

Date Submitted:	5/10/24
Date Filed:	5/23/24

Application Number:	E-24-33
Public Hearing:	

Application for Zoning Exception
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only			
Current Zoning District:	CCG-1	Current Land Use Category:	CGC
Exception Sought:	Upgrade from a 2COP alcohol license to 4COP at restaurant	Applicable Section of Ordinance Code:	656.313.A.IV.(c)(1)
Council District:	6	Planning District:	3
Previous Zoning Applications Filed (provide application numbers): E-19-41; WLD-19-19; S-18-3; WLD-18-6; E-18-40; E-16-17; WLD-14-7; E-14-36; E-12-2			
Notice of Violation(s):			
Number of Signs to Post:	3	Amount of Fee:	\$1,761.00
Neighborhood Associations:		Zoning Asst. Initials: <i>DM</i>	
Southeast; Pickwick Park Civic Association; Moorings of San Jose Assoc. Inc.			
Overlay:			

PROPERTY INFORMATION	
1. Complete Property Address: 9825 San Jose Blvd, Unit 33-35, Jacksonville, FL 32257	2. Real Estate Number: 148970-0000
3. Land Area (Acres): 7.28 acres	4. Date Lot was Recorded:
5. Property Located Between Streets: San Jose Blvd & Old St Augustine Rd	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: Peruvian Restaurant	
8. Exception Sought: Establishment or Facility which includes the Retail & Service of all alcoholic beverages, including liquor, beer or wine, for On-Premises consumption in CCG-1.	
9. In whose name will the Exception be granted: Sr Ceviche Jax, LLC / Juan Lozano	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name:	11. E-mail:
12. Address (including city, state, zip):	13. Preferred Telephone:

APPLICANT'S INFORMATION (if different from owner)	
14. Name:	15. E-mail:
16. Address (including city, state, zip):	17. Preferred Telephone:

CRITERIA
<p>Section 656.101(i), Ordinance Code, defines an exception as “a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare.”</p> <p>Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:</p> <ul style="list-style-type: none"> (i) <i>Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</i> (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> (iii) <i>Will not have an environmental impact inconsistent with the health, safety and welfare of the community;</i> (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> (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> (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> (vii) <i>Will not overburden existing public services and facilities;</i> (viii) <i>Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and</i>

- 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.

We are requesting approval of a Zoning exception to upgrade our 2COP License to a 4COP license as our restaurant is located in the CCG-1 Zoning district. The primary reason for requesting this is to accommodate the development of our expanded and unique Peruvian restaurant. Our establishment aims to introduce authentic Peruvian cuisine to the community, offering a diverse culinary experience that reflects the rich cultural heritage of Peru.

As a business, we are eager to contribute to the local economy by generating employment opportunities and fostering a vibrant dining scene. However, the current zoning regulations pose significant constraints that hinder our ability to realize these goals.

Our unique concept and culinary offerings contribute to the cultural diversity of the area, enhancing its appeal as a destination for dining and entertainment. Granting the requested zoning exception would not only support our business venture but also enrich the local community by providing residents and visitors with access to an authentic Peruvian dining experience.

I want to emphasize our commitment to ensuring that the proposed zoning exception aligns with the broader goals and values of our community. We are prepared to provide any additional information or clarification necessary to support this request and address any concerns that may arise during the review process.

Thank you for considering our request.

ATTACHMENTS

The following attachments must accompany each copy of the application.

