

Date Submitted:	4/1/25
Date Filed:	4/15/25

Application Number:	E-25-15
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:	CCO-1	Current Land Use Category:
Exception Sought:	Retail Sale + service of all alcoholic beverages for on-prem consumption; Billiard parlors	Applicable Section of Ordinance Code:
Council District:	5	Planning District:
Previous Zoning Applications Filed (provide application numbers):		
E-89-210, E-15-85		
Notice of Violation(s):		
none found		
Number of Signs to Post:	1	Amount of Fee:
		\$1719.
Neighborhood Associations:		Zoning Asst. Initials:
none		CIR
Overlay:		
none		

PROPERTY INFORMATION	
1. Complete Property Address:	2. Real Estate Number:
2777 UNIVERSITY BLVD W	147857-0200
3. Land Area (Acres):	4. Date Lot was Recorded:
243,564	1977
5. Property Located Between Streets:	6. Utility Services Provider:
SAN JOSE AND OLD ST AUGUSTINE RD	City Water / City Sewer <input checked="" type="checkbox"/>
	Well / Septic <input type="checkbox"/>
7. Current Property Use:	
SHOPPING CENTER NPHD	
8. Exception Sought:	
USE OF 4COP SFS LICENSE ONSITE, Billard Parlor	
9. In whose name will the Exception be granted:	
DIAMOND BILLIARDS	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)	
10. Name: GROCERY ANCHORE LLC	11. E-mail: AMIR@HAKIMIAN.US
12. Address (including city, state, zip): 7077 BONEVAL ROAD #400 JACKSONVILLE, FL 32216	13. Preferred Telephone: 904-757-4000

APPLICANT'S INFORMATION (if different from owner)	
14. Name: FAHEEM ZIA	15. E-mail: FAHEEM.ZIA1@OUTLOOK.COM
16. Address (including city, state, zip): 4260 BEAR GULLY ROAD WINTER PARK FL 32792	17. Preferred Telephone: 407-462-1099

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.

I am writing to formally request a zoning exception for the use of a liquor license at Diamond Billiards, located at 2777 University Boulevard West. Our business is currently in the process of obtaining a liquor license, and we seek your approval to allow this usage under the current zoning regulations.

It is important to note that this location previously operated as a pool hall and held a valid liquor license for several years prior to our occupancy. We intend to continue the tradition of offering a safe, welcoming entertainment venue for adults, with billiards and refreshments being central to the experience. Our business model closely mirrors that of the previous establishment, and we aim to maintain the same standards and community-friendly environment.

We believe that granting this zoning exception will not only support a local small business but also contribute positively to the revitalization of the area by promoting responsible recreation and social gathering.

Thank you for your time and consideration of our request. Should you require any further documentation or wish to discuss our plans in more detail, I am available at your convenience.

Owner Operator
Faheem Zia

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) Grocery Anchor LLC.
Print name: MGO Benjamin S. Hakimian
Signature: [Signature]

Applicant or Agent (if different than owner)

Print name: Faheem Zia

Signature: [Signature]

Business Owner

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

Owner(s)
Print name: _____
Signature: _____

SUBMITTAL

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

Submit applications to:

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



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

Grocery Anchor, LLC
Owner Name
2777 University Blvd. West
Address(es) for Subject Property
147857-0200
Real Estate Parcel Number(s) for Subject Property
Fahem Zia
Appointed or Authorized Agent(s)
Application for 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:

1. Affiant is the Manager of Grocery Anchor, 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.



Signature of Affiant

Benjamin 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

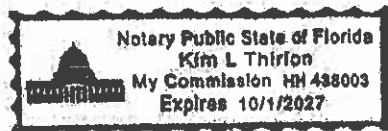
Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10 day of April, 2025 by Benjamin Hakimian as Manager for Grocery Anchor, LLC who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____



Notary Public Signature

[NOTARY SEAL]



Kim Thirion
Printed/Typed Name – Notary Public

My commission expires: 10/1/27

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

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.

