

Date Submitted: <i>11/12/25</i>	<b>COMPLAINT APPLICATION</b>	E-25-61 WLD-25-17 V-25-	Application Number: <i>V-25-32</i>
Date Filed: <i>12/9/25</i>			Public Hearing:

**Application for Zoning Variance**  
 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.

<b>For Official Use Only</b>	
Current Zoning District: <i>CRO</i>	Current Land Use Category: <i>RPI</i>
Variance Sought: <i>Requesting restaurant seating to exceed capacity of 60 to 96</i>	Applicable Section of Ordinance Code: <i>656.311A III (d)(15)(1)</i>
Council District: <i>5</i>	Planning District: <i>3</i>
Previous Zoning Applications Filed (provide application numbers): <i>none found</i>	
Notice of Violation(s): <i>none found</i>	
Number of Signs to Post: <i>1</i>	Amount of Fee: <i>Total Companion Fee \$3,736.</i>
Zoning Asst. Initials: <i>CJR</i>	
Neighborhood Associations: <i>Open Volunteer, San Marco Preservation Society</i>	
Overlay: <i>none</i>	

<b>PROPERTY INFORMATION</b>	
1. Complete Property Address: <i>1435 NALDO AVE UNIT 1 JACKSONVILLE FL 32207</i>	2. Real Estate Number: <i>080676-0000</i>
3. Land Area (Acres): <i>0.43</i>	4. Date Lot was Recorded: <i>1971</i>
5. Property Located Between Streets: <i>NALDO AVE AND CEDAR STREET</i>	6. Utility Services Provider: <input checked="" type="checkbox"/> City Water / City Sewer <input type="checkbox"/> Well / Septic
7. Variance Sought:  <i>TO HAVE SEATING INCREASE TO 96 SEATS INSIDE A RESTAURANT INSTEAD OF 60 SEATS THAT CRO ZONING ALLOWS</i>	
8. In whose name will the Variance be granted:  <i>TUNA RESTAURANT LLC (DBA) NEW GINGER BISTRO</i>	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
9. Name: <b>SAN MARCO UNION HALL LLC</b>	10. E-mail:
11. Address (including city, state, zip): <b>3982 ALHAMBRA DR W JACKSONVILLE FL 32207</b>	12. Preferred Telephone:

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
13. Name: <b>LAWRENCE YANCY</b>	14. E-mail: <b>lawrenceyancy@yahoo.com</b>
15. Address (including city, state, zip): <b>1309 SAINT JOHNS BLUFF ROAD NORTH BLDG A SUITE 2 JACKSONVILLE FL 32225</b>	16. Preferred Telephone: <b>904-568-4317</b>

<b>CRITERIA</b>
<p>Section 656.101(k), Ordinance Code, defines a variance as "a relaxation of the terms of the Zoning Code which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Zoning Code would result in unnecessary and undue hardship."</p> <p>Section 656.132(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Variances, the Planning Commission shall grant a variance only if it makes a positive finding, based upon substantial competent evidence, on each of the following criteria:</p> <ul style="list-style-type: none"> <li>(i) <i>The proposed request is consistent with the definition of a variance;</i></li> <li>(ii) <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i></li> <li>(iii) <i>The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result which is in the public interest; for example, furthering the preservation of natural resources by saving a tree or trees;</i></li> <li>(iv) <i>The proposed variance will not substantially diminish property values in, nor alter the essential character of the area surrounding the sites and will not substantially interfere with or injure the rights of others whose property would be affected by approval of the variance;</i></li> <li>(v) <i>The proposed variance will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law; and</i></li> <li>(vi) <i>The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code.</i></li> </ul>

17. Given the above definition of a "variance" 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 variance and to meet the criteria set forth may result in a denial.

**TUNA RESTAURANT LLC (DBA) NEW GINGER BISTRO THAT HAS 96 SEATS TO BE GRANTED A ZONING WAIVER FROM 60 SEAT 96 SEATS IN A CRO ZONING.**

#### 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](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>.

**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.

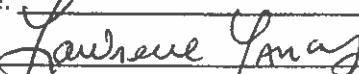
**Owner(s)**

Print name: SAN MARCO UNION HALL LLC

Signature: 

**Applicant or Agent (if different than owner)**

Print name: LAWRENCE YANCY

Signature: 

**Owner(s)**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

*\*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, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

Prepared by and when

recorded return to:

David Edwards, Esq.

Edwards Cohen

200 West Forsyth St., Suite 1300

Jacksonville, Florida 32202

Tax Parcel ID No. 080676-0000

**GENERAL WARRANTY DEED**

**THIS INDENTURE**, made as of the 27 day of November, 2017, between **SHEET METAL WORKERS LOCAL 435 LAND COMPANY, INC.**, a Florida not-for-profit corporation, whose address is 1435 Naldo Avenue, Jacksonville, Florida 32207 (the "Grantor"), and **SAN MARCO UNION HALL, LLC**, a Florida limited liability company, whose address is 3982 Alhambra Drive West, Jacksonville, Florida 32207 (the "Grantee").

