

E-25-61
WLD-25-17
V-25-

Date Submitted: 11/12/25	Application Number: V-25-32
Date Filed: 12/9/25	Public Hearing:

COMPANION APPLICATION

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.

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

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

Page 1 of 4

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

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

CRITERIA
<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"> (i) <i>The proposed request is consistent with the definition of a variance;</i> (ii) <i>There are practical or economic difficulties in carrying out the strict letter of the regulation;</i> (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> (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> (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> (vi) <i>The effect of the proposed variance is in harmony with the spirit and intent of the Zoning Code.</i>

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, 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>.

Page 3 of 4

PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884 www.coj.net

last update: 1/10/2017

On File

Page 3 of 19

FILING FEES

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

Base Fee

Residential Districts: \$1,161.00

Non-residential Districts: \$1,173.00

Public Notices

\$7.00 per Addressee

Advertisement

Billed directly to owner/agent

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 LLCSignature: **Applicant or Agent (if different than owner)**Print name: LAWRENCE YANCYSignature: **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, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

PLANNING AND DEVELOPMENT DEPARTMENT

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 Fax: 904.255.7884

www.coj.net

last update: 1/10/2017

On File

Page 4 of 19

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.

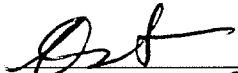
TO HAVE AND TO HOLD, the same in fee simple forever.

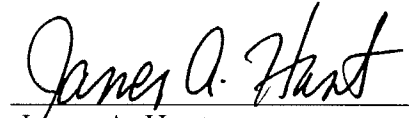
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed in the presence of:

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

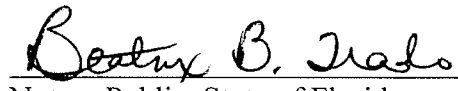

Printed Name: Oriene Nevada

By: 
Name: James A. Hunt
Its: President


Printed Name: John Battman

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.


Notary Public, State of Florida

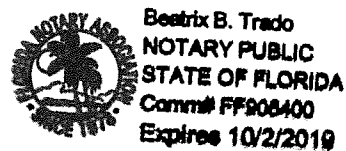


Exhibit "A"

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.

R. Ashur
Signature of Affiant

Roya Ashurian
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 31ST day of October, 2025, by Roya Ashurian, as _____ for _____, who is ☒ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____



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

Ann F. Philips
Notary Public Signature

Ann F. Philips
Printed/Typed Name – Notary Public

My commission expires: 1-17-2026

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

Report Year	Filed Date
2024	01/08/2024
2025	02/08/2025

THE CONSULTANT HAS NOTIFIED THE FLORIDA DEPARTMENT OF REVENUE THAT THIS DOCUMENT IS NOT BEING USED FOR A SECOND USE ONLY BY THE CLIENT. THE CONSULTANT HAS NO LIABILITY FOR THE REPRODUCTION OR REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.

CLIENT:
 GINGER BISTRO

CONSULTANTS:

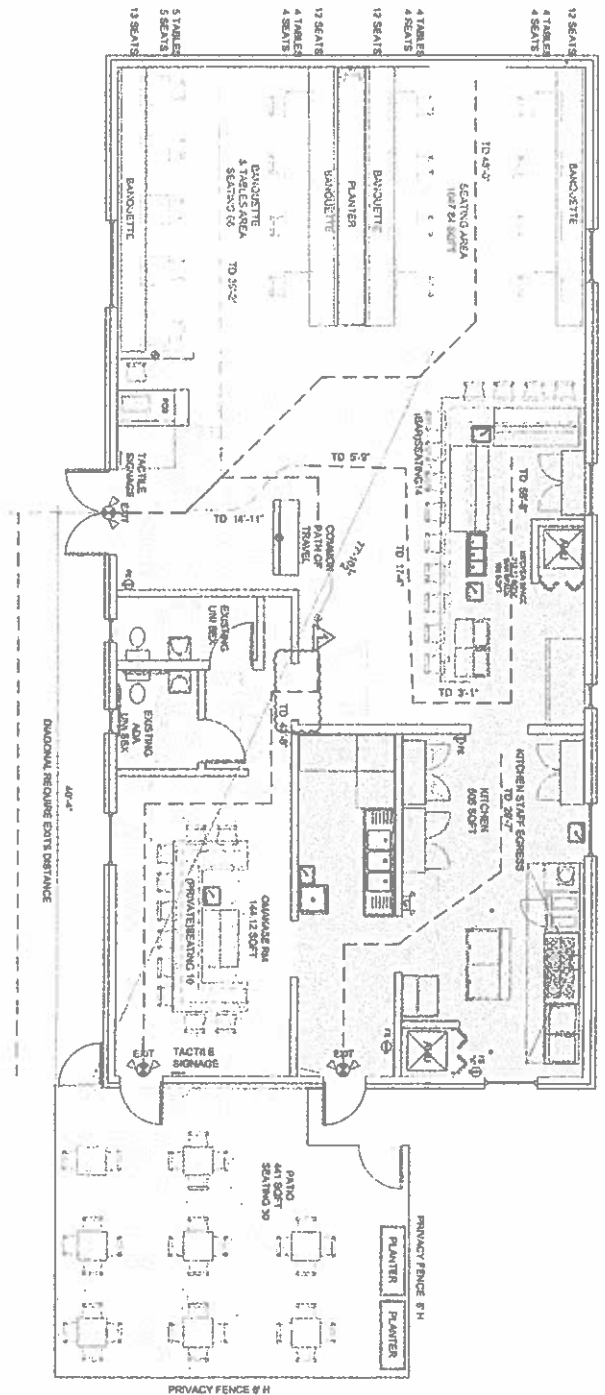
775 Design
 CONSULTANTS

PROJECT:
 A NEW TENANT
 IMPROVEMENT FOR
 GINGER BISTRO
 1435-1 NALDO AVE
 JACKSONVILLE, FL

DATE	DESCRIPTION
07/14/25	REVISION 1
07/14/25	REVISION 2
07/14/25	REVISION 3
07/14/25	REVISION 4
07/14/25	REVISION 5
07/14/25	REVISION 6
07/14/25	REVISION 7
07/14/25	REVISION 8
07/14/25	REVISION 9
07/14/25	REVISION 10

SCALE: AS NOTED
DESIGNER: BBG
CHECKER: NA
DATE: 07/14/25
JOB NO.: 002-25-A1.2
DRAWN BY: 002-25-A1.2
SHEET CONTENT:
 LIFE SAFETY PLAN

Sheet 12 of 19
PERMIT SET
 SHEET 7 OF 16 DATES



Room	Count	Label	Notes
Banquette	12	12 SEATS	
Dining Area	4	4 TABLES	
Kitchen	4	4 TABLES	
Private Dining	13	13 SEATS	
Storage	5	5 TABLES	
Restroom	13	13 SEATS	

Room	Count	Label	Notes
Banquette	12	12 SEATS	
Dining Area	4	4 TABLES	
Kitchen	4	4 TABLES	
Private Dining	13	13 SEATS	
Storage	5	5 TABLES	
Restroom	13	13 SEATS	