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

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

AUTHORIZATION

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

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

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

Owner(s)

Print name: Juan Lozano

Signature: Juan Lozano

Applicant or Agent (if different than owner)

Print name: _____

Signature: _____

Owner(s)

Print name: Julian Davila

Signature: Julian Davila

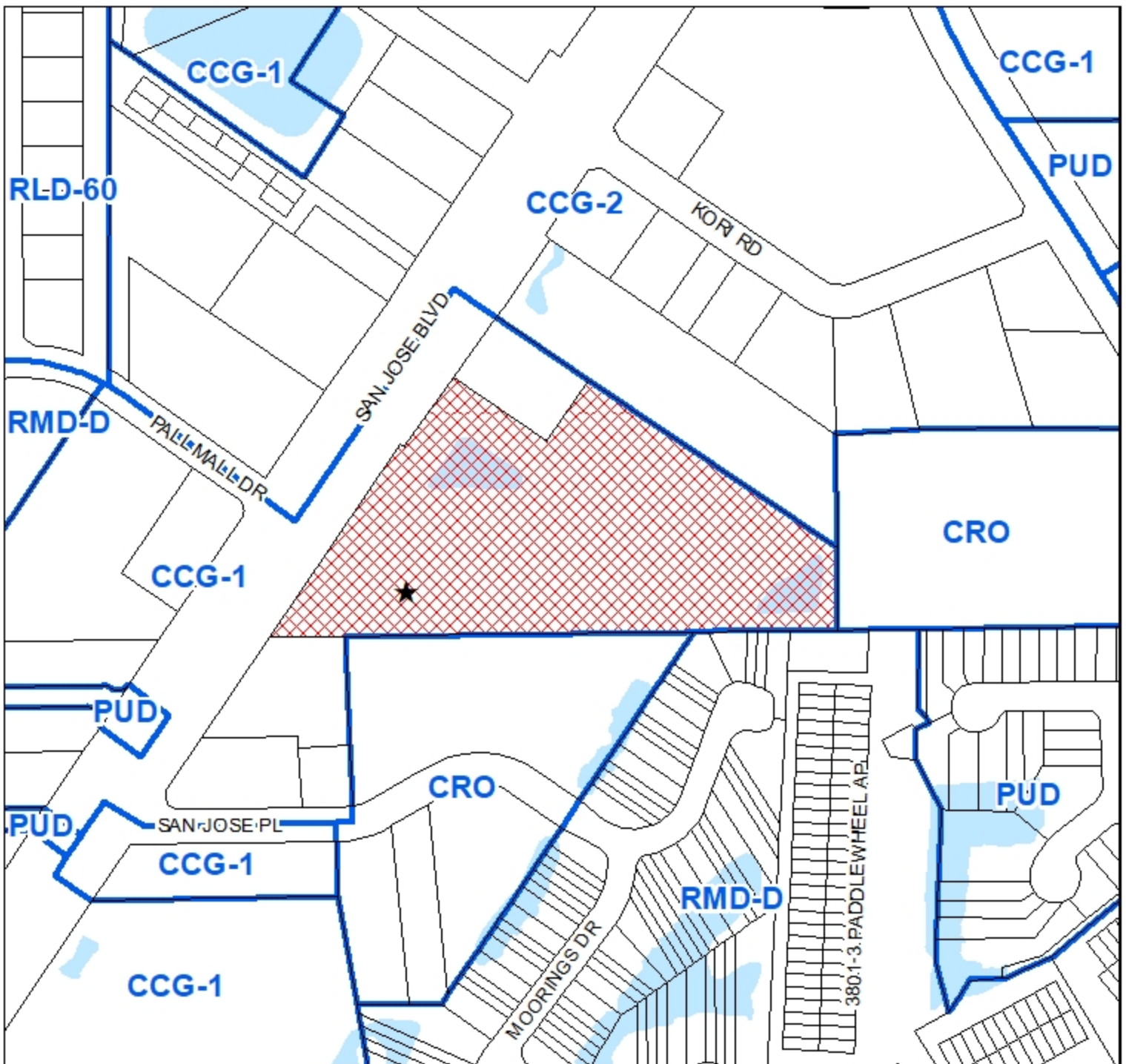
**An agent authorization letter is required if the application is made by any person other than the property owner.*

SUBMITTAL

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

Submit applications to:

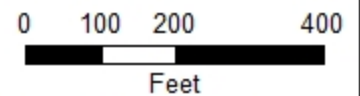
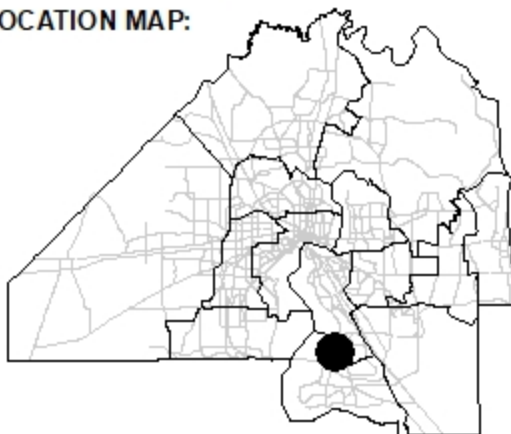
Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300



REQUEST SOUGHT:

Establishment or facility which includes the retail sales & service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption in CCG-1.

LOCATION MAP:



COUNCIL DISTRICT:

6

TRACKING NUMBER

E-24-33

**EXHIBIT 2
PAGE 1 OF 1**

Legal Description
Exhibit 1
May 22, 2024

32-3S-27E 7.210
SE1/4 OF NW1/4
PT RECD O/R BK 12828-22

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 174.0' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 34°08'50" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 13, A DISTANCE OF 424.02 FEET; THENCE SOUTH 55°51'10" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 10.00 FEET; THENCE NORTH 34°08'50" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 154.00 FEET; THENCE SOUTH 55°30'25" EAST, 210.00 FEET; THENCE NORTH 34°08'50" EAST, 138.00 FEET; THENCE SOUTH 55°30'25" EAST, 536.69 FEET TO THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE SOUTH 00°14'19" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 148.44 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE SOUTH 89°07'30" WEST, ALONG THE SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, A DISTANCE OF 1026.35 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 7.24 ACRES MORE OR LESS.



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**

E HOLDINGS LLC-

Owner Name

9825 San Jose Blvd

Address(es) for Subject Property

148970-0000

Real Estate Parcel Number(s) for Subject Property

Juan Lozano

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 Benjamin Hakimian, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

- Affiant is the Manager of E Holdings llc., a florida limited liability co. (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.*
- Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
- 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.

[Handwritten Signature]
 Signature of Affiant

Benjamin S. Hakimian
 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 of online notarization, this 24, day of May, 2024, by Benjamin Hakimian, as M&R OWNER for E Holdings LLC, who is personally known to me or has produced identification and who took an oath.

Type of identification produced _____



[NOTARY SEAL]

[Handwritten Signature]
 Notary Public Signature

Kim L Thirion
 Printed/Typed Name – Notary Public

My commission expires: 10/1/2027

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

Prepared by and Return to:
Winfield A. Gartner
Gartner, Brock and Simon
1660 Prudential Drive
Suite 203
Jacksonville, Florida 32207

SPECIAL WARRANTY DEED

THIS DEED, made as of the 12th day of October, 2005, by and between DWIGHT W. CLARK, whose address 298 Cloister Green Lane, Memphis, Tennessee 38120 (the "Grantor") and E HOLDINGS, LLC, a Florida limited liability company, as tenant in common as to an undivided eleven percent (11.00%) interest, and GATES OF PARK AVENUE, LLC, a Florida limited liability company, as tenant in common as to an undivided eighty nine percent (89.00%) interest, both having an address of 10441 Alta Road, Jacksonville, Florida 32226 (collectively the "Grantee");

W I T N E S S E T H:

Ⓜ That Grantor, for and in consideration of the purchase price and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs, successors and assigns, forever, those certain tracts or parcels of land, situate, lying and being in the County of Duval, State of Florida, more particularly described on Exhibit A attached hereto and by this reference incorporated herein, subject only to those matters set forth on Exhibit B hereto;

RE# 148970-0000

TO HAVE AND TO HOLD the same in fee simple; and the said Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, the day and year first above set out.