**W I T N E S S E T H:**

That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to them in hand paid by the said Grantee, the receipt and adequacy of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the land situate, lying and being in Duval County, Florida, as described as follows:

See Exhibit A, attached hereto and incorporated herein.

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO reservations, restrictions, and easements of record and for taxes accruing subsequent to December 31, 2017, provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed in the presence of:

*Ort*  
Printed Name: Orlene Nevada

*John Lattman*  
Printed Name: John Lattman

SHEET METAL WORKERS LOCAL 435  
LAND COMPANY, INC., a Florida not-for-profit corporation

By: *James A. Hunt*  
Name: James A. Hunt  
Its: President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27 day of November, 2017, by James A. Hunt, President of SHEET METAL WORKERS LOCAL 435 LAND COMPANY, INC., a Florida not-for-profit corporation, on behalf of said corporation, who (check one):        is personally known to me or ✓ produced Florida Driver license as identification.

*Beatrix B. Trado*  
Notary Public, State of Florida

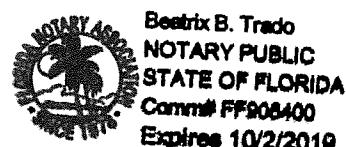


Exhibit "A"

Lots 12, 13, and 14, Block 20, Oklahoma, according to plat thereof recorded in Plat Book 1, Page 139, former public records of Duval County, Florida, and Plat Book 2, Page 7, current public records of Duval County, Florida, excepting therefrom that part thereof more particularly described as follows:

Part of Lots 11, 12 and 13, Block 20, Oklahoma, South Jacksonville, as per plat of record to-wit: Beginning at a point in the East line of Marion Street 14 feet South and at right angles to the Westerly line of the right of way of the Florida East Coast Railway Co., run thence North along said East line of Marion Street to the point of intersection with the Westerly line of said right of way; thence Southerly along said Westerly line to the point of intersection with the West line of a 20 foot alley running North and South in the center of said Block 20; thence South along the West line of said alley to a point 14 feet distance from and at right angles to the Westerly line of said right of way; thence Northerly parallel with and 14 feet distant from the Westerly line of said right of way to point of beginning.



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**

**SAN MARCO UNION HALL LLC**

Owner Name

**1435 NALDO AVE UNIT 1 JACKSONVILLE FL 32207**

Address(es) for Subject Property

**080676-0000**

Real Estate Parcel Number(s) for Subject Property

**LAWRENCE YANCY**

Appointed or Authorized Agent(s)

**ZONING VARIANCE**

Type of Request(s)/Application(s)

**STATE OF** \_\_\_\_\_

**COUNTY OF** \_\_\_\_\_

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

1. Affiant is the OWNER of SAN MARCO UNION HALL LLC, a Florida LLC (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.

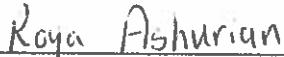
**PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE**

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 31<sup>st</sup> day of October, 2025, by Raya Ashurian,  
as \_\_\_\_\_ for \_\_\_\_\_, who is  personally known to me or  has produced identification and who took an oath.

Type of identification produced \_\_\_\_\_.



Notary Public Signature



Printed/Typed Name – Notary Public

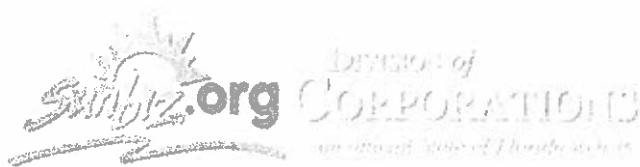
My commission expires: 1-17-2026



ANN F. PHILIPS  
Commission # HH 217049  
Expires January 17, 2026

**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  
SAN MARCO UNION HALL, LLC

### Filing Information

Document Number L17000241482  
FEI/EIN Number 82-3503201  
Date Filed 11/22/2017  
State FL  
Status ACTIVE