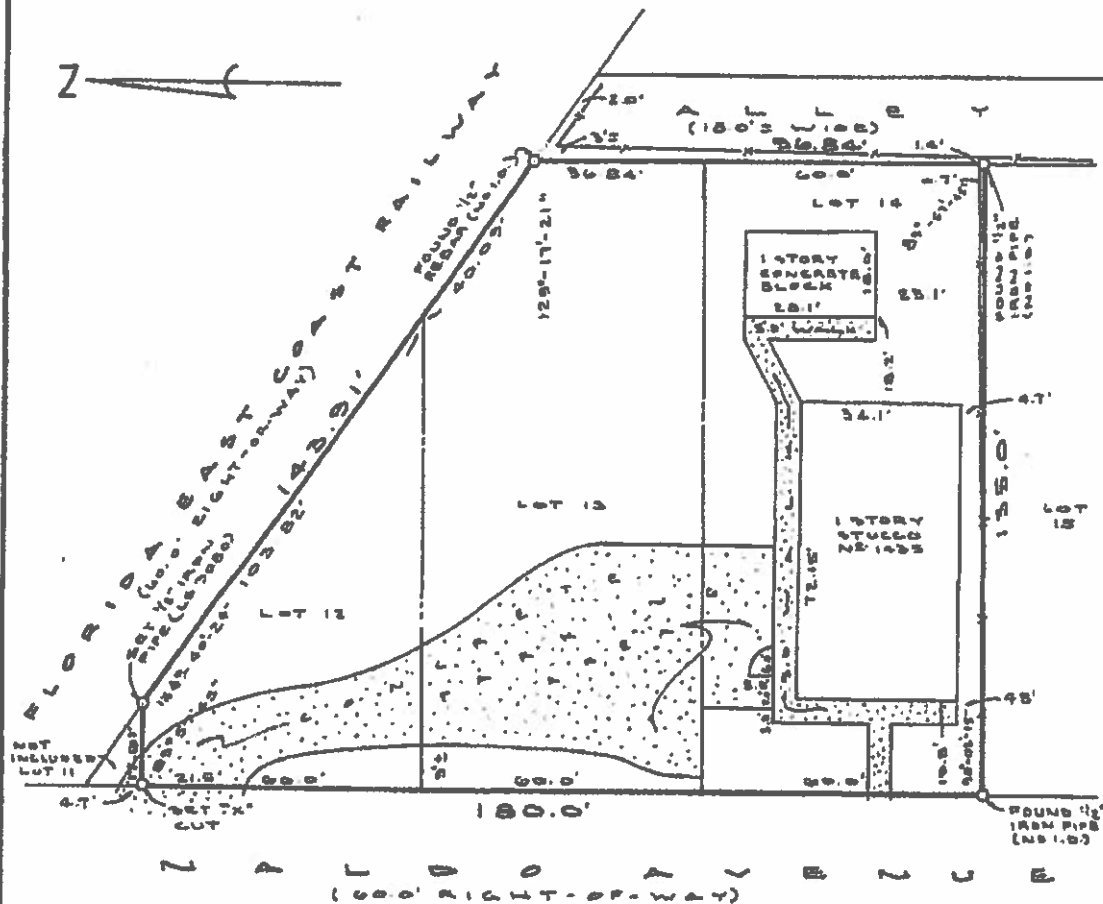
Room	Count	Label	Notes
Banquette	12	12 SEATS	
Dining Area	4	4 TABLES	
Kitchen	4	4 TABLES	
Private Dining	13	13 SEATS	
Storage	5	5 TABLES	
Restroom	13	13 SEATS	

Room	Count	Label	Notes
Banquette	12	12 SEATS	
Dining Area	4	4 TABLES	
Kitchen	4	4 TABLES	
Private Dining	13	13 SEATS	
Storage	5	5 TABLES	
Restroom	13	13 SEATS	

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
KATMAN & ESHELMAN, P.A.



Certification amended: 1-16-98

LEGEND:

- CONCRETE MONUMENT
- IRON PIPE ON ROD
- O/E OVERHEAD ELECTRIC
- O/T OVERHEAD TELEPHONE
- X CROSS-CUT IN CONCRETE
- X-X FENCE

As best determined from an inspection of Flood Insurance Rate Map: 12-007-0161-B dated 8-15-89, the lands/house surveyed lie in Zone "X"

ELLIS, CURTIS & KOOKER, INC.

LAND SURVEYORS AND PLANNERS
(LS # 3080)

1660 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
(904) 396-8334
FAX (904) 396-8987

5531 BRANDIES AVENUE
CALLAHAN, FLORIDA 32011
(904) 878-8161
FAX (904) 396-8987

GENERAL NOTES:

1. This is a RECHECK
2. No abstract of Title furnished.
3. Not abstracted for comments.
4. Basis of Bearings: NS/TM



Not valid unless Surveyor's Official Seal is embossed hereon.