15050 1940

Signed, sealed and delivered in the presence of:

Tristan G. Curley
Print Name: Tristan G. Curley

Dwight W. Clark
DWIGHT W. CLARK

W. A. Gartner
Print Name: W. A. Gartner

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 12th day of October, 2005, by Dwight W. Clark, who is either personally known to me or has produced _____ identification.

Tristan G. Curley
Name: Tristan G. Curley
Notary Public, State and
County Aforesaid

My Commission Expires October 26, 2006
Bonder Thru Notary Public Underwriters



(Notarial Seal)

EXHIBIT A

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 174.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N 34° 08' 50" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13, A DISTANCE OF 424.02 FEET; THENCE S. 55° 51' 10" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 10.0 FEET; THENCE N 34° 08' 50" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 154.0 FEET; THENCE S. 55° 30' 25" E., 210.0 FEET; THENCE N. 34° 08' 50" E., 138.0 FEET; THENCE S. 55° 30' 25" E., 536.69 FEET TO THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE S. 00° 14' 19" E., ALONG SAID EASTERLY LINE, A DISTANCE OF 148.44 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE S. 89° 07' 30" W., ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, A DISTANCE OF 1026.35 FEET TO THE POINT OF BEGINNING.

EXHIBIT >B=
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2005 and subsequent years not yet due and payable.
2. Utility Agreement recorded in Official Records Book 5780, page 1966 of the Public Records of Duval County, Florida;
3. Easement contained in Official Records Book 5871, page 1362, of the Public Records of Duval County, Florida;
4. Grant of Easement contained in Official Records Book 5934, page 1740, of the Public Records of Duval County, Florida;
5. Grant of Easement contained in Official Records Book 5978, Page 1514, of the Public Records of Duval County, Florida;
6. Perpetual Easement contained in Official Records Book 9018, Page 547, of the Public Records of Duval County, Florida;

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.

E HOLDINGS LLC 
 PO BOX 56678
 JACKSONVILLE, FL 32241

Primary Site Address
 9825 SAN JOSE BLVD
 Jacksonville FL 32257-

Official Record Book/Page
 12828-00022

Tile #
 7532

9825 SAN JOSE BLVD

Property Detail

RE #	148970-0000
Tax District	GS
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	317272

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$3,454,000.00	\$3,454,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$9,233,600.00	\$8,687,000.00
Assessed Value	\$8,652,064.00	\$8,687,000.00
Cap Diff/Portability Amt	\$581,536.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$8,652,064.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress 

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History 

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
12828-00022	10/12/2005	\$8,225,000.00	SW - Special Warranty	Qualified	Improved
06057-02236	12/19/1985	\$4,700,000.00	WD - Warranty Deed	Unqualified	Improved
06057-02234	12/18/1985	\$100.00	WD - Warranty Deed	Unqualified	Improved
05943-02343	4/15/1985	\$400,000.00	SW - Special Warranty	Unqualified	Improved
05825-00503	5/11/1984	\$100.00	SW - Special Warranty	Unqualified	Improved
05743-00946	12/27/1983	\$1,000,000.00	SW - Special Warranty	Unqualified	Improved

Extra Features 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMC6	Fireplace Masonry	1	0	0	1.00	\$1,076.00
2	PVAC1	Paving Asphalt	1	0	0	143,856.00	\$92,787.00
3	PVCC1	Paving Concrete	1	0	0	4,902.00	\$8,907.00
4	LPMC1	Light Pole Metal	1	0	0	9.00	\$11,003.00
5	LITC1	Lighting Fixtures	1	0	0	5.00	\$1,517.00
6	CVPC2	Covered Patio	1	22	11	242.00	\$3,107.00
7	LITC1	Lighting Fixtures	1	0	0	33.00	\$27,657.00
8	FWIC1	Fence Wrought Iron	1	0	0	47.00	\$763.00

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	307,500.00	Square Footage	\$3,382,500.00
2	9104	BILLBOARD SITE	CCG-1	0.00	0.00	Common	6,500.00	Square Footage	\$71,500.00