### Principal Address

1434-1 Hendricks Ave  
JACKSONVILLE, FL 32207

Changed: 01/09/2018

### Mailing Address

1434-1 Hendricks Ave  
JACKSONVILLE, FL 32207

Changed: 01/09/2018

### Registered Agent Name & Address

ASHURIAN, EDWARD  
3982 ALHAMBRA DR. WEST  
JACKSONVILLE, FL 32207

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

ASHURIAN, EDWARD  
3982 ALHAMBRA DR. WEST  
JACKSONVILLE, FL 32207

Title Authorized Member

Ashurian, Alan  
1434-1 Hendricks Ave  
JACKSONVILLE, FL 32207



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

## Detail by Entity Name

Florida Limited Liability Company

TUNA RESTAURANT LLC

### Filing Information

**Document Number** L23000269710

**FEI/EIN Number** 93-1725287

**Date Filed** 06/05/2023

**State** FL

**Status** ACTIVE

### Principal Address

328 TINTAMARRE DRIVE  
SAINT AUGUSTINE, FL 32092

Changed: 01/08/2024

### Mailing Address

328 TINTAMARRE DRIVE  
SAINT AUGUSTINE, FL 32092

Changed: 01/08/2024

### Registered Agent Name & Address

LIU, NING RONG  
328 TINTAMARRE DRIVE  
SAINT AUGUSTINE, FL 32092

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

LIU, NING RONG  
328 TINTAMARRE DRIVE  
SAINT AUGUSTINE, FL 32092

### Annual Reports

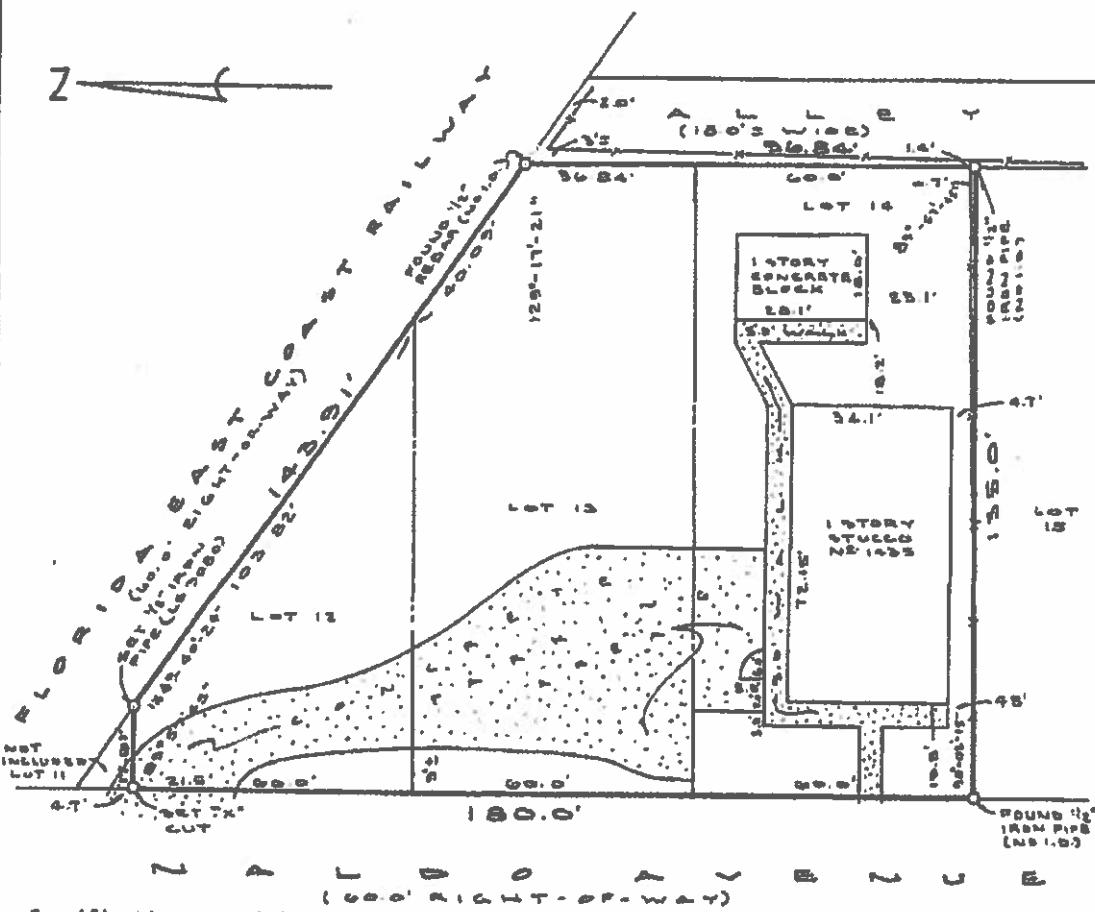
<b>Report Year</b>	<b>Filed Date</b>
2024	01/08/2024
2025	02/08/2025



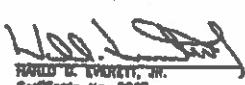
H A P S H O W I N G S U R V E Y O F

Lots 12, 13 (except the part in the F.E.C. Raillway) and all of Lot 14, Block 20, OKLAHOMA, according to the plat thereof recorded in Plat Book 2, Page 7 of the Current Public Records of Duval County, Florida.

CERTIFIED TO: SHEET METAL WORKERS LOCAL 435 LAND COMPANY, INC.,  
COMMONWEALTH LAND TITLE INSURANCE COMPANY, INC. and  
KATIMAN & ESHELMAN, P.A.