GROCERY ANCHOR LLC 
PO BOX 56678
JACKSONVILLE, FL 32241

Primary Site Address
2777 W UNIVERSITY BLVD
Jacksonville FL 32217-

Official Record Book/Page
16064-02169

Title #
7507

2777 W UNIVERSITY BLVD

Property Detail

RE #	147857-0200
Tax District	GS
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02712 HOOVERS S/D
Total Area	243564

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

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$1,518,783.00	\$1,518,783.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$7,755,700.00	\$7,761,700.00
Assessed Value	\$6,058,611.00	\$6,664,472.00
Cap Diff/Portability Amt	\$1,697,089.00 / \$0.00	\$1,097,228.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$6,058,611.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
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
16064-02169	8/29/2012	\$1,500,000.00	WD - Warranty Deed	Unqualified	Improved
11858-01655	5/20/2004	\$4,700,000.00	SW - Special Warranty	Qualified	Improved
10612-01422	8/8/2002	\$3,035,000.00	SW - Special Warranty	Qualified	Improved
08662-02156	6/24/1997	\$1,700,000.00	SW - Special Warranty	Qualified	Improved
04761-00709	11/15/1978	\$2,390,000.00	WD - Warranty Deed	Unqualified	Improved
04366-00686	3/9/1977	\$209,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	LPMC1	Light Pole Metal	1	0	0	4.00	\$2,169.00
2	PVAC1	Paving Asphalt	1	0	0	129,720.00	\$81,724.00
3	SWSC6	Sprinkler Wet System	1	0	0	57,024.00	\$33,074.00
4	FCLC1	Fence Chain Link	1	0	0	22.00	\$111.00
5	MZWC6	Mezzanine Wood	1	0	0	160.00	\$3,106.00
6	FCLC1	Fence Chain Link	1	0	0	64.00	\$1,064.00
7	PVCC1	Paving Concrete	1	0	0	200.00	\$684.00
8	FCBC1	Fence Chain Barbed	1	0	0	160.00	\$2,959.00
9	LITC1	Lighting Fixtures	1	0	0	16.00	\$6,569.00
10	FWDC1	Fence Wood	1	0	0	36.00	\$572.00

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	244,807.00	Square Footage	\$1,518,783.00

Legal

LN	Legal Description
1	1-146 07-3S-27E 5.62
2	HOOVERS S/D
3	PT LOTS 4,5 RECD O/R 16064-2169

On File

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Buildings**Building 1**

Building 1 Site Address
2777 W UNIVERSITY BLVD Unit
Jacksonville FL 32217-

Building Type	1602 - SHOP CTR NBHD
Year Built	1977
Building Value	\$4,138,317.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	121	0	48
Base Area	4672	4672	4672
Base Area	9844	9844	9844
Canopy	10080	0	2520
Canopy	738	0	184
Base Area	26188	26188	26188
Good Office	5200	5200	5980
Base Area	6320	6320	6320
Good Office	4800	4800	5520
Canopy	150	0	38
Canopy	81	0	20
Canopy	48	0	12
Canopy	56	0	14
Canopy	56	0	14
Canopy	44	0	11
Canopy	40	0	10
Canopy	38	0	10
Conc Loading Plat,Fin	660	0	198
Total	69136	57024	61603

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	16	16 Frame Stucco
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	7	7 Cork/Vnyl Tile
Int Flooring	3	3 Concrete Fin
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	6	6 NS Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	
Baths	149.000	
Rooms / Units	11.000	
Avg Story Height	16.000	

2024 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	\$6,058,611.00	\$0.00	\$6,058,611.00	\$62,331.55	\$68,564.69	\$66,402.38
Public Schools: By State Law	\$7,755,700.00	\$0.00	\$7,755,700.00	\$23,366.40	\$23,980.62	\$24,422.70
By Local Board	\$7,755,700.00	\$0.00	\$7,755,700.00	\$16,502.57	\$17,434.81	\$17,166.47
FL Inland Navigation Dist.	\$6,058,611.00	\$0.00	\$6,058,611.00	\$158.63	\$174.49	\$161.16
Water Mgmt Dist. SJRWMD	\$6,058,611.00	\$0.00	\$6,058,611.00	\$987.55	\$1,086.31	\$1,021.48
School Board Voted	\$7,755,700.00	\$0.00	\$7,755,700.00	\$7,341.00	\$7,755.70	\$7,755.70
			Totals	\$110,687.70	\$118,996.62	\$116,929.89
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$7,341,000.00	\$5,507,829.00	\$0.00	\$5,507,829.00		
Current Year	\$7,755,700.00	\$6,058,611.00	\$0.00	\$6,058,611.00		

2024 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.