Legal

LN	Legal Description
1	32-3S-27E 7.210
2	SE1/4 OF NW1/4
3	PT RECD O/R BK 12828-22

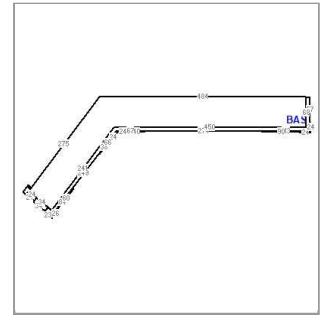
Buildings 

Building 1
 Building 1 Site Address
 9825 SAN JOSE BLVD Unit
 Jacksonville FL 32257-

Building Type	1602 - SHOP CTR NBHD
Year Built	1984
Building Value	\$3,218,300.00

Type	Gross Area	Heated Area	Effective Area
Base Area	50546	50546	50546
Canopy	7607	0	1902
Canopy	225	0	56
Patio	411	0	21
Canopy	273	0	68
Canopy	197	0	49
Unfinished Storage	28	0	11
Finished Storage	154	0	77
Finished Storage	223	0	112
Total	59664	50546	52842

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	17	17 C.B. Stucco
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Interior Wall	8	8 Decorative Cvr
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
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	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	
Baths	125.000	
Rooms / Units	28.000	
Avg Story Height	13.000	

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	\$8,652,064.00	\$0.00	\$8,652,064.00	\$89,002.89	\$97,914.54	\$89,509.93
Public Schools: By State Law	\$9,233,600.00	\$0.00	\$9,233,600.00	\$25,449.85	\$29,390.55	\$27,093.23
By Local Board	\$9,233,600.00	\$0.00	\$9,233,600.00	\$17,679.62	\$20,757.13	\$18,821.77
FL Inland Navigation Dist.	\$8,652,064.00	\$0.00	\$8,652,064.00	\$251.67	\$249.18	\$249.18
Water Mgmt Dist. SJRWMD	\$8,652,064.00	\$0.00	\$8,652,064.00	\$1,552.47	\$1,551.32	\$1,551.32
School Board Voted	\$9,233,600.00	\$0.00	\$9,233,600.00	\$0.00	\$9,233.60	\$0.00
			Totals	\$133,936.50	\$159,096.32	\$137,225.43

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$7,864,600.00	\$7,864,600.00	\$0.00	\$7,864,600.00
Current Year	\$9,233,600.00	\$8,652,064.00	\$0.00	\$8,652,064.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

- 2023**
- 2022**
- 2021**
- 2020**
- 2019**
- 2018**
- 2017**
- 2016**
- 2015**
- 2014**

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



Detail by Entity Name

Florida Limited Liability Company
E HOLDINGS, LLC

Filing Information

Document Number L99000002088
FEI/EIN Number 59-3570741
Date Filed 04/13/1999
State FL
Status ACTIVE

Principal Address

c/o Hakimian Holdings, Inc.
7077 BONNEVAL ROAD
SUITE 400
JACKSONVILLE, FL 32216

Changed: 05/27/2020

Mailing Address

c/o Hakimian Holdings, Inc.
P.O. BOX 56678
JACKSONVILLE, FL 32241

Changed: 05/27/2020

Registered Agent Name & Address

HAKIMIAN, BENJAMIN S
c/o Hakimian Holdings, Inc.
7077 BONNEVAL ROAD
SUITE 400
JACKSONVILLE, FL 32216

Address Changed: 05/27/2020

Authorized Person(s) Detail

Name & Address

Title MGR

HAKIMIAN, BENJAMIN S
c/o Hakimian Holdings, Inc.
7077 BONNEVAL ROAD
SUITE 400
JACKSONVILLE, FL 32216

Title Controller

Aufiero-Todd, Zena R
c/o Hakimian Holdings, Inc.
7077 BONNEVAL ROAD
SUITE 400
JACKSONVILLE, FL 32216

