

Application For Zoning Exception

Planning and Development Department Info

Application # N/A **Staff Sign-Off/Date** KM / 02/20/2026
Filing Date N/A **Number of Signs to Post** 3
Current Land Use Category LDR
Exception Sought 2COP BEER AND WINE LICENSE WITH A FULL SERVICE RESTAURANT
Applicable Section of Ordinance Code 656.312
Notice of Violation(s) 0
Hearing Date N/A
Neighborhood Association M & M DAIRY INC, MARSHWINDS HOA, THE EDEN GROUP INC.
Overlay NONE

Application Info

Tracking # 6883 **Application Status** FILED COMPLETE
Date Started 01/27/2026 **Date Submitted** 02/11/2026

General Information On Applicant

Last Name YANCY **First Name** LAWRENCE **Middle Name**
Company Name LAWRENCE YANCY BUSINESS SERVICES
Mailing Address 1309 SAINT JOHNS BLUFF RD NORTH BLDG A ST 2
City JACKSONVILLE **State** FL **Zip Code** 32225
Phone 9045684317 **Fax** 904 **Email** LAWRENCEYANCY@YAHOO.COM

General Information On Owner(s)

Last Name ASHOURIAN **First Name** JUSTIN **Middle Name**
Company/Trust Name 2467 FAYE RD LLC
Mailing Address 3948 3RD STREET UNIT 111
City JACKSONVILLE BEACH **State** FL **Zip Code** 32250
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed?
If Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 108655 0000	2	6	CN

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

Total Land Area (Nearest 1/100th of an Acre) 1.45

On File
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Current Property Use

RESTAURANT

Exception Sought

2COP BEER AND WINE LICENSE WITH A FULL SERVICE RESTAURANT

In Whose Name Will The Exception Be Granted

THAI NINE LLC (DBA) THAI NINE

Location Of Property

General Location

NORTHWEST CORNER OF FAYE RD AND ALTA DR

House #	Street Name, Type and Direction	Zip Code
2467	FAYE RD	32226

Between Streets

FAYE ROAD and ALTA DRIVE

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

(i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

YES WILL BE CONSISTENT WITH THE COMPREHENSIVE PLAN, INCLUDING ANY SUBSEQUENT PLAN ADOPTED BY THE COUNCIL PURSUANT THERETO.

(ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.

YES WILL BE COMPATIBLE WITH THE EXISTING CONTIGUOUS USES OR ZONING AND COMPATIBLE WITH THE GENERAL CHARACTER OF THE AREA CONSIDERING POPULATION, DENSITY, DESIGN, SCALE, AND ORIENTATION OF THE STRUCTURES TO THE AREA, PROPERTY VALUES AND EXISTING SIMILAR USES.

(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.

NO IT WILL NOT HAVE AN ENVIRONMENTAL IMPACT INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

(iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.

NO IT WILL NOT HAVE A DETRIMENTAL EFFECT ON VEHICULAR OR PEDESTRIAN TRAFFIC OR PARKING CONDITIONS, AND WILL NOT RESULT IN THE GENERATION OR CREATION OF TRAFFIC INCONSISTENT WITH HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

NO IT WILL NOT HAVE A DETRIMENTAL EFFECT ON THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES OR THE GENERAL AREA, ACCORDING TO THE COMPREHENSIVE PLAN, INCLUDING ANY SUBSEQUENT PLAN ADOPTED BY THE COUNCIL PURSUANT THERETO.

(vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.

NO IT WILL NOT RESULT IN THE CREATION OF OBJECTIONABLE OR EXCESSIVE NOISE, LIGHTS, VIBRATIONS, FUMES, ODORS, DUST OR PHYSICAL ACTIVITIES TAKING INTO ACCOUNT EXISTING USES OR ZONING IN THE VICINITY.

(vii) Will not overburden existing public services and facilities.

NO IT WILL NOT OVERBURDEN EXISTING PUBLIC SERVICES AND FACILITIES.

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.

YES IT WILL BE SUFFICIENTLY ACCESSIBLE TO PERMIT ENTRY ONTO THE PROPERTY BY FIRE, POLICE, RESCUE AND OTHER SERVICES.