HAROLD E. EVERETT, JR.
Certificate No. 3287
LOUIS J. EVERETT
Certificate No. 4088
Professional Surveyors & Mappers
State of Florida

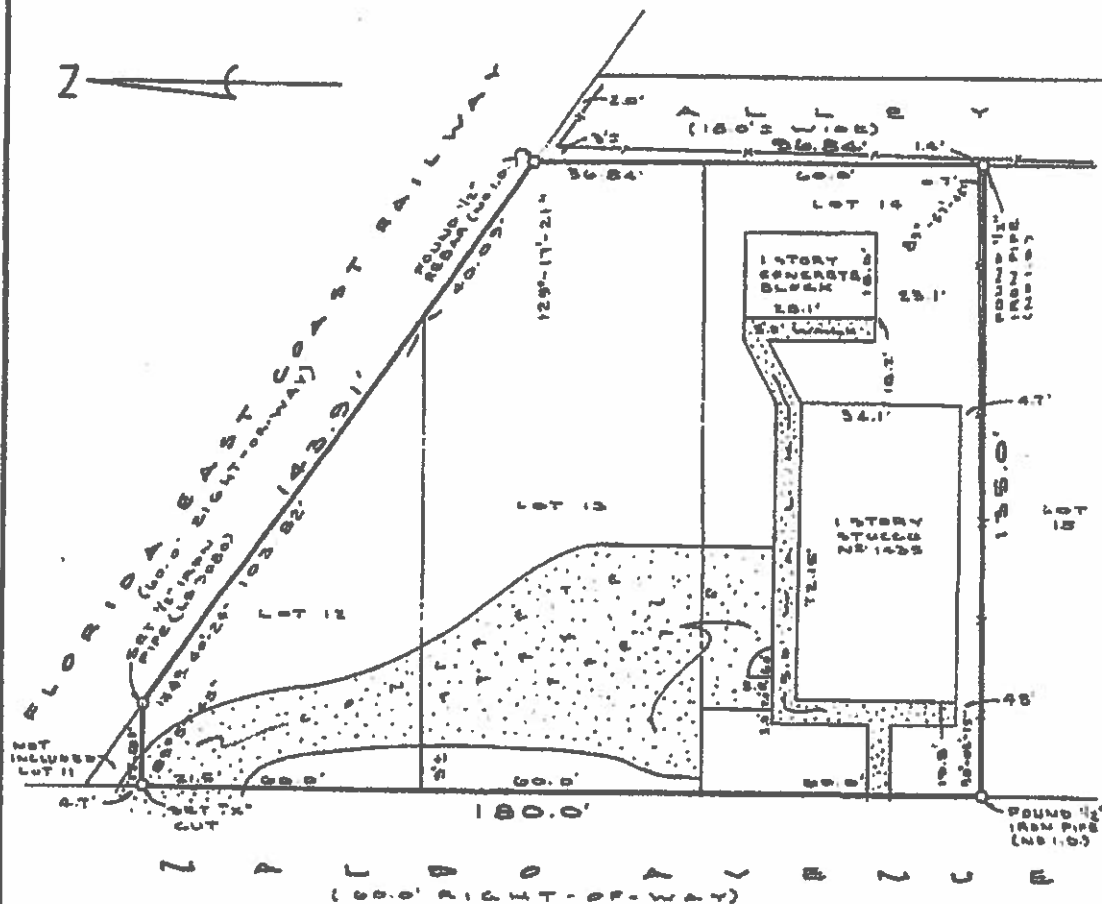
SCALE: 1"=30' DATE: 8-16-87 FIELD BOOK L.L. PAGE 1 DRAFTSMAN: J.T.W. ORDER # 27-562-A

On File

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
KATIMAN & ESHELMAN, P.A.