Annual Reports

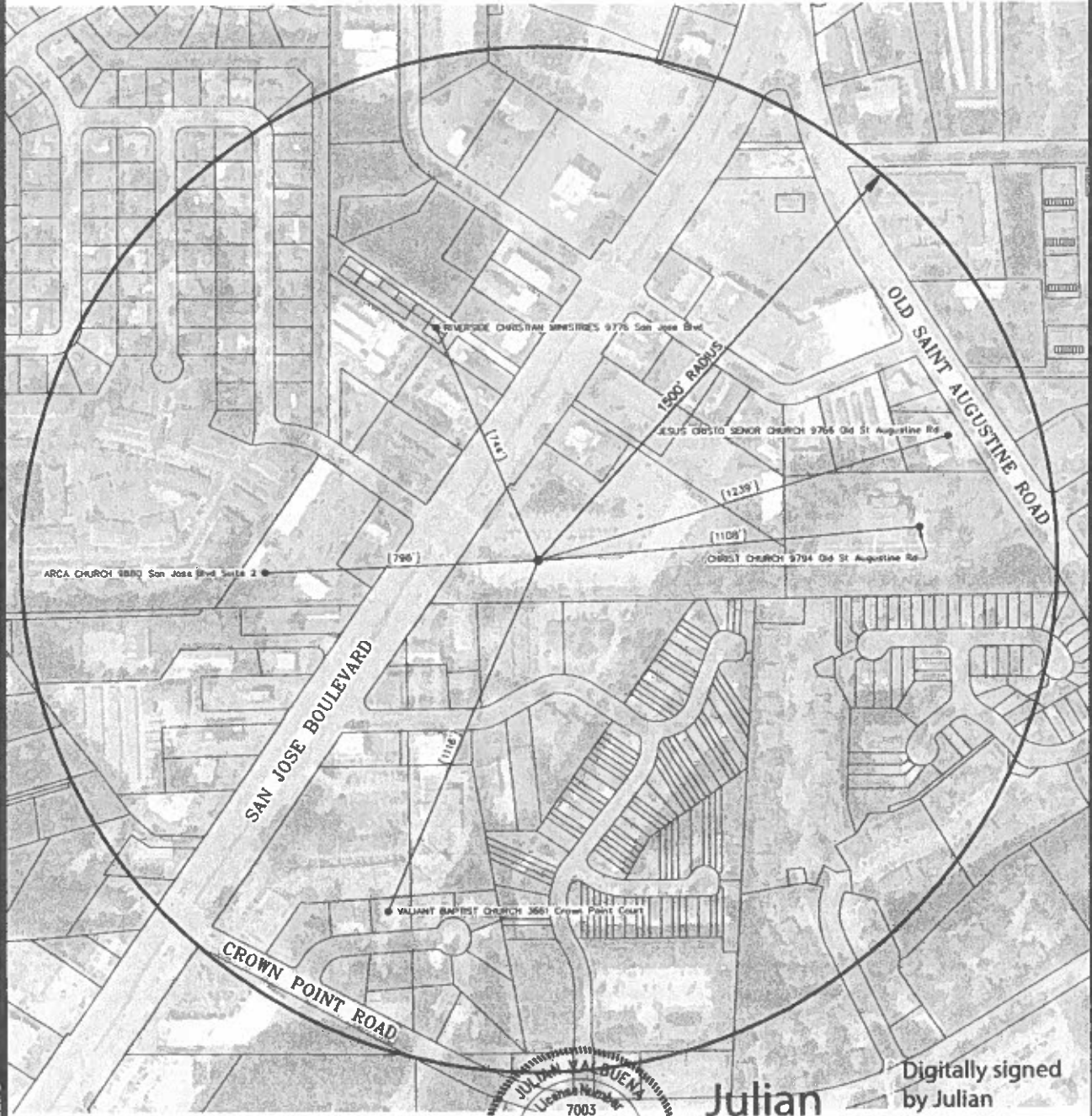
Report Year	Filed Date
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2023	04/24/2023
2024	04/01/2024

