

Date Submitted: 9/27/23	<b>COMPANION APPLICATION</b>	Application Number: 53-68
Date Filed: 10/3/23		Public Hearing: WLD-23-24

**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: CCQ-S	Current Land Use Category: CGC	
Exception Sought: Retail, sale and service of all alcoholic beverages for off-premises consumption	Applicable Section of Ordinance Code: 356.368 +K (c)(1)	
Council District: 7	Planning District: 1	
Previous Zoning Applications Filed (provide application numbers): E-87-229, V-87-134		
Notice of Violation(s): none found		
Number of Signs to Post: 2	Amount of Fee: \$1329.	Zoning Asst. Initials: CIR
Neighborhood Associations: please see attached.		
Overlay: Springfield Historic District		

PROPERTY INFORMATION	
1. Complete Property Address: 1705 Main St, Jacksonville FL 32206	2. Real Estate Number: 071644-0000
3. Land Area (Acres): .18	4. Date Lot was Recorded:
5. Property Located Between Streets: 7th St W and 8th St W	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. Current Property Use: Mixed use	
8. Exception Sought: 4COP restaurant license including liquor, beer or wine for on-premises consumption.	
9. In whose name will the Exception be granted: The4Horsemen LLC	

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
10. Name: <b>1703-1705 N Main Street LLC</b>	11. E-mail: <b>brian@kinkadecommercial.com</b>
12. Address (including city, state, zip): <b>2021 Tyler St, Ste 100 Hollywood FL 33020</b>	13. Preferred Telephone: <b>(904) 376-5981</b>

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
14. Name: <b>The4Horsemen LLC</b>	15. E-mail: <b>brandon@brandonstanko.com</b>
16. Address (including city, state, zip): <b>798 3rd St S Jacksonville Beach FL 32250</b>	17. Preferred Telephone: <b>(904) 357-0493</b>

<b>CRITERIA</b>
<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"> <li>(i) <i>Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto;</i></li> <li>(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></li> <li>(iii) <i>Will not have an environmental impact inconsistent with the health, safety and welfare of the community;</i></li> <li>(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></li> <li>(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></li> <li>(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></li> <li>(vii) <i>Will not overburden existing public services and facilities;</i></li> <li>(viii) <i>Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and</i></li> </ul>

**PLANNING AND DEVELOPMENT DEPARTMENT**

214 N. Hogan Street, Suite 300 | Jacksonville, FL 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | [www.coj.net](http://www.coj.net)

last update: 1/12/2017

- 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.

*See attached.*

Item 18

1. *Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.*

The property is located in the heart of the Springfield commercial district which is generally a mixed-use commercial area. While the area is generally developed on an individual basis, its establishments tend to function as a cohesive commercial center, similar in nature to the San Marco Town Center. No actions taken or requested fall under the definition of "Development" as defined by [Jacksonville, Florida Code of Ordinances Sec. 650.105](#).

2. *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.*

The use is not designed as an integral part of a mixed planned unit development. However, the property is located in the heart of the Springfield commercial district which is generally a mixed-use commercial area. While the area is generally developed on an individual basis, its establishments tend to function as a cohesive commercial center, similar in nature to the San Marco Town Center.

3. *Will not have an environmental impact inconsistent with the health, safety, and welfare of the community.*

The restaurant is located in the heart of the Springfield commercial district which consists of other restaurants, breweries, bars, and shopping. Allowing the exemption required will not have an impact that is inconsistent with the area around it.

4. *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 the health, safety, and welfare of the community.*

The restaurant is located in the heart of the Springfield commercial district which consists of other restaurants, breweries, bars, and shopping. Additionally, the property is already zoned for mixed use, the property is served by numerous on street and off street parking spaces.

5. *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.*

The property is already developed and none of the actions sought fall within the definition of "Development" as defined by [Jacksonville, Florida Code of Ordinances Sec. 650.105](#). Additionally, there is little to no undeveloped property around the property in question.

Item 18

6. 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.

The restaurant is located in the heart of the Springfield commercial district which consists of other restaurants, breweries, bars, and shopping. Allowing this exception will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust.

7. Will not overburden existing public services and facilities.

The restaurant is located in the heart of the Springfield commercial district which consists of other restaurants, breweries, bars, and shopping. Allowing the exception will not overburden the existing public services and facilities.