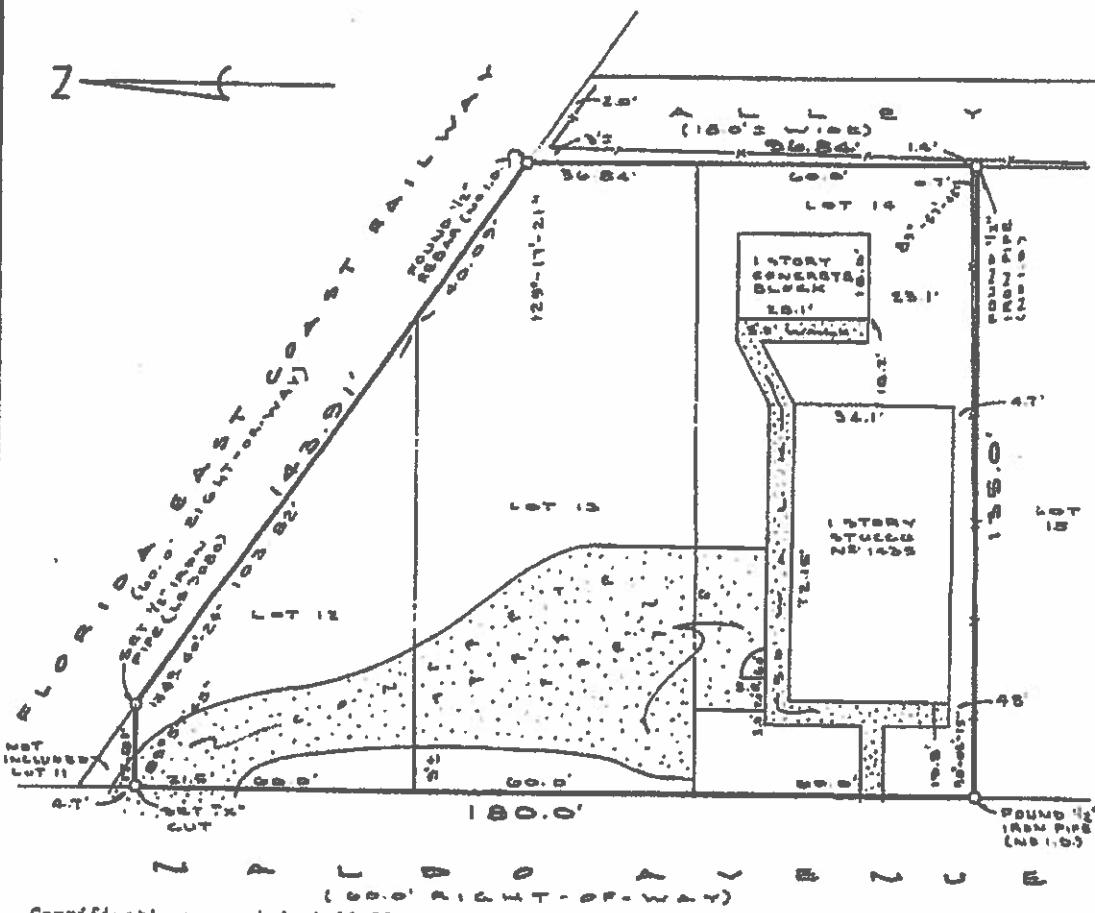
Certifications amended: 1-16-98

<b>LEGEND:</b>	<b>ELLIS, CURTIS &amp; KOOKER, INC.</b> LAND SURVEYORS AND PLANNERS (LB # 3080)		
<input type="checkbox"/> CONCRETE MONUMENT <input type="radio"/> IRON PIPE OR ROD <input type="checkbox"/> O/E OVERHEAD ELECTRIC <input type="checkbox"/> O/T OVERHEAD TELEPHONE <input checked="" type="checkbox"/> X CROSS-CUT IN CONCRETE <input checked="" type="checkbox"/> X-X FENCE	1660 EMERSON STREET JACKSONVILLE, FLORIDA 32207 (904) 396-6334 FAX (904) 396-9997  <b>GENERAL NOTES:</b> 1.) This is an <del>ABSTRACT</del> abstract. 2.) No abstract or title furnished. 3.) Not abstracted for comments. 4.) Basis of Bearings: <u>no/yes</u>		
As best determined from an inspection of Flood Insurance Rate Map: <u>12-00-01</u> , the lands/house surveyed is in Zone <u>"X"</u>		 Not valid unless Surveyor's official Seal is embossed hereon.   RANDI E. EVERITT, JR. Certificate No. 3287 LOUIS J. EVERITT Certificate No. 4089 Professional Surveyors & Mappers State of Florida	
SCALE: 1" = 30' DATE: 06-16-98 FIELD BOOK L-L PAGE: 1 DRAFTSMAN: J.T.W. ORDER # 57-552-4 On File Page 13 of 19			

MAP SHOWING SURVEY OF

Lots 12, 13 (except the part in the F.E.C. Railway) and all of Lot 14, Block 20, OKLAHOMA, according to the plat thereof recorded in Plat Book 2, Page 7 of the Current Public Records of Duval County, Florida.

CERTIFIED TO: SHEET METAL WORKERS LOCAL 435 LAND COMPANY, INC.,  
COMMONWEALTH LAND TITLE INSURANCE COMPANY, INC. and  
KATINAN & ESHELMAN, P.A.