(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

YES IT WILL BE CONSISTENT WITH THE DEFINITION OF AN EXCEPTION, THE STANDARDS AND CRITERIA OF THE ZONING CLASSIFICATION IN WHICH SUCH USE IS PROPOSED TO BE LOCATED AND ALL OTHER REQUIREMENTS FOR SUCH PARTICULAR USE SET FOR ELSEWHERE IN THE ZONING CODE (CHAPTER 656, ORDINANCE CODE) OR AS OTHERWISE ADOPTED BY THE PLANNING COMMISSION.

Public Hearings

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

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

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee	\$1,161.00
2) Plus Notification Costs Per Addressee	

**On File
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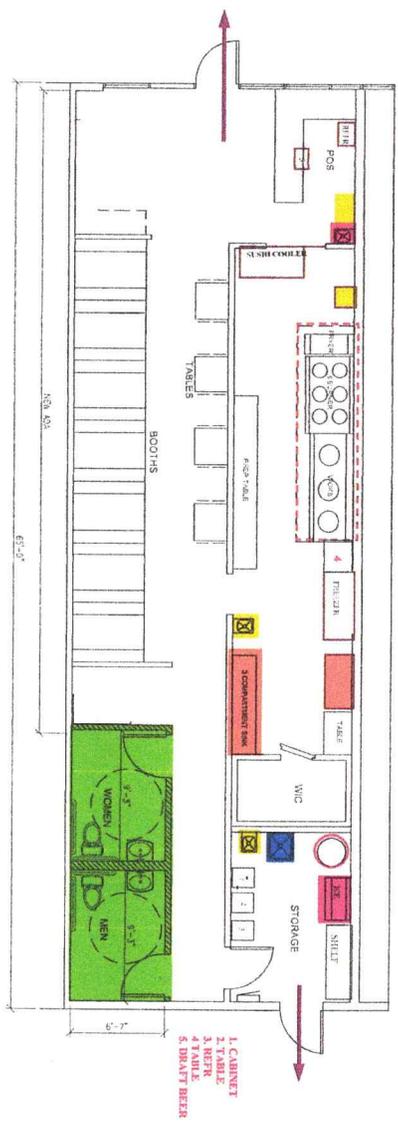
11 Notifications @ \$7.00/each: \$77.00

3) Total Application Cost: \$1,238.00

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

** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.

1 NEW LAY OUT
Scale: 1/4"



49 SEATS

FIRE RESISTANCE REQUIREMENTS

THE RESISTANCE RATING IS BASED ON THE TABLES SET FORTH FOR FIRE RESISTANCE RATING IN THE BUILDING CODES.

ROOFS - ALL OFFICE AREAS - CONCRETE, HOT TAPPING BEAMS SUCH AS WULFAM, UTILITY ROOMS AND STAIRWAYS AND CORE CORRIDORS HAVE MET THE RESISTANCE RATING REQUIREMENTS.

WALLS - ALL OFFICE AREAS - ALL OFFICE AREAS HAVE CONCRETE, BUT PERFORM ANALYSIS MET MEANS AND OTHER SERVICES HAVE PROVIDED FINISH PARTITIONS HAVE EXCEEDED THE MINIMUM RATING.

CEILING - ALL OFFICE AREAS - ALL OFFICE AREAS HAVE CONCRETE, BUT PERFORM ANALYSIS MET MEANS AND OTHER SERVICES HAVE PROVIDED FINISH PARTITIONS HAVE EXCEEDED THE MINIMUM RATING.

DOORS - ALL OFFICE AREAS - ALL OFFICE AREAS HAVE CONCRETE, BUT PERFORM ANALYSIS MET MEANS AND OTHER SERVICES HAVE PROVIDED FINISH PARTITIONS HAVE EXCEEDED THE MINIMUM RATING.

FINISH SYSTEM	CONCRETE DEVELOPMENT	CLASS	FINISH SYSTEM	CLASS
CLASS A - 2-1/2"	2-1/2"	CLASS 3	1" PLASTER	CLASS A
CLASS B - 1 1/2"	1 1/2"	CLASS 2	1" PLASTER	CLASS B
CLASS C - 1 1/4"	1 1/4"	CLASS 1	1" PLASTER	CLASS C
CLASS D - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS D
CLASS E - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS E
CLASS F - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS F
CLASS G - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS G
CLASS H - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS H
CLASS I - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS I
CLASS J - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS J
CLASS K - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS K
CLASS L - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS L
CLASS M - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS M
CLASS N - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS N
CLASS O - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS O
CLASS P - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS P
CLASS Q - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS Q
CLASS R - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS R
CLASS S - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS S
CLASS T - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS T
CLASS U - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS U
CLASS V - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS V
CLASS W - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS W
CLASS X - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS X
CLASS Y - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS Y
CLASS Z - 1 1/2"	1 1/2"	CLASS 0	1" PLASTER	CLASS Z