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

The property is already developed and the exception will not affect the accessibility to the property by fire, police, rescue and other services.

9. 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 forth elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

Allowing the requested exception is consistent with the definition of an exception because, while it may not be appropriate to allow 4COP licenses without restriction throughout the zoning district, restaurants with full service bars can have a beneficial effect on the community as a whole.

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

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		

**PLANNING AND DEVELOPMENT DEPARTMENT**

**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.

<p><b>Owner(s)</b>          Print name: _____          Signature: _____</p>	<p><b>Applicant or Agent (if different than owner)</b>          Print name: <u>Brandon A. Stanko</u>          Signature: <u>Brandon A. Stanko</u> <small>Digitally signed by Brandon A. Stanko Date: 2023.09.05 15:36:25 -04'00'</small>  </p>
<p><b>Owner(s)</b>          Print name: _____          Signature: _____</p>	<p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>

**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

THIS INSTRUMENT PREPARED BY:

JOHN G BARRY, III ESQUIRE  
JOHN G BARRY, III, P.A.  
5335 ORTEGA BOULEVARD  
JACKSONVILLE, FLORIDA 32210  
File No: ELIAS/MASHNI

TRUSTEE'S DEED

THIS INDENTURE is made this 17<sup>th</sup> day of September, 2021, by and between COSTANDI B. MASHNI and LILA B. MASHNI, individually and as Trustees of the Costandi B. Mashni Living Trust dated October 11, 2018, and ROBERT SALIBA ELIAS and MELINDA KHAWAJA ELIAS, individually and as Trustees of the Robert and Melinda Elias Living Trust dated May 14, 2021, parties of the first part, and 1703-1705 N MAIN STREET, LLC, a Florida Limited Liability Company, whose post office address is: 2025 Tyler St., Hollywood, FL 33020, party of the second part.

Parties of the first part, pursuant to the powers granted to him under the Trust Agreement, and in consideration of the premises and the sum of ten and no/100(\$10.00) DOLLARS and other good and valuable consideration in hand paid, grant, bargain, sell, alien, remise, release, convey and confirm to the party of the second part, and to his/hers/its heirs and assigns forever, that certain real property situate in Duval County, Florida, more particularly described as follows:

LOT 1, BLOCK 44, SPRINGFIELD, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK I, PAGE 145, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL IDENTIFICATION No.: 071644-0000

The above referenced real property is not the homestead property of any of the parties of the first part in that none of them or members of their families reside thereon. The real property is commercial property.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, none of which shall be reimposed by the same, and ad valorem and non ad valorem taxes for the current year.

TO HAVE and TO HOLD the same to the party of the second part, and to its heirs and assigns, in fee simple forever.

AND the party of the first part does covenant to and with the party of the second part, his/hers/its heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the laws of Florida have been followed and complied with in all respects and the Grantor(s) hereby covenants with said Grantee(s) that they are lawfully seized of said land in fee simple, that they have good right and lawful authority to sell and convey said land; that they hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals on the day and year first above written.

Costandi B. Mashni Lila B. Mashni  
COSTANDI B. MASHNI and LILA B. MASHNI, individually and as Trustees of the Costandi B. Mashni Living Trust dated October 11, 2018

Robert Saliba Elias Melinda Khawaja Elias  
ROBERT SALIBA ELIAS and MELINDA KHAWAJA ELIAS, individually and as Trustees of the Robert and Melinda Elias Living Trust dated May 14, 2021

Witnesses as to Parties of the First Part

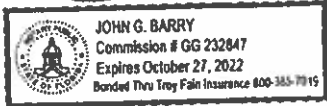
John G. Barry III  
Printed name of witness: JOHN G. BARRY III

Catherine Lee  
Printed name of witness: CATHERINE LEE

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 17<sup>th</sup> day of September, 2021, by COSTANDI B. MASHNI and LILA B. MASHNI, individually and as Trustees of the Costandi B. Mashni Living Trust dated October 11, 2018, and ROBERT SALIBA ELIAS and MELINDA KHAWAJA ELIAS, individually and as Trustees of the Robert and Melinda Elias Living Trust dated May 14, 2021 who are personally known to me or who have produced \_\_\_\_\_ as identification.