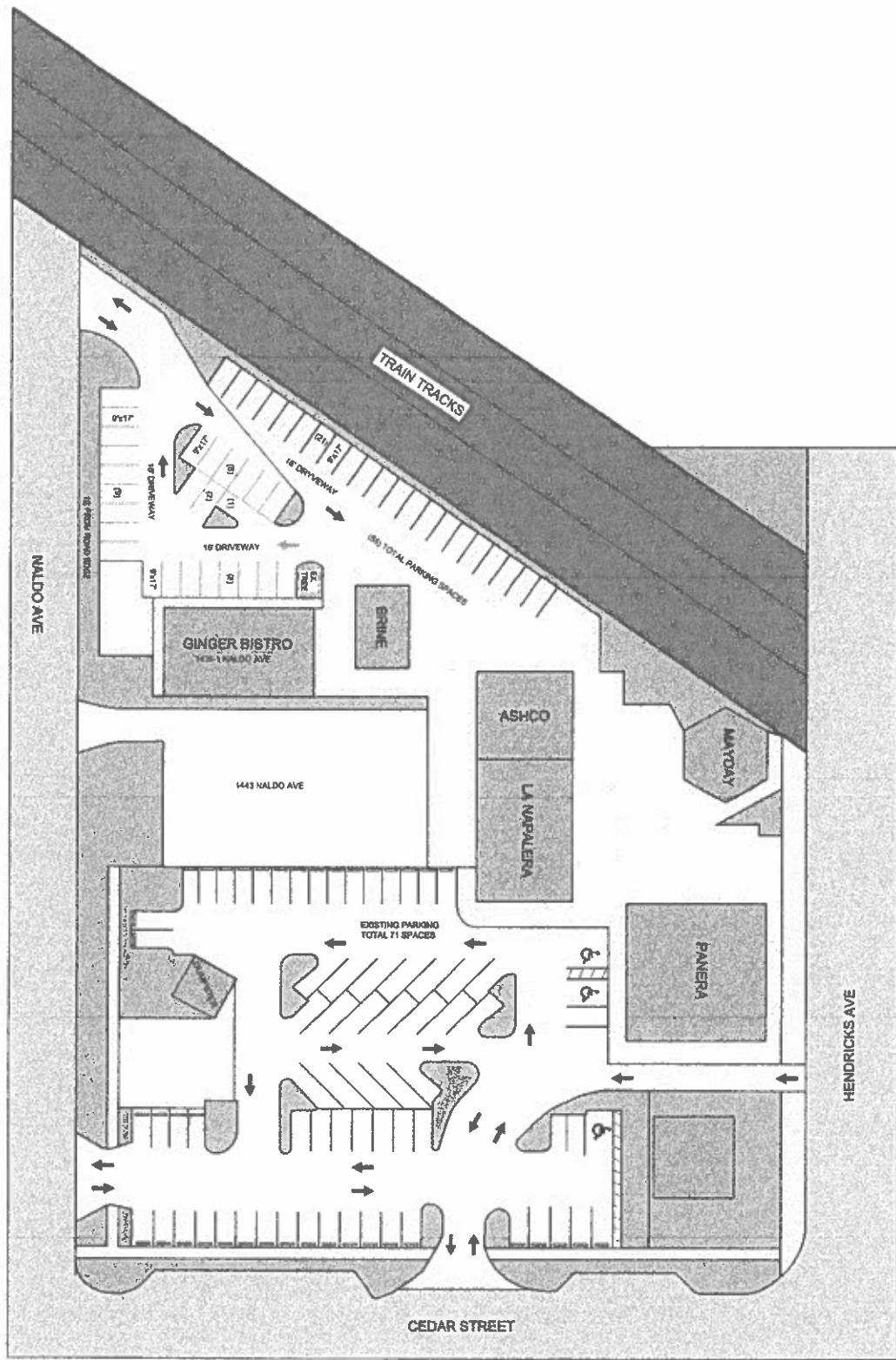


Certifications amended: 1-16-98

<u>LEGEND:</u>	<b>ELLIS, CURTIS &amp; KOOKER, INC.</b> LAND SURVEYORS AND PLANNERS (LB # 3080)	<b>5531 BRANDIES AVENUE</b> CALLAHAN, FLORIDA 32011 (904) 879-9151 FAX (904) 396-9997
<input type="checkbox"/> CONCRETE MONUMENT <input type="radio"/> IRON PIPE OR ROD <input type="checkbox"/> OVERHEAD ELECTRIC <input type="checkbox"/> OVERHEAD TELEPHONE <input type="checkbox"/> CROSS-CUT IN CONCRETE <input type="checkbox"/> FENCE	<b>1660 EMERSON STREET</b> <b>JACKSONVILLE, FLORIDA 32207</b> (904) 396-6334 FAX (904) 396-9997	 HARRY J. EVERETT, JR. Certificate No. 3287 LOUIS J. EVERETT Certificate No. 4088 Professional Surveyors & Planners State of Florida
<b>GENERAL NOTES:</b> 1. This is an <u>ABSTRACT</u> . 2. No abstract of Title furnished. 3. Not abstracted for easements. 4. Basis of Bearings: <u>no / -</u>		Not valid unless Surveyor's Official Seal is embossed hereon.
As best determined from an inspection of Flood Insurance Rate Map, the land/house dated 12-15-97, the land/house surveyed is in Zone <u>"X"</u> .		