2024**2023****2022****2021****2020****2019****2018****2017****2016**

On File



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

Detail by Entity Name

Florida Limited Liability Company
GROCERY ANCHOR, LLC

Filing Information

Document Number	L12000101678
FEI/EIN Number	46-0875094
Date Filed	08/07/2012
Effective Date	08/03/2012
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

Name Changed: 05/27/2020

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

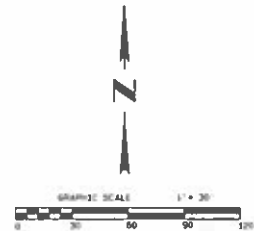
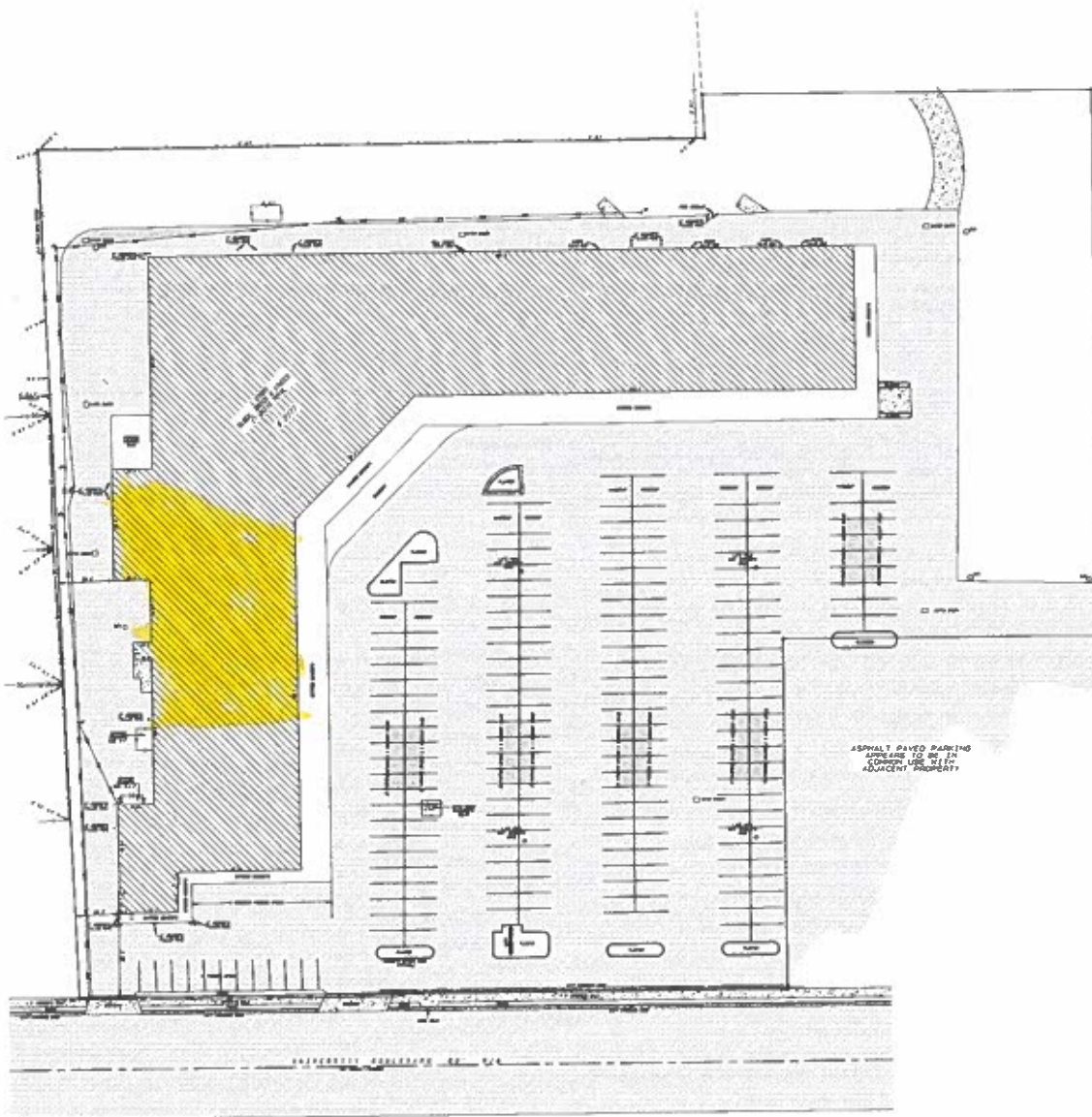
Annual Reports