John G. Barry III  
Notary Public  
My commission expires: \_\_\_\_\_



**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: May 9, 2023

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 1705 N Main Street, Jacksonville, Florida 32206 RE#(s): 071644 0000

To Whom it May Concern:

I James Saada, as Manager of 1703-1705 N Main Street LLC,  
a Limited Liability Company organized under the laws of the state of Florida, hereby certify  
that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s)  
for waiver of liquor distance submitted to the Jacksonville Planning and Development  
Department.

(signature) [Handwritten Signature] 

(print name) JAMES L. SAADA

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 9th day of May, 2023, by James Saada, as \_\_\_\_\_, of 1703-1705 N Main Street LLC, a Jacksonville corporation, who is personally known to me or who has produced N/A as identification and who took an oath.

[Handwritten Signature]  
(Signature of NOTARY PUBLIC)

Merielys Rodriguez  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 12/12/2026



**Agent Authorization – Limited Liability Company (LLC)**

Date: May 9, 2023

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 1705 N Main St, Jacksonville FL 32206 RE#(s): 071644 0000

To Whom It May Concern:

You are hereby advised that James Saada, as Manager of 1703-1705 N Main Street LLC, hereby certify that the Company is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Joseph Brown, Lacey Ellard, and Brandon A. Stanko, Esq. on behalf of The4Horsemen LLC to act as agent to file application(s) for waiver of minimum liquor distance for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

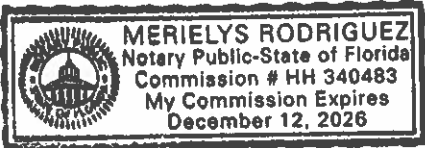
(signature) [Handwritten Signature]

**SIGN HERE**

(print name) JAMES L. SAADA

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 9th day of May 20 23 by James Saada, as 1703-1705 N. Main Street LLC, a Jacksonville corporation, who is personally known to me or who has produced N/A as identification and who took an oath.



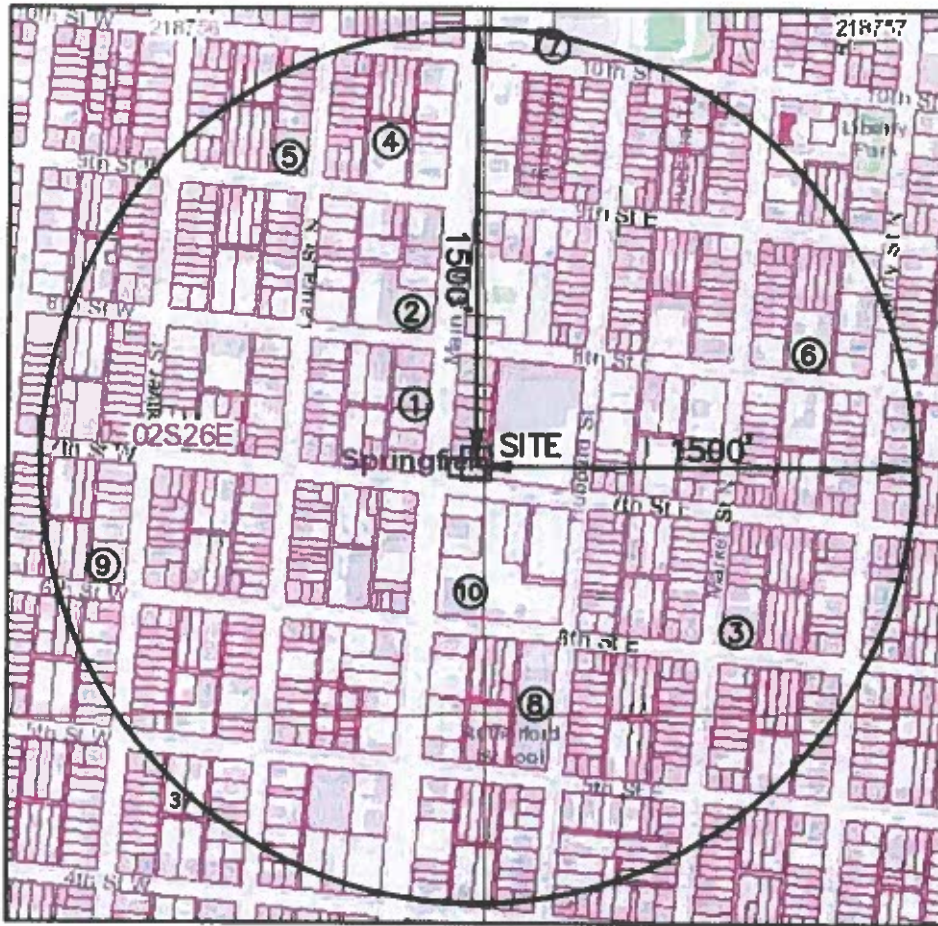
[Handwritten Signature]  
(Signature of NOTARY PUBLIC)