SCALE: 1" = 30' DATE: 01-16-98 FIELD BOOK L.L. PAGE: DRAFTSMAN: J.T.W. ORDER #: 27-552-1

On File  
Page 14 of 19



## SITE PLAN



54

## SITE PLAN

CONTINUITY

DATE 10/15/25  
JOB NO 25-000  
DRWD. FILE

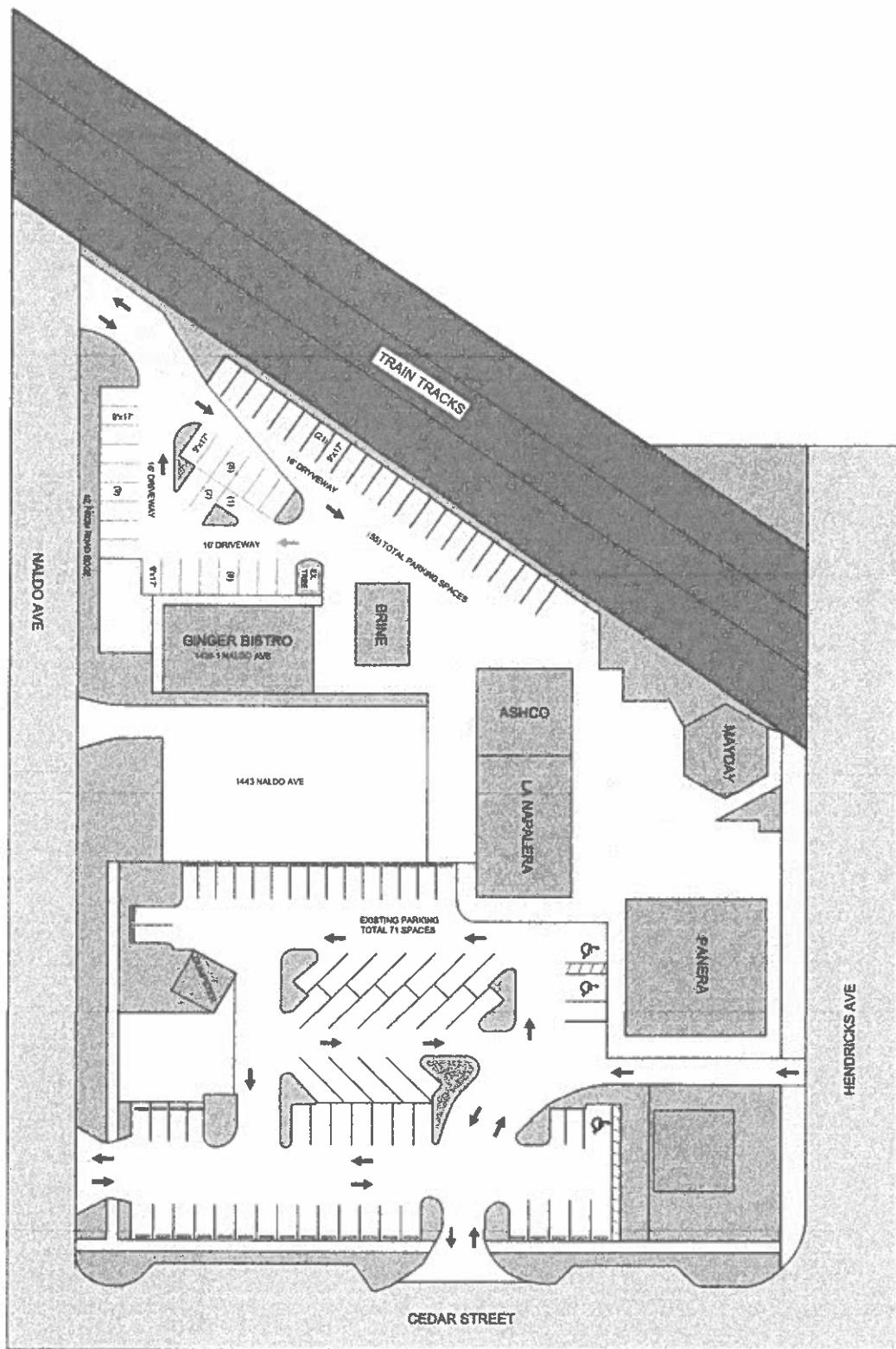
PROJECT

1435-1 NALDO AVE.  
JACKSONVILLE, FL

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**CONSULTANTS:**

Title  
F 19



## SITE PLAN

N

50

## SITE PLAN

DATE 10/15/25  
JOB NO 25-000  
DRAWING, PLE.