Report Year	Filed Date
2022	04/11/2022
2023	04/24/2023
2024	04/01/2024

Document Images

04/01/2024 -- ANNUAL REPORT	View image in PDF format
04/24/2023 -- ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
04/21/2021 -- ANNUAL REPORT	View image in PDF format
05/27/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
04/16/2018 -- ANNUAL REPORT	View image in PDF format
02/22/2017 -- ANNUAL REPORT	View image in PDF format
02/01/2016 -- ANNUAL REPORT	View image in PDF format
01/22/2015 -- ANNUAL REPORT	View image in PDF format
01/31/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
08/07/2012 -- Florida Limited Liability	View image in PDF format

MAP OF BOUNDARY SURVEY



ADDITIONAL NOTES:

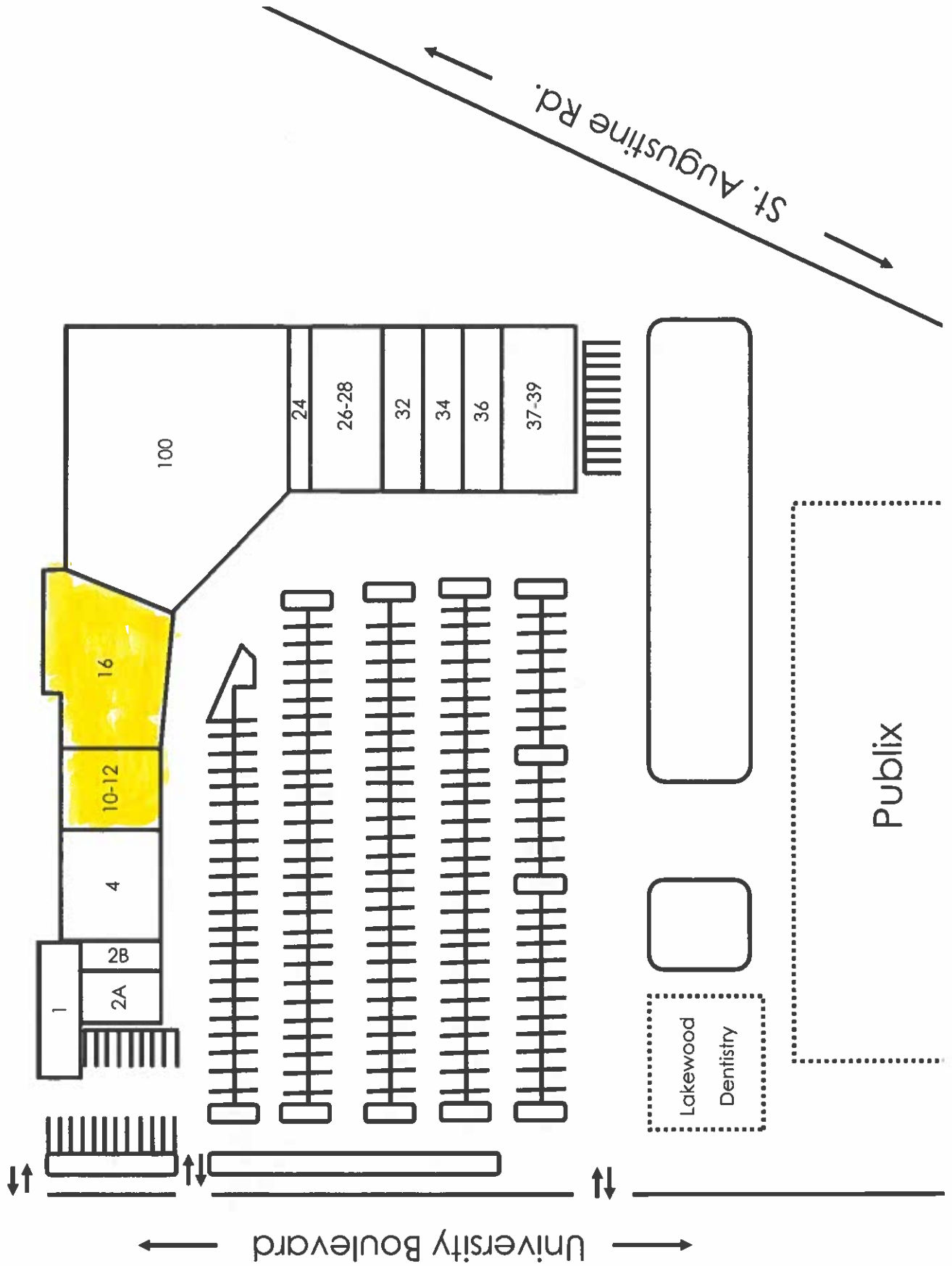
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. ALL BEARINGS ARE TRUE BEARINGS.
3. ALL CORNERS ARE MARKED WITH IRON PIPES OR STEEL PIPES.
4. ALL DISTANCES ARE MEASURED ALONG THE CENTER LINE OF THE ROAD OR HIGHWAY.
5. ALL DISTANCES ARE MEASURED ALONG THE CENTER LINE OF THE ROAD OR HIGHWAY.
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10. ALL DISTANCES ARE MEASURED ALONG THE CENTER LINE OF THE ROAD OR HIGHWAY.