Merielys Rodriguez  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 12/12/2026

# MAP SHOWING SURVEY OF

LOT 1, BLOCK 44, SPRINGFIELD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 145, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



**VICINITY MAP**  
SCALE: 1" = 500'

**NOTES:**

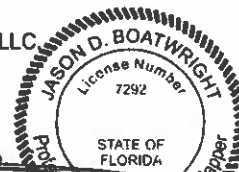
1. THIS IS A MAP ONLY.
2. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF ANY CHURCHES, SCHOOLS OR ADULT ENTERTAINMENT FACILITIES WITHIN 1500 FEET OF THE SUBJECT SITE, OF WHICH THERE ARE TEN (10).

**SUBJECT SITE:**  
1705 MAIN STREET NORTH  
JACKSONVILLE, FL 32206

- ① C.B. HELPING HANDS MINISTRIES  
1728 MAIN STREET  
JACKSONVILLE, FL 32206 - 200'±
- ② WESTSIDE CHURCH OF CHRIST  
23 WEST 6TH STREET  
JACKSONVILLE, FL 32206 - 450'±
- ③ GLORIOUS CHURCH OF THE LORD  
213 EAST 6TH STREET  
JACKSONVILLE, FL 32206 - 1,050'±
- ④ SPRINGFIELD CHRISTIAN CHURCH DISCIPLES OF CHRIST  
25 WEST 9TH STREET  
JACKSONVILLE, FL 32206 - 970'±
- ⑤ EPISCOPAL CHURCH IN THE DIOCESE OF FLORIDA, INC.  
1912 NORTH LAURA STREET  
JACKSONVILLE, FL 32206 - 1,100'±

- ⑥ EMBASSY FELLOWSHIP  
221 EAST 8TH STREET  
JACKSONVILLE, FL 32206 - 1,180'±
- ⑦ SPRINGFIELD MIDDLE SCHOOL  
2034 HUBBARD STREET  
JACKSONVILLE, FL 32206 - 1,450'±
- ⑧ RUTHERFORD SCHOOL  
1514 HUBBARD STREET  
JACKSONVILLE, FL 32206 - 610'±
- ⑨ GREATER NEW JERUSALEM BAPTIST CHURCH  
207 WEST 6TH STREET  
JACKSONVILLE, FL 32206 - 1,140'±
- ⑩ TRUE CHILDREN OF SILENCE HOMESCHOOL & TUTORING CENTER, INC.  
1801 NORTH MAIN STREET  
JACKSONVILLE, FL 32206 - 315'±

CERTIFIED TO:  
THE4HORSEMEN, LLC



**JASON D. BOATWRIGHT, P.E., S.M.**  
FLORIDA LICENSED SURVEYOR and MAPPING PROFESSIONAL 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."