Certifications amended: 1-16-98

- LEGEND:**
- CONCRETE MONUMENT
 - IRON PIPE OR ROD
 - O/E OVERHEAD ELECTRIC
 - O/T OVERHEAD TELEPHONE
 - X CROSS-CUT IN CONCRETE
 - X-X FENCE

As best determined from an inspection of Flood Insurance Rate Map: 12-0077 Q161 E dated 8-18-84, the lands/house surveyed lie in Zone "X"

ELLIS, CURTIS & KOOKER, INC.

LAND SURVEYORS AND PLANNERS
(LB # 3080)

1660 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
(904) 396-8334
FAX (904) 396-8887

5531 BRANDIES AVENUE
CALLAHAN, FLORIDA 32011
(904) 878-8161
FAX (904) 396-8887

GENERAL NOTES:

1. This is a RETRACTED
2. No abstract of title furnished.
3. Not abstracted for easements.
4. Basis of Bearings: True

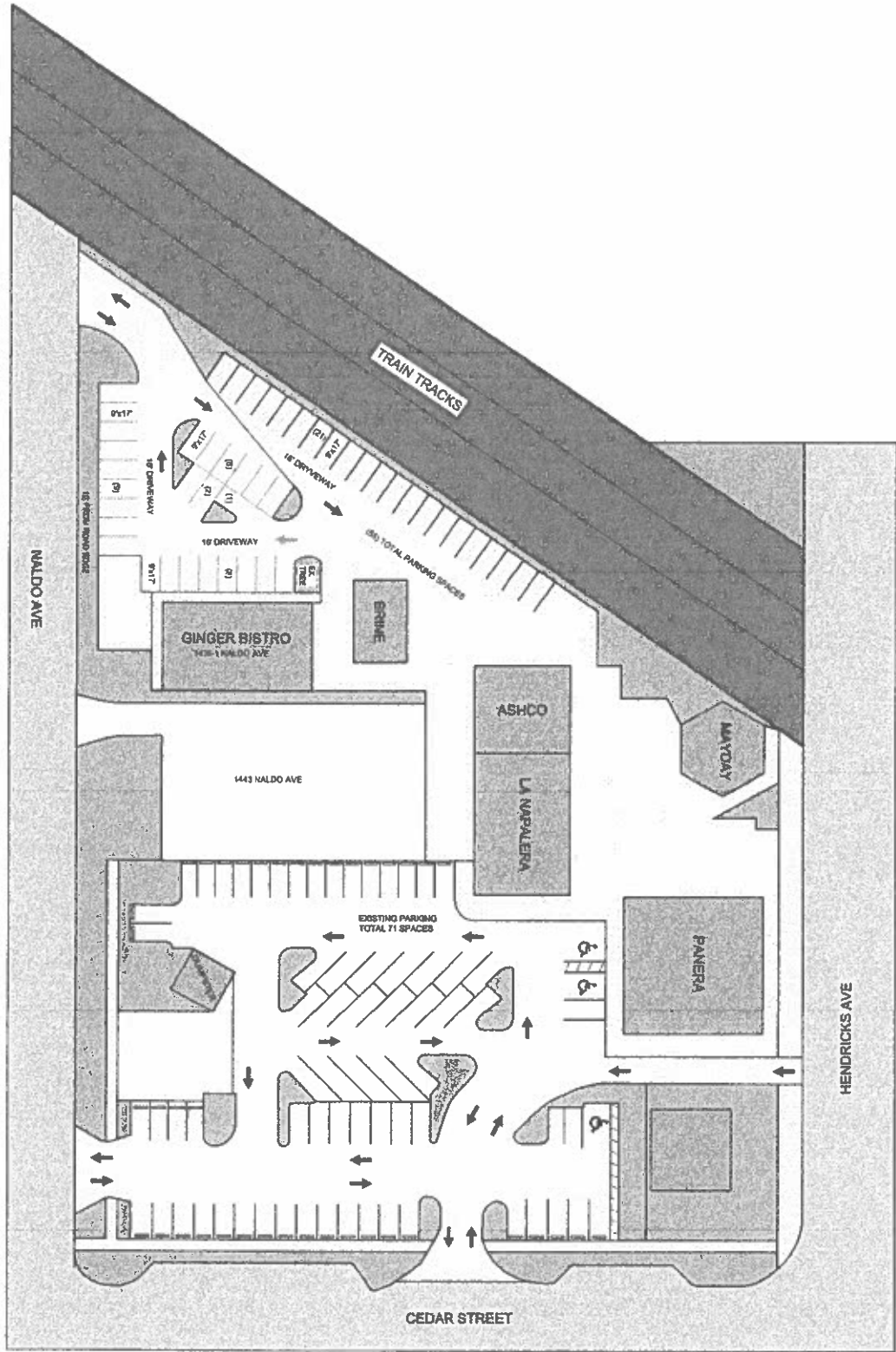


Not valid unless Surveyor's Official Seal is embossed hereon.

HAROLD A. EVERETT, JR.
Certificate No. 3287
LOUIS J. EVERETT
Certificate No. 4088
Professional Surveyors & Mappers
State of Florida