SHEET 2 OF 2 SHEETS
 SHEET 1 IS THE BOUNDARY SURVEY WITH EASEMENTS WITHOUT IMPROVEMENTS
 SHEET 2 IS THE LOCATION OF IMPROVEMENTS TO THE BOUNDARY
 SHEET 2 IS NOT VALID WITHOUT SHEET 1
 SEE SHEET 1 FOR NOTES, DESCRIPTION, SIGNATURE AND SEAL.

FIRST COAST LAND SURVEYING, INC. LAND SURVEYING AND MAPPING LICENSED SURVEYORS IN FLA. 1100 S.W. 15TH AVENUE, SUITE 100, MIAMI, FL 33135 (305) 571-1100 FAX (305) 571-1101 WWW.FIRSTCOASTLANDSURVEYING.COM		BOUNDARY SURVEY UNIVERSITY BOULEVARD		DATE: 11/11/2011 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN DATE: 11/11/2011 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN	SHEET: 2 OF 2 TOTAL SHEETS: 2	SCALE: 1" = 30' NORTH: N	DATE: 11/11/2011 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN
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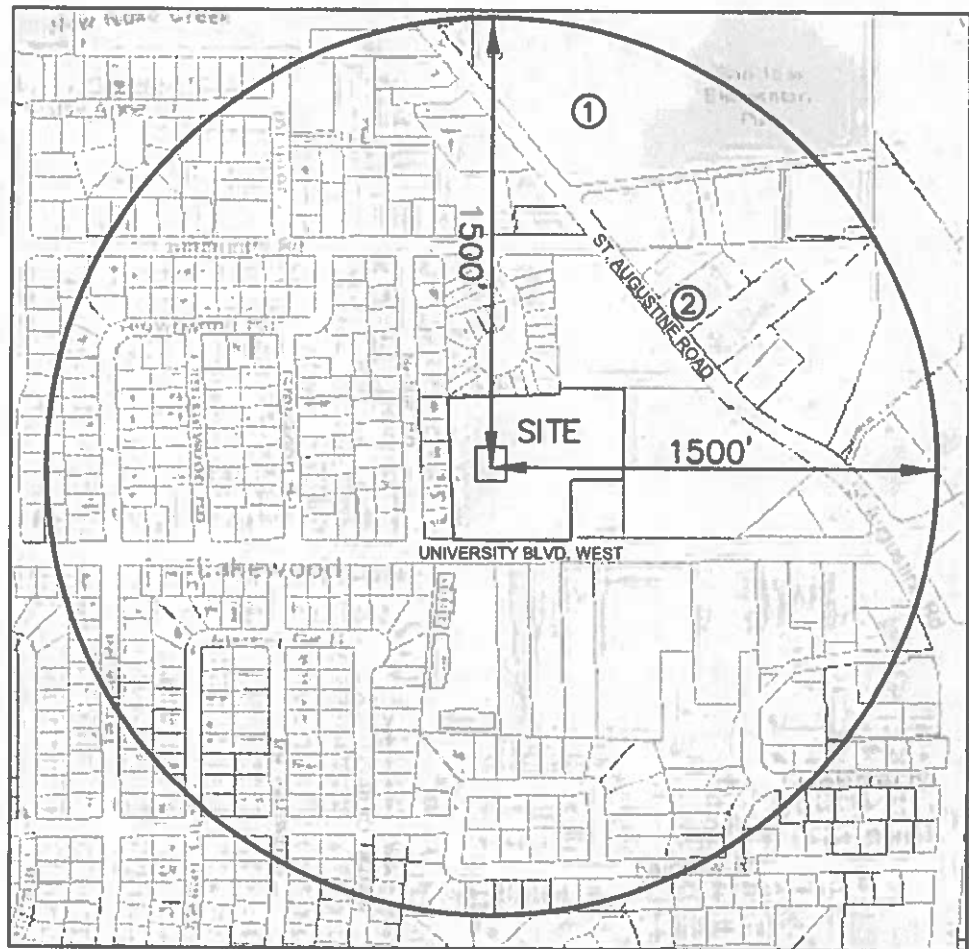
Shoppes of San Jose

2777 University Blvd.



MAP OF

PART OF LOTS 4 AND 5, HOOVER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 146, FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO BEING A PART OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 27 EAST, 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 TWO (2).