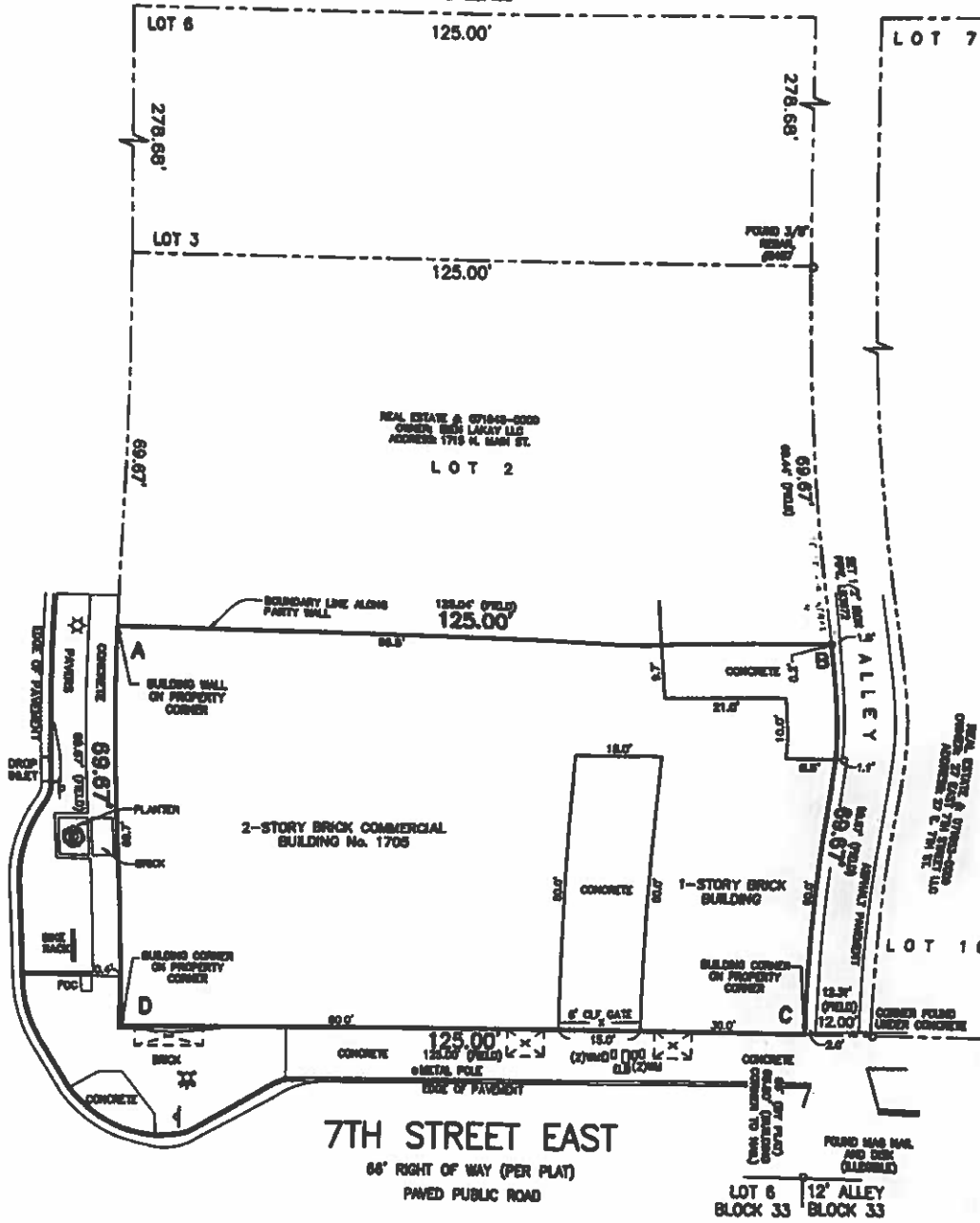
DATE: MARCH 17, 2023 SHEET 1 OF 1	FILE: 2023-0371 DRAWN BY: ADT SCALE: 1" = 500'
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# MAP SHOWING SURVEY OF

LOT 1, BLOCK 44, EAST SPRINGFIELD AS RECORDED IN PLAT BOOK 2, PAGE 4, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



8TH STREET EAST  
66' RIGHT OF WAY (PER PLAT)  
PAVED PUBLIC ROAD



MAIN STREET NORTH  
100' RIGHT OF WAY (PER PLAT)  
PAVED PUBLIC ROAD

7TH STREET EAST  
66' RIGHT OF WAY (PER PLAT)  
PAVED PUBLIC ROAD

LOT 6 | 12' ALLEY  
BLOCK 33 | BLOCK 33

**SYMBOL LEGEND**

- XX FIRE HYDRANT
- LIGHT POLE
- GAS VALVE
- WWM WATER WALK
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- W/W WATER METER
- CR ○ GAS REZER
- CR ○ CHOLE REZER
- ELB ○ ELECTRIC BOX
- SIGN
- TRANSFORMER
- MANHOLE

**ABBREVIATION LEGEND**

- BY BALK-ALN PRINTER
- CONCRETE
- BRICK
- PLASTER
- PAVED
- ASPH
- GRASS
- WOOD
- CEMENT
- IRON
- STEEL
- ALUMINUM
- COPPER
- ZINC
- LEAD
- GLASS
- PAPER
- TEXTILE
- PLASTIC
- OTHER