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

On File



SITE PLAN 1

SP-1

SITE PLAN

SHEET CONTENT

DATE 10/15/25

JOB NO 25-000

OWNER NAME

SCALE AS NOTED

DATE R/O

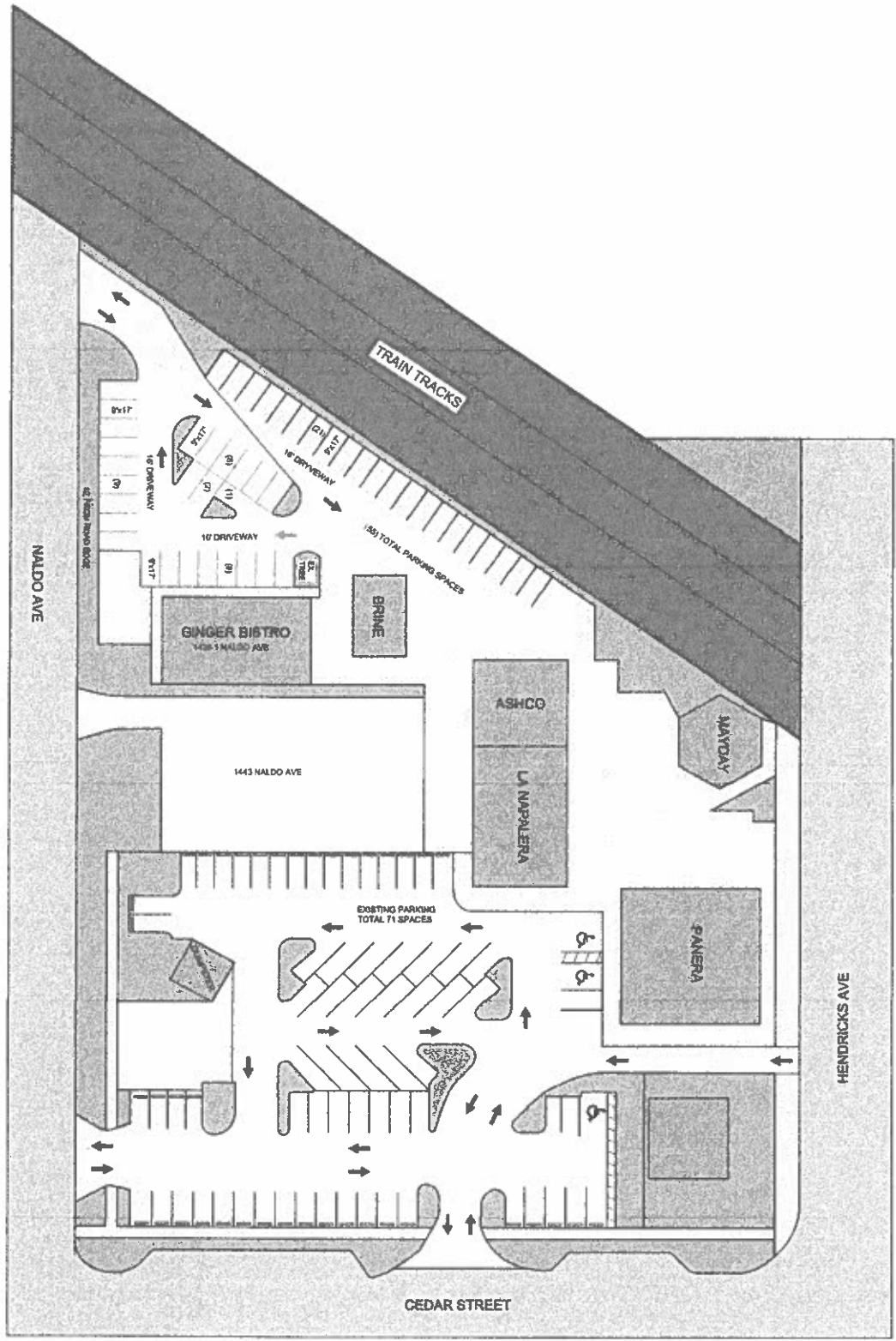
#	DATE	REVISION/NOTES

PROJECT:
1435-1 NALDO AVE,
JACKSONVILLE, FL

CONSULTANTS:

THIS DOCUMENT IS THE PROPERTY OF THE CONSULTANT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THE CONSULTANT ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, LOSS OF REVENUE, OR ANY OTHER SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY THEREOF.





SITE PLAN 1

SP-1

SHEET:

SITE PLAN

SHEET CONTENT:

DATE: 10/15/25

JOB NO: 25-000

OWNER: RLC

SCALE: AS NOTED

DESIGN: RJO

PROJECT:

1435-1 WALDO AVE.

JACKSONVILLE, FL

CONSULTANTS:

1435-1 HENDRICKS AVE.

JACKSONVILLE, FL

On File

Page 16 of 19

[illegible]