REVISIONS

DATE

DESCRIPTION

DATE: 01/15/15
JAH/HC

DATE: 01/15/15

SCALE: 1/4"

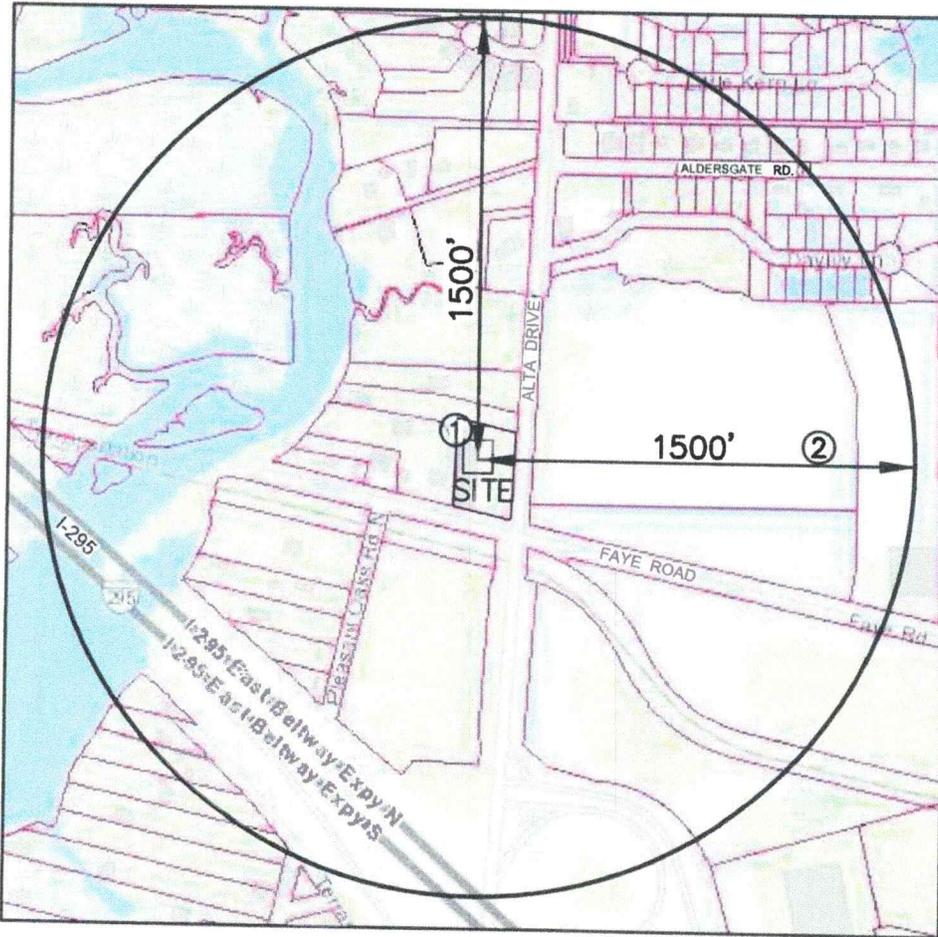
A-2



THAI
2467 FAYE ROAD
Jacksonville, Florida

MAP OF

A PORTION OF GOVERNMENT LOTS 1 & 2, SECTION 10, TOWNSHIP 1 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:
2467-9 FAYE ROAD,
JACKSONVILLE, FL 32226
R.E. # 108655-0000

- ① LITTLE TEMPLES ACADEMY (CHILD CARE CENTER)
2467-13 FAYE ROAD
JACKSONVILLE, FL 32226 - 70'±
- ② KIDS CLUB OF FLORIDA INC.
11257 ALTA DRIVE, SUITE #119
JACKSONVILLE, FL 32226 - 1,170'±



CERTIFIED TO:
• THAI NINE, LLC., d/b/a THAI NINE

[Signature]
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: DECEMBER 31, 2025 SHEET 1 OF 1	FILE: 2025-1597 DRAWN BY: ADT SCALE: 1" = 500'
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2467 FAYE RD