**GENERAL SURVEY NOTES**

1. THIS IS A BOUNDARY SURVEY.
2. INTERIOR ANGLES AS PER FIELD SURVEY AND AS LISTED BELOW.
  - A. 80°27'28" B. 89°57'30" C. 89°56'15" D. 89°54'50"
3. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE. NEITHER THE LICENSED SURVEYOR NOR THE SURVEYOR'S EMPLOYERS MAKE ANY REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAY, EASEMENT LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
4. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCUMBRANCES HAVE BEEN LOCATED EXCEPT WHERE SHOWN HEREON.
5. NO BUILDING RESTRICTION LINES, AS PER PLAT.
6. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF SPECIAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NO. 1250000001A, DATED NOVEMBER 2, 2008 FOR DUVAL COUNTY, FLORIDA.
7. PARTY WALL WAS NOT MEASURED BY THE SURVEYOR BEHIND THE BUILDING.

CERTIFIED TO:  
THE HONORABLE JUDGE JOSEPH BROWN

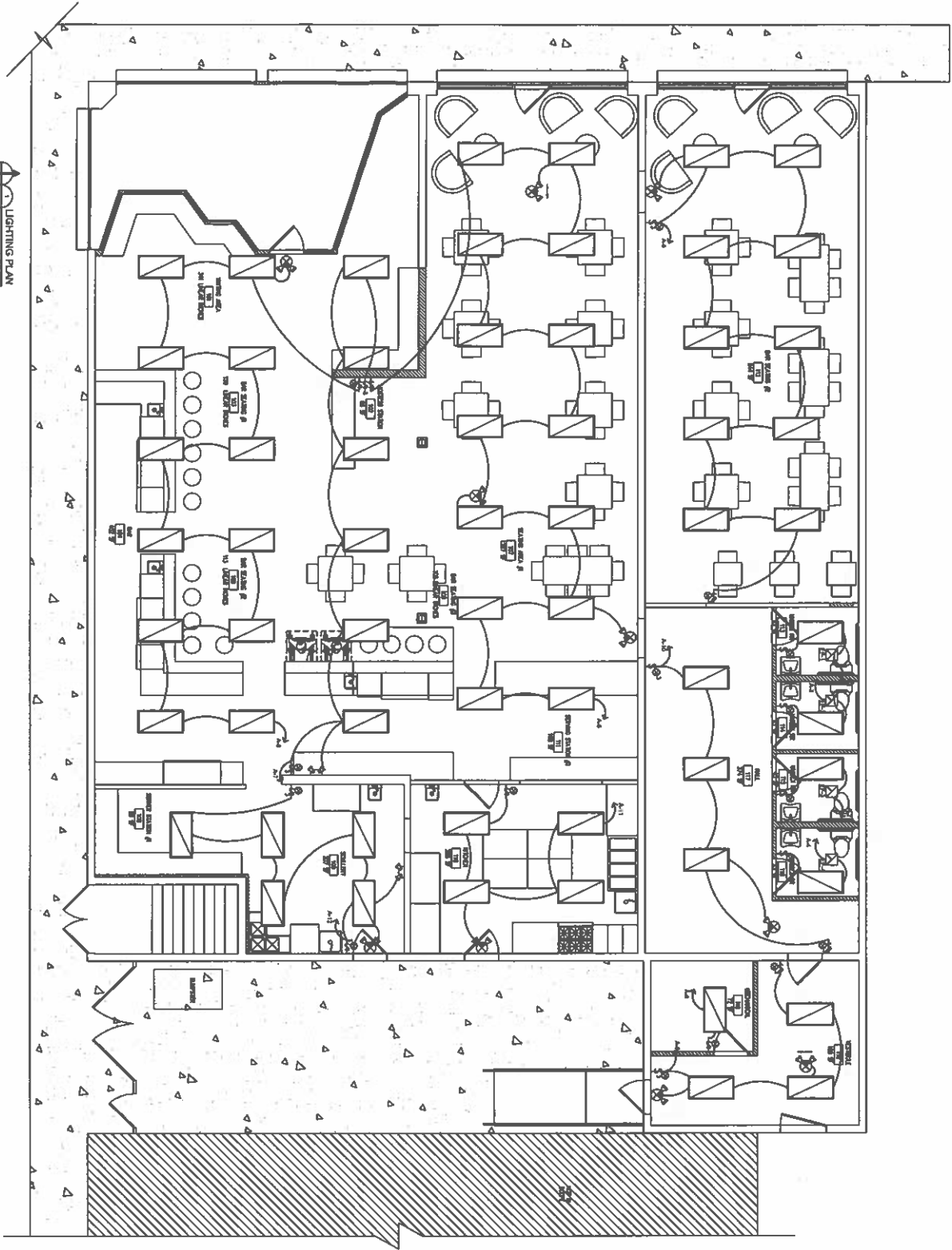
**JASON D. BOATWRIGHT**  
License Number 7282  
STATE OF FLORIDA  
Professional Surveyor and Mapper