SUBJECT SITE:
2777 UNIVERSITY BOULEVARD WEST, SUITE 12
JACKSONVILLE, FL 32217
R.E.#: 147857-0200

①

SAN JOSE ELEMENTARY SCHOOL
5805 ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32207 - 1,015'±

 Parcels
  Notice Zones

 Address Points
  MILITARY

Height Restriction Zones
  Land Use

 HORIZONTAL SURFACE ELEV 150'
  Panel Index

 HORIZONTAL SURFACE ELEV 300'
  Zoning

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

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAIL_MAIL_ZIP	
2	147887 0030	TRAN VERONICA THI		11312 KINGSLEY MANOR WAY			JACKSONVILLE	FL 32225-1041	
3	147875 0000	CLAUSER NICHOLAS		5614 NETTIE RD			JACKSONVILLE	FL 32207	
4	147837 0000	DOVER HOLDING LLC		C/O MARK LANGFAN	2100 S OCEAN BLVD UNIT 501N		PALM BEACH	FL 33480	
5	147979 1012	RES LLC		P O BOX 8844			POMPAHO BEACH	FL 33069	
6	147841 0000	SELPH DONALD		5538 NETTIE RD			JACKSONVILLE	FL 32207-7844	
7	147840 0005	LALONDE PROPERTY HOLDINGS LLC		3387 MARY DRAPER COURT E			JACKSONVILLE	FL 32223	
8	147878 0000	WOOLFE VICKY L		5548 NETTIE RD			JACKSONVILLE	FL 32207	
9	147869 0000	JOOST NICOLE		10743 WAVERLY BLUFF WAY			JACKSONVILLE	FL 32223	
10	147867 0000	SCHULTZ WILKINSON SERENA		5625 NETTIE RD			JACKSONVILLE	FL 32207	
11	147857 0000	5858 ST AUGUSTINE ROAD LLC		1031 1ST ST S UNIT 608			JACKSONVILLE BEACH	FL 32250	
12	147852 0000	CARANGUE & CARANGUE PA		5607 UNIVERSITY BLVD			JACKSONVILLE	FL 32216	
13	147979 1022	MCMURRY HELEN D LIFE ESTATE		4098 LONDON RD			JACKSONVILLE	FL 32207	
14	147864 0000	MCNEAL KIMBERLY		5559 NETTIE RD			JACKSONVILLE	FL 32207	
15	147879 0000	SELPH DONALD ARLIN		5538 NETTIE RD			JACKSONVILLE	FL 32207-7844	
16	146726 0000	NEW OLD HOUSE LLC		796 HICKORY LAKES DR E			JACKSONVILLE	FL 32225	
17	147889 0000	SLAY DAVID H		5623 GRAYWOOD RD			JACKSONVILLE	FL 32207-7835	
18	147979 1004	DIVERSIFIED FORTUNES INC		1217 SQUIRRELL LN N			JACKSONVILLE	FL 32209	
19	146715 0000	MORRISSEY CHRISTOPHER ET AL		6143 MERCER CIR E			JACKSONVILLE	FL 32217	
20	149669 0110	TURN FOUR HOLDINGS, LLC		3044 JACOB FIXEL CT			JACKSONVILLE	FL 32257	
21	147860 0000	ABDUL HAKIM HASSAN ET AL		5519 NETTIE RD			JACKSONVILLE	FL 32207	
22	146716 0000	TU TUAN ET AL		2123 CAMDEN AVE			JACKSONVILLE	FL 32207	
23	146724 0000	TREEFORT LLC		4419 HUDNALL RD			JACKSONVILLE	FL 32207	
24	147830 0000	MARRAND PROPERTIES LLC		5909 ST AUGUSTINE RD #8			JACKSONVILLE	FL 32207	
25	147979 1044	ARIAS MELANIE		5515 COMMUNITY OAKS CT			JACKSONVILLE	FL 32207	
26	149671 0000	ROSENGARTEN FAMILY TRUST		2450 HIDDEN RIVER LN			FRANKLIN	TN 37069	
27	147979 1018	TABARES ALEIDA		5536 COMMUNITY OAKS CT			JACKSONVILLE	FL 32207-7882	
28	147870 0000	COMPAMED CARE LLC		753 SPINNACKERS REACH DR			PONTE VEDRA BEACH	FL 32082-3434	
29	147979 1010	HAMMER FAMILY JOINT REVOCABLE TRUST		1808 GROSVENOR GREEN			COLLEEVILLE	TX 76034	
30	147979 1034	ROSE STEPHANEE J		5535 COMMUNITY OAKS CT			JACKSONVILLE	FL 32207	
31	147979 1038	ANDERSON STEPHEN J		13877 PLEASANTVIEW DR N			JACKSONVILLE	FL 32225	
32	147866 0000	BARRY JOHN P		5615 NETTIE RD			JACKSONVILLE	FL 32207-7843	
33	149672 0000	UNIVERSITY BLVD JAX LLC		601 N 12TH ST 701			TAMPA	FL 33602-3246	
34	149673 0000	ANCAR ENTERPRISE		PO BOX 56164			JACKSONVILLE	FL 32241-6164	
35	147873 0000	NIELSEN LAUREL		7857 HEATHER LAKE CT E			JACKSONVILLE	FL 32256	
36	147979 1036	CALHOUN DERYLE I JR		2319 BROADMOOR LN			JACKSONVILLE	FL 32207	
37	149669 0100	SH PROPERTIES LLC		2700 UNIVERSITY BLVD W SUITE A1			JACKSONVILLE	FL 32217	
38	147893 0000	DE LA TORRE MARTHE		1032 E BRANDON BLVD PMB 9393			BRANDON	FL 33511	
39	147890 0000	HAZLEGROVE BENJAMIN PERKINS		5631 GRAYWOOD RD			JACKSONVILLE	FL 32207	
40	147979 1028	PRODRMOU LEFERRI		644 NAUTICAL WAY			ST AUGUSTINE	FL 32080	
41	147979 1014	LIVINGSTON JESSICA DAWN		5528 COMMUNITY OAKS CT			JACKSONVILLE	FL 32207	
42	147979 1040	HOLLIS MICHAEL R		5523 COMMUNITY OAKS CT			JACKSONVILLE	FL 32207-7883	
43	147832 0200	STELLERS REAL ESTATE LLC		5923 ST AUGUSTINE RD			JACKSONVILLE	FL 32207-8035	
44	147979 1042	ABILITY HOUSING INC		3740 BEACH BLVD SUITE 304			JACKSONVILLE	FL 32207	
45	147831 0000	AALOK ENTERPRISES INC		8251 ASHWORTH CT			JACKSONVILLE	FL 32256	
46	147857 0100	MOLAR MANAGEMENT 2 LLC		2845 W UNIVERSITY BLVD			JACKSONVILLE	FL 32217	
47	147872 0000	RAYMER ROWELL A		5644 NETTIE RD			JACKSONVILLE	FL 32207-7844	
48	147863 0000	SMITH FRED W		5549 NETTIE RD			JACKSONVILLE	FL 32207-7843	

