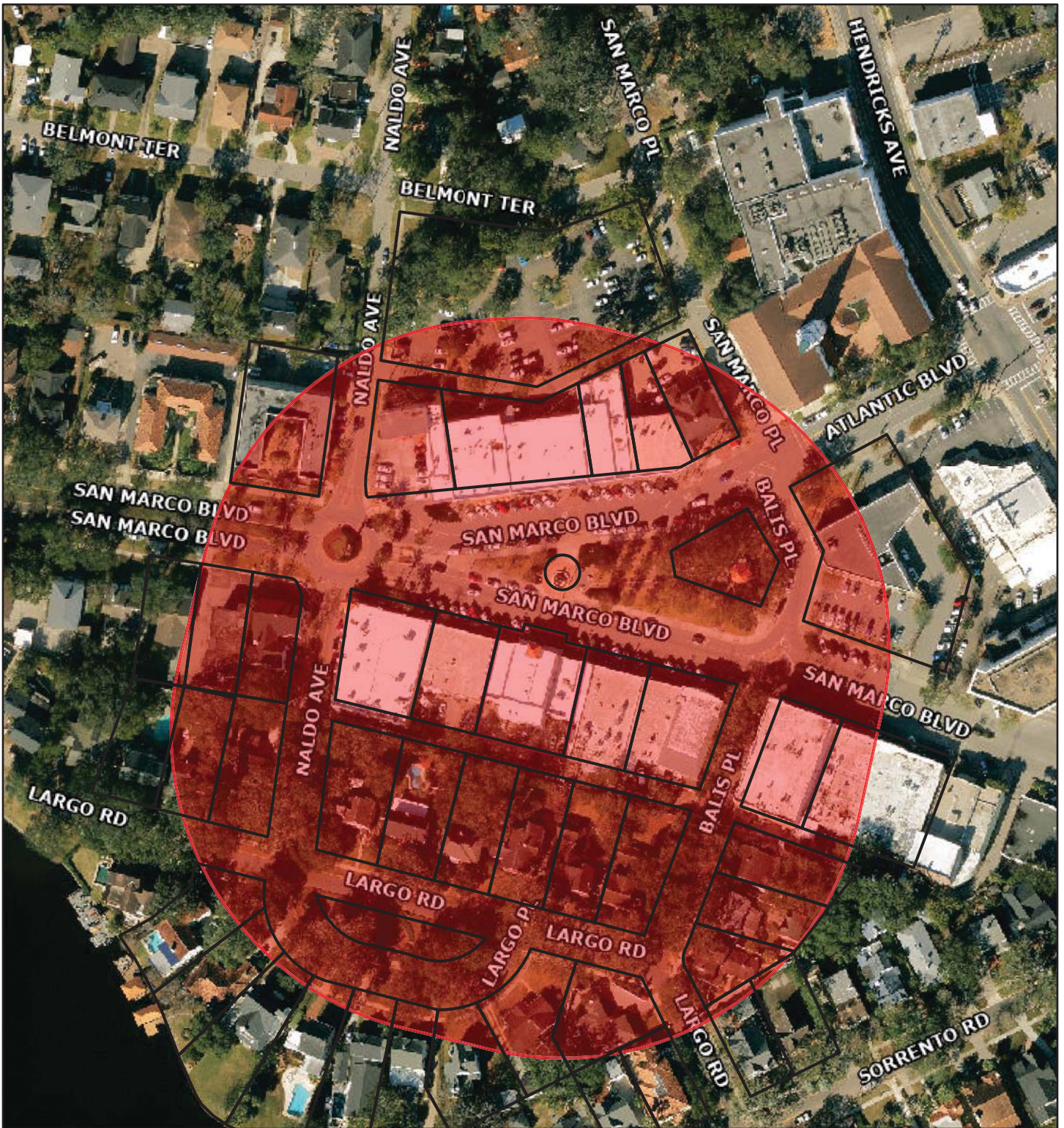
DATE: MARCH 21, 2024 SHEET 1 OF 1	FILE: 2024-0359 DRAWN BY: ADT SCALE: 1" = 500'
---	--

BOATWRIGHT LAND SURVEYORS, INC.