**JASON D. BOATWRIGHT, P.S.M.**  
FLORIDA LICENSED SURVEYOR and MAPPER No. LB 7282  
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3072  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: 2023-1010  
DRAWN BY: KJC-C  
SCALE: 1" = 30'

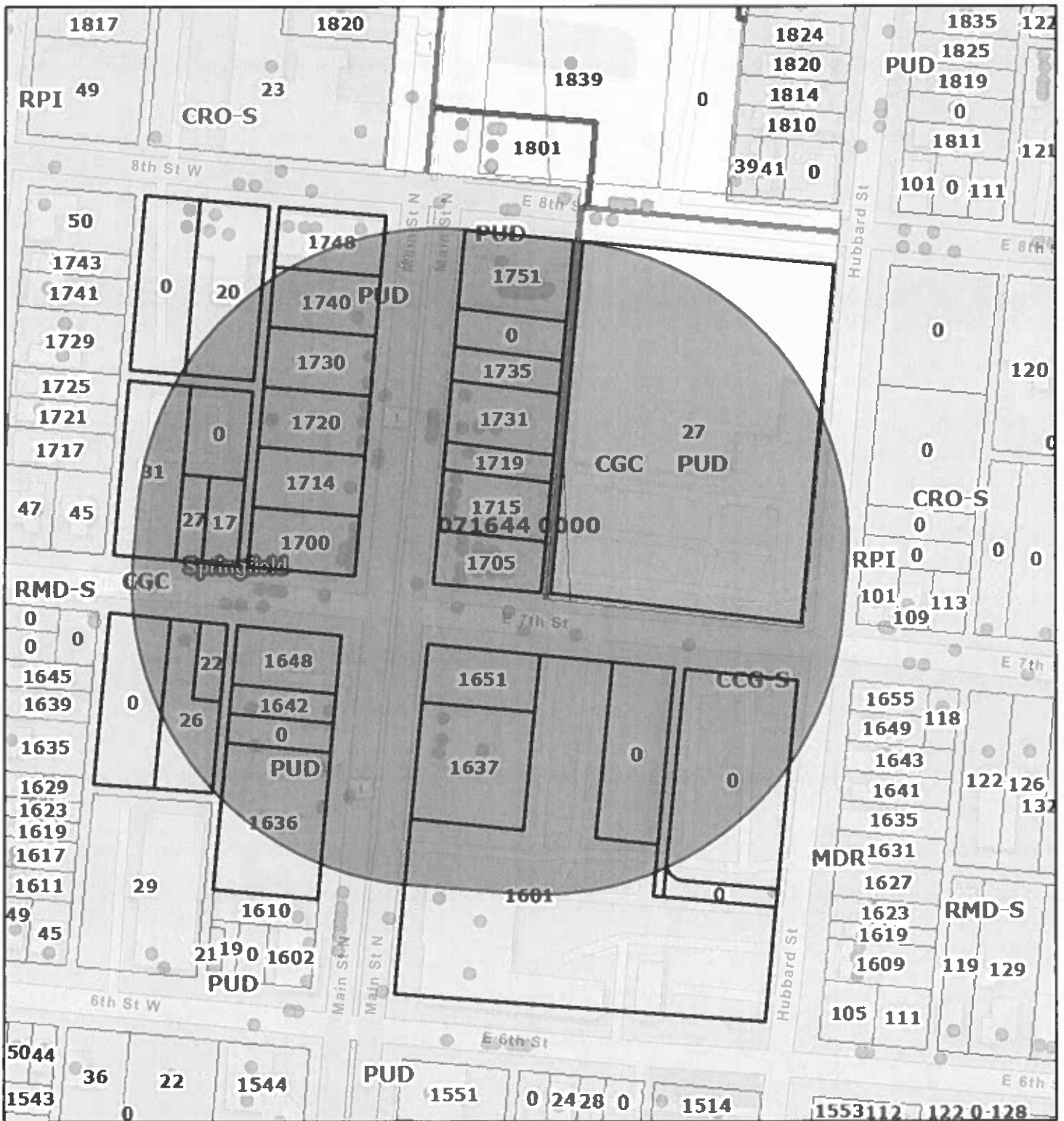
**BOATWRIGHT LAND SURVEYORS, INC.**  
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8530