PROJECT

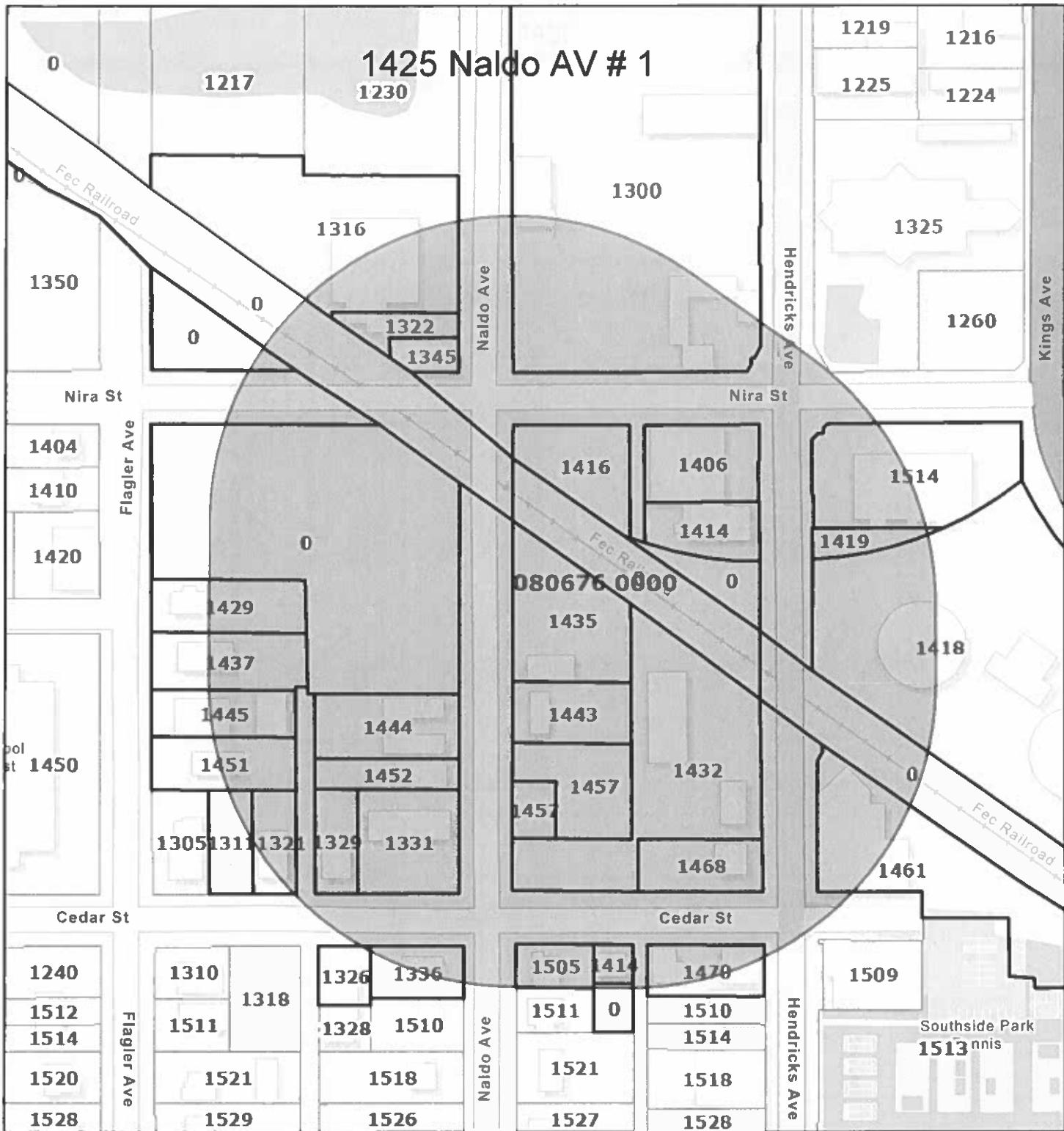
1435-1 NALDO AVE.  
JACKSONVILLE, FL

CONSULTANTS:

On File  
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## Land Development Review