Property Detail

RE #	108655-0000
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	63364

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$780,948.00	\$780,948.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$2,543,000.00	\$2,543,000.00
Assessed Value	\$2,528,101.00	\$2,543,000.00
Cap Diff/Portability Amt	\$14,899.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$2,528,101.00	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
18928-00877	9/9/2019	\$100.00	MS - Miscellaneous	Unqualified	Improved
16109-01857	10/12/2012	\$1,595,000.00	SW - Special Warranty	Unqualified	Improved
15831-01871	1/25/2012	\$100.00	CT - Certificate of Title	Unqualified	Improved
14376-02131	12/18/2007	\$4,517,100.00	SW - Special Warranty	Unqualified	Improved
14376-02127	12/18/2007	\$799,500.00	SW - Special Warranty	Unqualified	Improved
14376-02123	10/31/2007	\$100.00	SW - Special Warranty	Unqualified	Improved
14261-01854	10/31/2007	\$5,680,000.00	SW - Special Warranty	Qualified	Improved
13198-00822	3/28/2006	\$100.00	WD - Warranty Deed	Unqualified	Vacant
12711-00760	8/4/2005	\$750,000.00	WD - Warranty Deed	Qualified	Vacant
06553-00620	5/8/1987	\$110.00	WD - Warranty Deed	Unqualified	Vacant
05017-00251	12/10/1979	\$70,000.00	AG - Agreement for Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	27,700.00	\$24,431.00
2	PVCC1	Paving Concrete	1	0	0	156.00	\$286.00
3	FWDC1	Fence Wood	1	0	0	398.00	\$2,226.00
4	FWIC1	Fence Wrought Iron	1	0	0	125.00	\$1,799.00
5	SWSC6	Sprinkler Wet System	1	0	0	17,615.00	\$11,238.00
6	LPCC1	Light Pole Concrct	1	0	0	3.00	\$977.00
7	LITC1	Lighting Fixtures	1	0	0	6.00	\$1,642.00
8	FWDC1	Fence Wood	1	0	0	44.00	\$205.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CN	0.00	0.00	Common	65,079.00	Square Footage	\$780,948.00

Legal

LN	Legal Description
1	10-15-27E 1.47
2	PT LOT 1 RECD O/R 16109-1857
3	(EX PT IN CASE FILE 2019-CA-6376
4	PARCEL 103A)

Buildings

Building 1

Building 1 Site Address
2467 FAYE RD Unit
Jacksonville FL 32226-

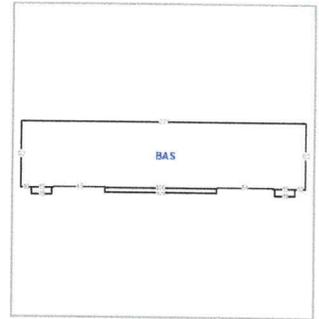
Building Type	1602 - SHOP CTR NBHD
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Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G

Year Built	2007
Building Value	\$1,126,491.00

Type	Gross Area	Heated Area	Effective Area
Base Area	16970	16970	16970
Canopy	424	0	106
Canopy	114	0	28
Canopy	114	0	28
Total	17622	16970	17132

Interior Wall	5	5 Drywall
Int Flooring	11	11 Cer Clay Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame
Ceiling Wall Finish	5	5 S Ceil Wall Fin



Element	Code	Detail
Stories	1.000	
Restrooms	14.000	
Baths	75.000	
Rooms / Units	8.000	
Avg Story Height	16.000	

2025 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	\$2,528,101.00	\$0.00	\$2,528,101.00	\$26,009.34	\$28,610.27	\$27,458.72
Public Schools: By State Law	\$2,543,000.00	\$0.00	\$2,543,000.00	\$7,197.25	\$7,870.59	\$7,615.52
By Local Board	\$2,543,000.00	\$0.00	\$2,543,000.00	\$5,232.67	\$5,716.66	\$5,456.77
School Board Voted	\$2,543,000.00	\$0.00	\$2,543,000.00	\$2,327.70	\$2,543.00	\$2,543.00
FL Inland Navigation Dist.	\$2,528,101.00	\$0.00	\$2,528,101.00	\$66.19	\$72.81	\$68.26
Water Mgmt Dist. SJRWMD	\$2,528,101.00	\$0.00	\$2,528,101.00	\$412.08	\$453.29	\$430.54
			Totals	\$41,245.23	\$45,266.62	\$43,572.81

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$2,327,700.00	\$2,298,274.00	\$0.00	\$2,298,274.00
Current Year	\$2,543,000.00	\$2,528,101.00	\$0.00	\$2,528,101.00

2025 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.