 **Parcels**

On File
Page 17 of 19

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_CITY	MAIL_CITY	MAIL_CITY
2	080694 0000	CRAIG COREY L		1321 CEDAR ST		JACKSONVILLE	JACKSONVILLE	FL	32207-8553
3	080672 0000	FERST HENDRICKS LLC		2555 PRIMROSE AVE		MIDDLEBURG	MIDDLEBURG	FL	32068-6050
4	080692 0000	JACKSONVILLE HOUSING AUTHORITY		1300 BROAD ST		JACKSONVILLE	JACKSONVILLE	FL	32207-3996
5	080531 0000	J & K COMPANY CAPITAL LLC		93 AUTUMN SPRINGS DR		JACKSONVILLE	JACKSONVILLE	FL	32225
6	080673 0050	2725 COLLEGE STREET LLC		4530 15 SAINT JOHNS AVE UNIT 406		JACKSONVILLE	JACKSONVILLE	FL	32210
7	080686 0000	GRANT ADAM J		1329 CEDAR ST		JACKSONVILLE	JACKSONVILLE	FL	32207
8	080674 0010	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	JACKSONVILLE	FL	32202
9	080680 0000	BAPTIST HEALTH PROPERTIES INC		C/O TREASURY DEPARTMENT	841 PRUDENTIAL DR STE 1602	JACKSONVILLE	JACKSONVILLE	FL	32207
10	080532 0000	SHINN THOMAS R		1505 NALDO AVE		JACKSONVILLE	JACKSONVILLE	FL	32207-3133
11	080689 0000	SUTHERLAND BETHANY J		1429 FLAGLER AVE		JACKSONVILLE	JACKSONVILLE	FL	32207
12	080678 0000	FRANCO BENJAMIN CRAMER		1443 NALDO AVE		JACKSONVILLE	JACKSONVILLE	FL	32207
13	080682 0000	ASHURIAN EDWARD		1434 1 HENDRICKS AVE		JACKSONVILLE	JACKSONVILLE	FL	32207
14	080695 0000	LUCAS JAMES M		1311 CEDAR ST		JACKSONVILLE	JACKSONVILLE	FL	32207-8553
15	080520 0000	HENDRICKS & CEDAR LLC		1400 PRUDENTIAL DR STE 7		JACKSONVILLE	JACKSONVILLE	FL	32207-8177
16	080836 0010	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		1109 S MARION AVE		LAKE CITY	LAKE CITY	FL	32025-5874
17	080671 0000	TRIACT DEV LLP		5209 SAN JOSE BLVD SUITE 101		JACKSONVILLE	JACKSONVILLE	FL	32207
18	080683 0000	NEST&VALE LLC		601 12TH AVE S		JACKSONVILLE BEACH	JACKSONVILLE BEACH	FL	32250-5019
19	080531 0010	OSTRANDER ANDREW		1414 CEDAR ST		JACKSONVILLE	JACKSONVILLE	FL	32207
20	080822 0100	CHADBOURNE II MF LLC		177 4TH AVE N STE 200		JACKSONVILLE BEACH	JACKSONVILLE BEACH	FL	32250