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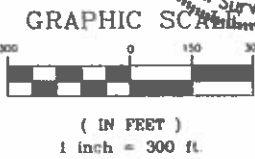
SPECIFIC PURPOSE (LIQUOR) SURVEY

A PART OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 27 EAST,
CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



NOTES:

1. THIS MAP IS NOT A BOUNDARY SURVEY.
2. THIS IS A SPECIFIC PURPOSE (LIQUOR) SURVEY.
3. THE PURPOSE OF THIS SURVEY IS TO LOCATE THE DISTANCE FROM PROPOSED LIQUOR LICENSE LOCATION TO ANY EXISTING LIQUOR LICENSE LOCATION, CHURCH OR SCHOOL WITHIN A 1500 FOOT RADIUS OF THE FRONT DOOR OF THE PROPOSED LIQUOR LICENSE ESTABLISHMENT.
4. THE PROPOSED LIQUOR ESTABLISHMENT IS LOCATED AT 9825 SAN JOSE BOULEVARD, SUITE # 35 JACKSONVILLE, FLORIDA 32257.
5. ALL LOCATIONS WERE FIELD VERIFIED USING DUE DILIGENCE FROM SIGNAGE, ADVERTISING OR OTHER VISIBLE MARKINGS.



Digitally signed
by Julian
Valbuena
Date: 2024.04.25
11:14:23 -04'00'

NO REPRODUCTIONS OF THIS SURVEY MAP PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE UNDERSIGNED.

JULIAN VALBUENA, P.S.M. FL #7003
PROFESSIONAL LAND SURVEYOR
B.V. & ASSOCIATES, INC. LB NUMBER 7060
THIS SURVEY NOT VALID UNLESS SIGNED AND EMBOSSED WITH THE SURVEYOR'S SEAL.

PROJECT NO.: S2450006
OFFICE CAD BY: DLH
DATE OF SURVEY: 5-18-2024
SURVEYED BY: A.V.
CHECKED BY: J.V.
FIELD BOOK: 19-301/02014
MAP No.:
REVISIONS:
1 _____
2 _____