November 12, 2025

1:2,257

## Parcels

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

SFWS On File  
Page 17 of 19

A	B	C	D	E	F	G	H	I
			MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_ZIP		
1 RE	CRAIG COREY L	1321 CEDAR ST	1321 CEDAR ST		JACKSONVILLE	32207-8553		
2 080694 0000	FERST HENDRICKS LLC	2555 PRIMROSE AVE			MIDDLEBURG	32068-6050		
3 080672 0000	JACKSONVILLE HOUSING AUTHORITY	1300 BROAD ST			JACKSONVILLE	32202-3996		
4 080692 0000	J & K COMPANY CAPITAL LLC	93 AUTUMN SPRINGS DR			JACKSONVILLE	32225		
5 080531 0000	2725 COLLEGE STREET LLC	4530 15 SAINT JOHNS AVE UNIT 406			JACKSONVILLE	32210		
6 080673 0050	GRANT ADAM J	1329 CEDAR ST			JACKSONVILLE	32207		
7 080686 0000	CITY OF JACKSONVILLE	214 N HOGAN ST 10TH FL			JACKSONVILLE	32202		
8 080674 0010	BAPTIST HEALTH PROPERTIES INC	C/O CITY REAL ESTATE DIV			JACKSONVILLE	32207		
9 080680 0000	SHINN THOMAS R	C/O TREASURY DEPARTMENT			JACKSONVILLE	32207-3133		
10 080532 0000	SUTHERLAND BETHANY J	1505 NALDO AVE			JACKSONVILLE	32207		
11 080689 0000	FRANCO BENJAMIN CRAMER	1429 FLAGLER AVE			JACKSONVILLE	32207		
12 080678 0000	ASHURIAN EDWARD	1443 NALDO AVE			JACKSONVILLE	32207		
13 080682 0000	LUCAS JAMES M	1434 1 HENDRICKS AVE			JACKSONVILLE	32207-8553		
14 080695 0000	HENDRICKS & CEDAR LLC	1311 CEDAR ST			JACKSONVILLE	32207-8177		
15 080520 0000	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	1400 PRUDENTIAL DR STE 7			LAKE CITY	32025-5874		
16 080836 0010	TRIACT DEVLLP	1109 S MARION AVE			JACKSONVILLE	32207		
17 080671 0000	NEST&VALE LLC	5209 SAN JOSE BLVD SUITE 101			JACKSONVILLE BEACH	32256-5019		
18 080683 0000	OSTRANDER ANDREW	601 12TH AVE S			JACKSONVILLE	32207		
19 080531 0010	CHADBORNE II MF LLC	1414 CEDAR ST			JACKSONVILLE BEACH	32250		
20 080822 0100	SAN MARCO TRAIN STATION LLC	177 4TH AVE N STE 200			JACKSONVILLE	32207		
21 080679 0020	GROUNDFLOOR JACKSONVILLE LLC	3982 ALHAMBRA DR W			JACKSONVILLE	32256		
22 080540 0015	PLATINUM ADVANTAGE LLC	C/O MCKILLOP LAW FIRM			JACKSONVILLE	32207		
23 080664 0000	HATCHETT ELECTRICAL CONTRACTING LLC	1514 NIRA ST			JACKSONVILLE	32207-8603		
24 080837 0000	1336 CEDAR STREET LLC	1322 NALDO AVE			JACKSONVILLE	32224		
25 080542 0000	SAN MARCO STATION LLC	13810 SUTTON PARK DR N STE 220			PONTE VEDRA BEACH	32082		
26 080666 0010	JACKSONVILLE ELECTRIC AUTHORITY	ATTN THOMAS BECKLER	344 PABLO TER		JACKSONVILLE	32202		
27 080670 0010	SALLAR LEASING INC	225 N PEARL ST			JACKSONVILLE	32207		
28 080690 0000	JFRD HOLDINGS LLC	1437 FLAGLER AVE			JACKSONVILLE	32207		
29 080691 0000	BIRGE CHERIE DIANE	2002 SAN MARCO BLVD STE 204			ATLANTIC BEACH	32233		
30 080684 0000	F E C RR CO	301 1ST ST			JACKSONVILLE	32256		
31 080450 0000	NW 8TH ST CORP	FLORIDA EAST COAST RAILWAY	7150 PHILIPS HWY		JACKSONVILLE	32207-2902		
32 080838 0000	SOUTHEAST CPAC	1804 RIVER RD			JACKSONVILLE	32217		
33		JOANNE PARKER GRIFFIN	4222 LALOSA DR		JACKSONVILLE	32219		
34		RANDALL JACKSON	5807 GILCHRIST OAKS CT		JACKSONVILLE	32207		
35		ATTEN: CURRENT PRESIDENT	1468 HENDRICKS AV		JACKSONVILLE	32207		

~~31~~  
217 Notice  
+ 173 EXP  
11 73 WLD  
11 73 Var  
11 73 Total

Jim Overton  
Duval County

Date: 11/09/2025 09:48AM  
Drawer: P01  
Clerk: GJA  
Transaction: \$1,673.48

## Duval County, City Of Jacksonville

### Jim Overton , Tax Collector

231 E. Forsyth Street  
Jacksonville, FL 32202

### General Collection Receipt

Item	Paid
CR Processing:	\$3,736.00
CR796667	
SAN MARCO UNION HALL LLC &#47;	
LAWRENCE YANCY	
1435 NALDO AV UNIT 1 JACKSONVILLE, FL 32207	
Total:	\$3,736.00
Receipt: 395-26-01062065	
Total Tendered	\$3,736.00
Check#	\$3,736.00
Chk#6157079	
Balance:	\$0.00
Paid By: SAN MARCO UNION HALL LLC	

Date: 11/12/2025  
Email: CRRule@coj.net

AN MARCO UNION HALL LLC / LAWRENCE YANCY  
1435 NALDO AV UNIT 1 JACKSONVILLE, FL 32207  
Description: COMPANION APPLICATION FOR ZONING EXCEPTION, WAIVER OF LIQUOR DISTANCE AND ZONING VARIANCE

Activity	Interfund	Future	Debit Amount	Credit Amount
00000000	00000	0000000	3736.00	0.00
00000000	00000	0000000	0.00	3736.00

Total Due: \$3,736.00

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

Account No: CR796667  
REZONING/VARIANCE/EXCEPTION

Date: 11/12/2025

Name: SAN MARCO UNION HALL LLC / LAWRENCE YANCY  
Address: 1435 NALDO AV UNIT 1 JACKSONVILLE, FL 32207  
Description: COMPANION APPLICATION FOR ZONING EXCEPTION, WAIVER OF LIQUOR DISTANCE AND ZONING VARIANCE

Total Due: \$3,736.00