- [2025](#)
- [2024](#)
- [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](#)



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

2467 FAYE RD LLC

Owner Name

2467 FAYE RD STE 9

Address(es) for Subject Property

108655-00

Real Estate Parcel Number(s) for Subject Property

LAWRENCE YANCY

Appointed or Authorized Agent(s)

ZONING EXCEPTION

Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF St Johns

BEFORE ME, the undersigned authority, this day personally appeared Justin Ashouian 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 2467 Faye Rd, LLC, a 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

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 3rd day of February, 2026, by Justin Ashourian as manager for 2467 Faye Rd LLC, who is personally known to me or has produced identification and who took an oath.

Type of identification produced _____


Notary Public Signature

[NOTAR



Printed/Typed Name -- Notary Public

My commission expires: _____

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



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

Detail by Entity Name

Florida Limited Liability Company
2467 FAYE RD., LLC

Filing Information

Document Number	L12000121226
FEI/EIN Number	46-1134698
Date Filed	09/21/2012
State	FL
Status	ACTIVE

Principal Address

3948 3rd Street South
#111
JACKSONVILLE BEACH, FL 32250

Changed: 01/09/2017

Mailing Address

3948 3rd Street South
#111
JACKSONVILLE BEACH, FL 32250

Changed: 01/09/2017

Registered Agent Name & Address

ASHOURIAN, JUSTIN
3948 3rd Street South
#111
JACKSONVILLE BEACH, FL 32250

Name Changed: 01/09/2017

Address Changed: 01/09/2017

Authorized Person(s) Detail

Name & Address

Title MGRM

ASHOURIAN, JUSTIN
3948 3rd Street South
#111

On File

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JACKSONVILLE BEACH, FL 32250