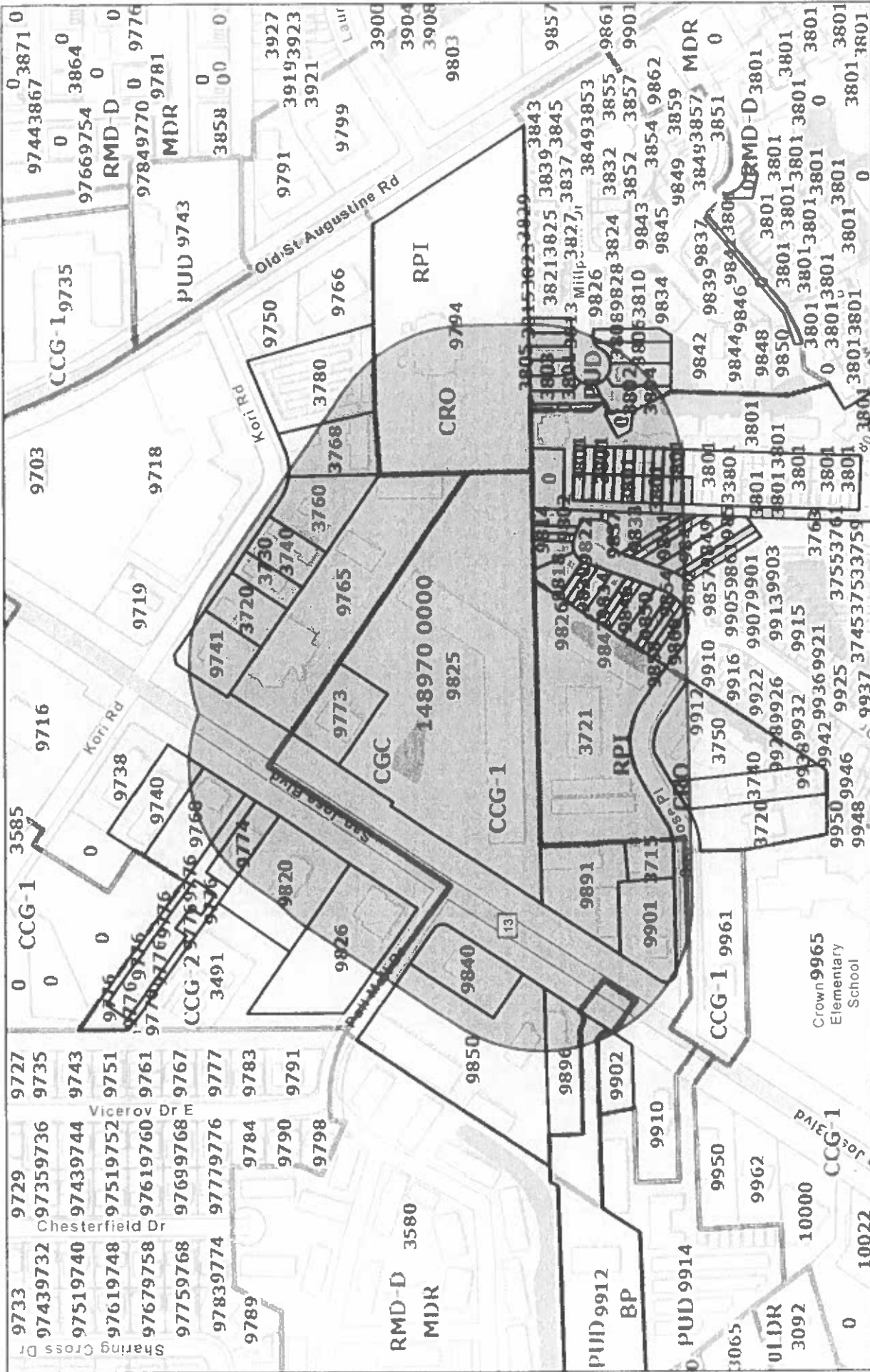
CERTIFIED TO:
SR Ceviche Peruvian Restaurant
9825 SAN JOSE BOULEVARD, SUITE #35
JACKSONVILLE, FLORIDA 32257

B.V. & Associates, Inc.

* Surveyors *

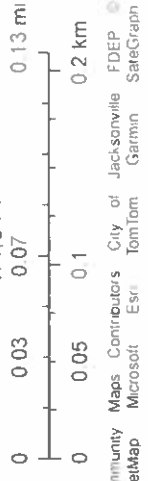
6501 Arlington Expressway Suite B 102 * Jacksonville, Florida
(904) 725-6362 • Fax (904) 725-1455 survey@bvandassociates.com
LB #7060

Land Development Review



May 10, 2024

14.514



- Parcels
- Land Use
- Panel Index
- Zoning

Jim Overton
Duval County

al County, City Of Jacksonville
Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

Date Time: 05/23/2024 11:25AM
Drawer: P01
Clerk: ME
Transaction: 6251496

General Collection Receipt

Date: 5/23/2024
Email: MooreD@coj.net

Item: Paid
CR Processing: \$1,761.00
CR733289
Juan Lozano
9825 San Jose Blvd, Unit
33-35
Total: \$1,761.00

Juan Lozano
825 San Jose Blvd, Unit 33-35
Description: Application for Zoning Exception

Receipt: 395-25-00415329

Total Tendered \$1,761.00
Check: \$1,761.00
Chk#1187
Balance: \$0.00

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	0000000	1761.00	0.00
00000000	00000	0000000	0.00	1761.00

Paid By: SR CHEICHE JAX, LLC
Juan Lozano

Total Due: \$1,761.00

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

Account No: CR733289
REZONING/VARIANCE/EXCEPTION

Date: 5/23/2024

Name: Juan Lozano
Address: 9825 San Jose Blvd, Unit 33-35
Description: Application for Zoning Exception

Total Due: \$1,761.00