	A	B	C	D	E	F	G	H	I
49	147979 1026	SIEGRIST KAREN		6844 MADRID AVE			JACKSONVILLE	FL	32217
50	146714 0000	USK ANTOINETTE LYNN		6147 MERCER CIR E			JACKSONVILLE	FL	32217
51	147840 0010	NIELSEN LAUREL		5634 NETTIE RD			JACKSONVILLE	FL	32207 7844
52	147886 0000	KREDELL MARK J		5057 RIVER POINT RD			JACKSONVILLE	FL	32207
53	147979 1016	GRIER CYNTHIA LEE		5532 COMMUNITY OAKS CT			JACKSONVILLE	FL	32207 7881
54	147877 0000	HEWES CLARENCE R		5558 NETTIE RD			JACKSONVILLE	FL	32207 7844
55	147979 1020	CARYL R STEVENS LIVING TRUST		5540 COMMUNITY OAKS CT			JACKSONVILLE	FL	32207 7882
56	147861 0000	HOOSE FREDDIE 3 LLC		7563 PHILIPS HWY SUITE 109			JACKSONVILLE	FL	32256
57	147979 1030	WILLIAMS GARY GLEN		5543 COMMUNITY OAKS CT			JACKSONVILLE	FL	32207 7885
58	147979 1032	IKANOVIC ELDIN		5539 COMMUNITY OAKS CT			JACKSONVILLE	FL	32207
59	146717 0000	HATHAWAY MARY ELLEN		6131 N MERCER CIR			JACKSONVILLE	FL	32217 2416
60	147842 0000	HEWES HELEN F		5558 NETTIE RD			JACKSONVILLE	FL	32207 7844
61	149669 0500	COLONIAL OAKS PROPERTY OWNER ASSOCIATION INC		2700 UNIVERSITY BV W SUITE A-2			JACKSONVILLE	FL	32217 2120
62	147979 1006	HARAMBASIC AMER		7057 MIRABELLE DR			JACKSONVILLE	FL	32258
63	149669 0130	TOLBEX INC		200 E PALMETTO PARK RD STE 103			BOCA RATON	FL	33432
64	147828 0000	AMERICAN BUILDING MAINTENANCE		14141 SOUTHWEST FREEWAY STE 400			SUGAR LAND	TX	77478
65	146727 0000	LEVY DANIEL H ET AL		2636 UNIVERSITY BLVD W			JACKSONVILLE	FL	32217
66	147876 0000	TURTLE HOUSE RENTALS LLC		5614 NETTIE RD			JACKSONVILLE	FL	32207
67	147851 0000	CARANGUE & CARANGUE PA		2523 UNIVERSITY BLVD W			JACKSONVILLE	FL	32217
68	147881 0000	NASH SHERI J		5518 NETTIE RD			JACKSONVILLE	FL	32207 7844
69	147979 1008	SMITH FREDERICK A		5516 COMMUNITY OAKS CT			JACKSONVILLE	FL	32207
70	147865 0000	BAWI VAN LIAN		5605 NETTIE RD			JACKSONVILLE	FL	32207
71	147979 1024	PIONTEK JACQUELINE ET AL		C/O JEFFREY C WELLMAN	5548 COMMUNITY OAKS CT		JACKSONVILLE	FL	32207 7882
72	147846 0000	PEACOCK STEPHEN D		5647 GRAYWOOD RD			JACKSONVILLE	FL	32207 7835
73	147880 0000	HOLT CURTIS		5528 NETTIE RD			JACKSONVILLE	FL	32207 7844
74	147891 0000	WILCOX CALVIN K		5639 GRAYWOOD RD			JACKSONVILLE	FL	32207
75	149669 0000	GENESIS HEALTH DEVELOPMENT INC		3599 UNIVERSITY BLVD S			JACKSONVILLE	FL	32216
76	147862 0000	WORTH PROPERTIES J1 LLC		2112 JERNIGAN RD			JACKSONVILLE	FL	32207
77	147868 0000	COOLEY STEVEN W		5635 NETTIE RD			JACKSONVILLE	FL	32207 7843
78	149674 0000	BEEMER & ASSOCIATED IV LTD		7880 GATE PKWY	SUITE 300		JACKSONVILLE	FL	32256
79	147874 0000	BARROW LUANNE S		5624 NETTIE RD			JACKSONVILLE	FL	32207 7844
80		SOUTHEAST CPAC	JOANNE PARKER GRIFFIN	4222 LALOSA DR			JACKSONVILLE	FL	32217