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



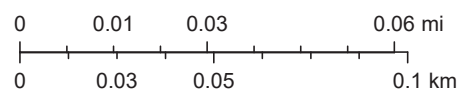
Land Development Review



March 26, 2024

 26102346_T-2024-5509

1:2,257



RE	LNAM	LNAMEZ	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD MAIL_CITY	MAIL_STAT	MAIL_ZIP
081241 0000	** CONFIDENTIAL **		1003 SORRENTO RD		JACKSONVILLE	FL	32207
081208 0000	1920 SAN MARCO LLC		1326 LAKEWOOD RD		JACKSONVILLE	FL	32207
081347 0000	A & A DRY CLEANING CO INC		12721 LAUREL BAY DR		JACKSONVILLE	FL	32246
081190 0000	ACOSTA NOELLE		947 SORRENTO RD		JACKSONVILLE	FL	32207
081180 0000	ANDERSON GEDDES		1934 LARGO RD		JACKSONVILLE	FL	32207-3927
081340 0000	BARNETT BANK OF JACKSONVILLE N A		C/O BANK OF AMERICA	PO BOX 32547	CHARLOTTE	NC	28232
081196 0000	BEALE CELESTE R LIVING TRUST		1935 LARGO RD		JACKSONVILLE	FL	32207
081346 0000	BURR INVESTMENTS INC		C/O JAY HIGBEE	133 E BAY ST	JACKSONVILLE	FL	32202
081185 0000	CAVENDISH MICHELE		1968 LARGO PL		JACKSONVILLE	FL	32207
081329 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202
081181 0000	DAVIS CAROLE E		1942 LARGO PL		JACKSONVILLE	FL	32207-3921
081187 0000	DAY STEPHEN E		PO BOX 10990		JACKSONVILLE	FL	32247
081337 0000	DECO PARTNERSHIP LLC		1702 RIVER RD APT 2		JACKSONVILLE	FL	32207-3071
081255 0000	DORSCH SAN MARCO LLC		PO BOX 404		PENNEY FARMS	FL	32079
081212 0000	GARNER JO MEAGAN		1985 LARGO RD		JACKSONVILLE	FL	32207-3926
081186 0000	GIST WILLIAM NATHANIEL III LIFE ESTATE		1972 LARGO PL		JACKSONVILLE	FL	32207
081242 0000	HEAVENER MICAH D		1002 BALUS PL		JACKSONVILLE	FL	32207-3919
081254 0000	KASPER ERIK CHARLES		1011 SORRENTO RD		JACKSONVILLE	FL	32207
081197 0010	KRAMER MARK		13846 ATLANTIC BLVD #413		JACKSONVILLE	FL	32225
081243 0000	LARISCY R WARD REVOCABLE TRUST		1010 BALUS PL		JACKSONVILLE	FL	32207
081209 0000	LEPRELL-CARR BUILDING INC		SUITE#201 ST MARKS PLACE	1930 SAN MARCO BLVD	JACKSONVILLE	FL	32207-1200
081197 0000	LEVINSON FRED		1925 LARGO RD		JACKSONVILLE	FL	32207-3928
081345 0000	LEWIS MARIA R FAMILY TRUST		PO BOX 1854		ORANGE PARK	FL	32067
081198 0000	LITTLE BRENT PATRICK ET AL		1915 LARGO RD		JACKSONVILLE	FL	32207
081336 0000	MARCO SQUARE LAND LLC		1 SLEIMAN PARKWAY SUITE 270		JACKSONVILLE	FL	32216
081245 0000	MARCORE LLC		2002 SAN MARCO BLVD STE 203		JACKSONVILLE	FL	32207
081183 0000	MERCIER LEE F		1956 LARGO PL		JACKSONVILLE	FL	32207-3921
081216 0000	MOORE TERRY A		1951 LARGO RD		JACKSONVILLE	FL	32207-3926
081338 0000	NORMANDY STRATTON LLC		C/O TSG REALTY	8650.12 OLD KINGS RD S	JACKSONVILLE	FL	32217
081188 0000	PERRITT SUZANNE C LIFE ESTATE		1994 LARGO RD		JACKSONVILLE	FL	32207
081214 0000	RITCHIE RONALD A		1967 LARGO RD		JACKSONVILLE	FL	32207-3926
081211 0000	SALTWASH ERNEST O III		1993 LARGO RD		JACKSONVILLE	FL	32207
081334 0000	SAN MARCO PRESERVATION SOCIETY	ATTEN: CURRENT PRESIDENT	1468 HENDRICKS AV		JACKSONVILLE	FL	32207
081189 0000	SAN MARCO SQUARE JAX LLC		C/O LBS CO DBA TSG REALTY	8650-12 OLD KINGS RD S	JACKSONVILLE	FL	32217
081189 0000	SCHMIDT KENT H		955 SORRENTO RD		JACKSONVILLE	FL	32207
081335 0000	SIX POINTS JAX LLC		8650 12 OLD KINGS RD S		JACKSONVILLE	FL	32217
081521 0000	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR		JACKSONVILLE	FL	32217
081244 0000	SOUTHSIDE BAPTIST CHURCH OF JACKSONVILLE FL INC		1435 ATLANTIC BV		JACKSONVILLE	FL	32207-3299
081246 0000	STACEY JENNIFER A		1018 BALUS PL		JACKSONVILLE	FL	32207
081246 0000	STARR PROPERTIES LLP		1144 EXECUTIVE COVE DR		SAINT JOHNS	FL	32259
081210 0000	STINE VIRGINIA H		1975 LARGO RD		JACKSONVILLE	FL	32207-3926
081182 0000	TAYLOR MARK D		1950 LARGO PL		JACKSONVILLE	FL	32207
081184 0000	VILLANO KATHRYN S		1962 LARGO PL		JACKSONVILLE	FL	32207-3921
081215 0000	WHITE KRISTINE WALKER LIVING TRUST		1959 LARGO RD		JACKSONVILLE	FL	32207

TOTAL: 40