Annual Reports

Report Year	Filed Date
2023	03/06/2023
2024	04/01/2024
2025	04/21/2025

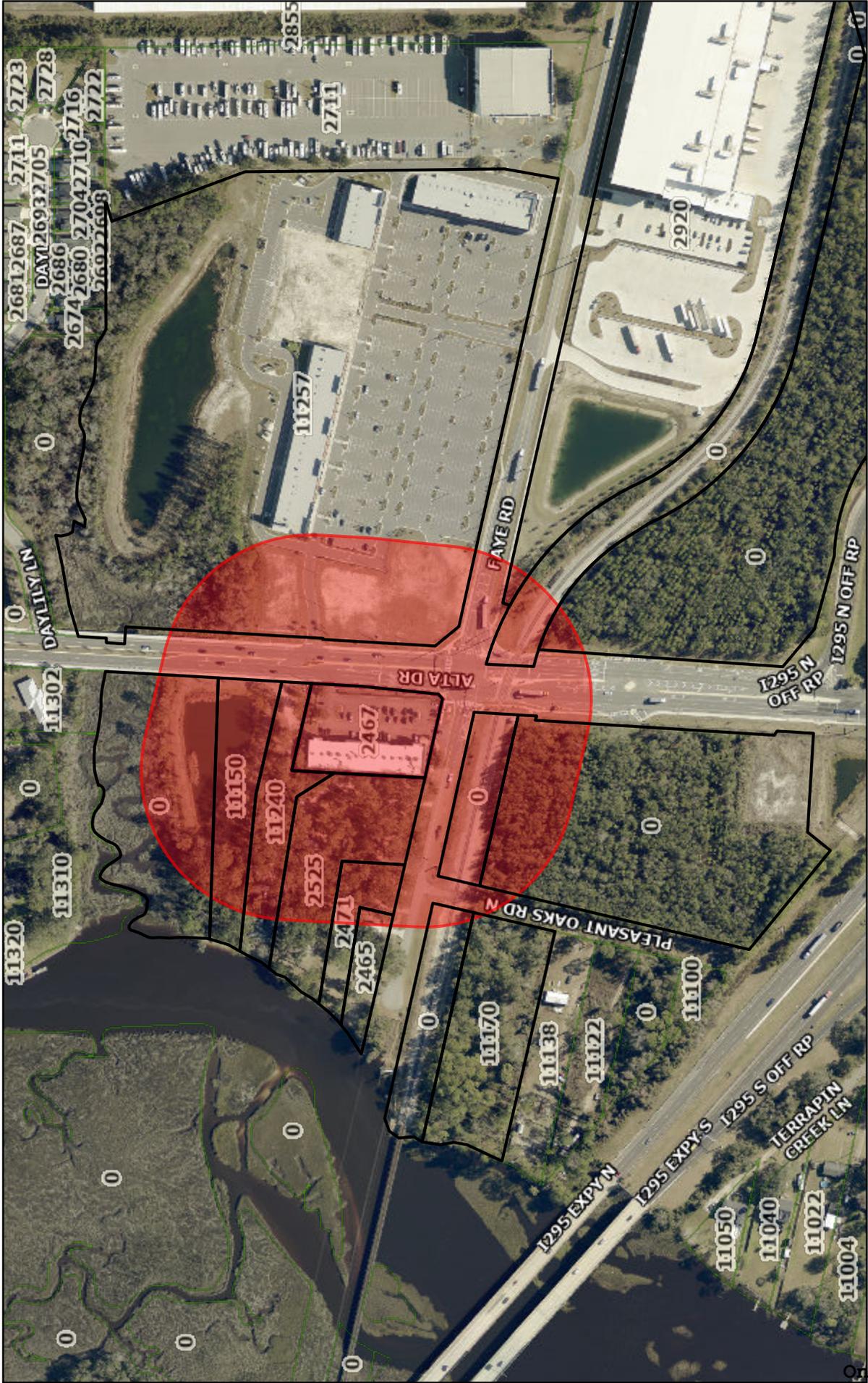
Document Images

<u>04/21/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/01/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/03/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/03/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/18/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/12/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/09/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/10/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/14/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/21/2012 -- Florida Limited Liability</u>	View image in PDF format

RE	LNAME	LNAM2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
108655 0080	11150 ALTA DR LLC		3948 3RD ST S UNIT 111		JACKSONVILLE BEACH	FL	32250	
109099 0070	11180 BLASIUS ROAD LLC		164 MARKET ST STE 236		CHARLESTON	SC	29401	
108675 0000	ALTA PARTNERS LLC		2401 PGA BLVD STE 150		PALM BEACH GARDENS	FL	33410	
108678 0050	BEEMER & ASSOCIATES XLIX LLC		7880 GATE PKWY STE 300		JACKSONVILLE	FL	32256	
108657 0000	C S X		500 WATER ST	J910	JACKSONVILLE	FL	32202-4423	
108680 0040	DPC FL LLC		171 CROSSROAD PKWY		SAVANNAH	GA	31407	
108655 0020	JACKSONVILLE TRANSPORTATION AUTHORITY		100 N MYRTLE AVE	PO BOX O	JACKSONVILLE	FL	32203	
108655 0010	JOSEPH LOUIS JR ET AL	TERESA L. MOORE	3982 CHESTWOOD AV		JACKSONVILLE	FL	32277	
	M & M DAIRY INC	EDWARD ZAHN	12275 HOLSTEIN DR		JACKSONVILLE	FL	32226	
	MARSHWINDS HOA							
108655 0030	MAXWELL MARK H	JAMIE LACY	2471 FAYE RD		JACKSONVILLE	FL	32226-2015	
	NORTH		352 RIO RD		JACKSONVILLE	FL	32218	
108667 0000	PENNELL KENNETH C	DICK BERRY	P O BOX 306		CANTON	NC	28716-0306	
	THE EDEN GROUP INC.							

Total: 11

Land Development Review



February 20, 2026

2011121_T-2026-6883

Parcels

Duval County, City Of Jacksonville Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR806164
User: Mehta, Kareena - PDCU

Date: 2/20/2026
Email: KMehta@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Lawrence Yancy
Address: LAWRENCE YANCY BUSINESS SERVICES| 1309 SAINT JOHNS BLUFF RD
NORTH BLDG A ST 2
Description: Zoning Exception Z-6883 Address: 2467 Faye Rd RE#: 108655 0000

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1238.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1238.00

Total Due: \$1,238.00

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

Account No: CR806164
REZONING/VARIANCE/EXCEPTION

Date: 2/20/2026

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