78
 x 77 Notice
 546
 + 1173 Fee
 11719. Total
 \$11719. Total

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR770216

User: Rule, Cynthia - PWDS

REZONING/VARIANCE/EXCEPTION

Date: 4/3/2025

Email: CRule@coj.net

Name: GROCERY ANCHORE LLC / FAHEEM ZIA

Address: 2777 UNIVERSITY BV W JACKSONVILLE, FL 32217

Description: APPLICATION FOR ZONING EXCEPTION

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1719.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1719.00

Jim Overton
Duval County

Date Time: 04/15/2025 12:55PM

Drawer: P04

Clerk: MI

Transaction: 7015414

Form
CR Processing
CR770216
GROCERY ANCHORE
LLC & #47, FAHEEM ZIA
2777 UNIVERSITY BV
W JACKSONVILLE, FL
32217
Total \$1,719.00

Receipt: 466-26-00313202

Total Due: \$1,719.00

Total Tendered \$1,719.00
Check \$1,719.00
Chk#1440
Balance \$0.00

Paid By: DEANESDUBHILARDS
HOWARD WEST

REZONING/VARIANCE/EXCEPTION

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

Name: GROCERY ANCHORE LLC / FAHEEM ZIA

Address: 2777 UNIVERSITY BV W JACKSONVILLE, FL 32217

Description: APPLICATION FOR ZONING EXCEPTION

Date: 4/3/2025

Total Due: \$1,719.00