21	080679 0020	SAN MARCO TRAIN STATION LLC		3982 ALHAMBRA DR W		JACKSONVILLE	JACKSONVILLE	FL	32207
22	080540 0015	GROUND FLOOR JACKSONVILLE LLC		C/O MCKILLOP LAW FIRM	7563 PHILIPS HWY BLDG 500	JACKSONVILLE	JACKSONVILLE	FL	32256
23	080664 0000	PLATINUM ADVANTAGE LLC		1514 NIRA ST		JACKSONVILLE	JACKSONVILLE	FL	32207
24	080837 0000	HATCHETT ELECTRICAL CONTRACTING LLC		1322 NALDO AVE		JACKSONVILLE	JACKSONVILLE	FL	32207-8603
25	080542 0000	1336 CEDAR STREET LLC		13810 SUTTON PARK DR N STE 220		JACKSONVILLE	JACKSONVILLE	FL	32224
26	080666 0010	SAN MARCO STATION LLC		ATTN THOMAS BEECKLER	344 PABLO TER	PONTE VEDRA BEACH	PONTE VEDRA BEACH	FL	32082
27	080670 0010	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST		JACKSONVILLE	JACKSONVILLE	FL	32202
28	080690 0000	SALLAR LEASING INC		1437 FLAGLER AVE		JACKSONVILLE	JACKSONVILLE	FL	32207
29	080691 0000	JFRD HOLDINGS LLC		2002 SAN MARCO BLVD STE 204		JACKSONVILLE	JACKSONVILLE	FL	32207
30	080684 0000	BIRGE CHERIE DIANE		301 1ST ST		ATLANTIC BEACH	ATLANTIC BEACH	FL	32233
31	080450 0000	F E C RR CO		FLORIDA EAST COAST RAILWAY	7150 PHILIPS HWY	JACKSONVILLE	JACKSONVILLE	FL	32256
32	080838 0000	NW 8TH ST CORP		1804 RIVER RD		JACKSONVILLE	JACKSONVILLE	FL	32207-3902
33		SOUTHEAST CPAC		4222 LALOSA DR		JACKSONVILLE	JACKSONVILLE	FL	32217
34		OPEN VOLUNTEER		5807 GILCHRIST OAKS CT		JACKSONVILLE	JACKSONVILLE	FL	32219
35		SAN MARCO PRESERVATION SOCIETY		1468 HENDRICKS AV		JACKSONVILLE	JACKSONVILLE	FL	32207

31
 X 217 Notice
 + 1173 EXD
 1173 WLD
 1173 Var.
 3,736. Total

Jim Overton

Duval County

Date Time: 12/09/2025 09:48AM

Drawer: P01

Clerk: GJA

Transaction: 8167848

Duval County, City Of Jacksonville

Jim Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Item: 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: CRule@coj.net

SAN MARCO UNION HALL LLC / LAWRENCE YANCY

1435 NALDO AV UNIT 1 JACKSONVILLE, FL 32207

Description: COMPANION APPLICATION FOR ZONING EXCEPTION, WAIVER OF LIQUOR
CE 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