DATE: AUGUST 7, 2023  
SHEET 1 OF 1



<p><b>E1.2</b></p> <p>PRINT SET</p>	<p>DATE: 04.08.2023</p> <p>PROJECT # 23-18100</p>		<p><b>CHANGE OF USE</b>  <b>TULUA BISTRO</b>  <b>1703 NORTH MAIN STREET</b>  <b>JACKSONVILLE, FL 32206</b></p>	<p><b>ARCHITECTURE+INC</b>          1000 WEST 10TH STREET, SUITE 100          JACKSONVILLE, FL 32206          TEL: 904.242.1111          WWW.ARCHITECTURE+INC.COM</p>																														
	<p>NO. SHEET</p>	<p>REVISIONS</p> <table border="1"> <tr><th>#</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	#	DATE	DESCRIPTION																												<p><small>This document contains the intellectual property of Architecture+Inc. It is intended solely for the use of the individual or entity named herein. It is strictly confidential and intended to be controlled by Architecture+Inc. All rights are reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, without the prior written permission of Architecture+Inc.</small></p>	
	#	DATE	DESCRIPTION																															
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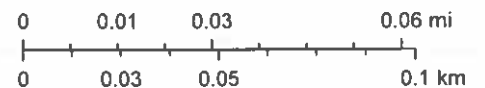
# 1705 Main ST Land Development Review



September 28, 2023

1:2,257

- Parcels
- Panel Index
- Address Points
- Zoning
- Historic Districts
- Springfield
- Springfield
- Land Use



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	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADC	MAIL_CITY	MAIL_FL	MAIL_ZIP
2	071641 0000	JACKSONVILLE DOWNTOWN DEVELOPMENT LLC		20 20TH AVE N			JACKSONVILLE BEACH	FL	32250
3	071638 0000	CIX3 LLC		20340 NE 15TH CT			MIAMI	FL	33179
4	071651 0000	DUKE PROPERTIES INC		437 E MONROE ST			JACKSONVILLE	FL	32202-2853
5	071647 0000	OUR MAIN STREET PROPERTIES INC		PO BOX 330108			ATLANTIC BEACH	FL	32233
6	071377 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
7	071414 0000	1931 BLANDING LLC		2311 MYRA ST			JACKSONVILLE	FL	32204
8	071648 0000	OUR MAIN STREET PROPERTIES INC		PO BOX 330108			ATLANTIC BEACH	FL	32233
9	071653 0000	27 EAST 7TH STREET LLC		2025 TYLER ST			HOLLYWOOD	FL	33020
10	071633 0000	ADELPHA PARTNERS LLC		2440 MAYPORT RD STE 7			ATLANTIC BEACH	FL	32233
11	071376 0020	CARTHAGO NOVA LLC		16748 N W 13TH CT			PEMBROKE PINES	FL	33028
12	071636 0000	OUR MAIN STREET PROPERTIES INC		PO BOX 330108			ATLANTIC BEACH	FL	32233
13	071412 0000	POOLE STACEY L		P.O. BOX 40112			JACKSONVILLE	FL	32203
14	071640 0000	EMT HOLDINGS LLC		1235 N LAURA ST			JACKSONVILLE	FL	32206
15	071415 0000	BARRAGAN CAROLINA		1425 N PEARL ST			JACKSONVILLE	FL	32206
16	071416 0005	NORMANDY STRATTON LLC		8650 L2 OLD KINGS RD S			JACKSONVILLE	FL	32217
17	071637 0000	MOO YOUNG GARY		1730 N MAIN ST			JACKSONVILLE	FL	32206-4404
18	071411 0000	POOLE STACEY ET AL		26 7TH ST W			JACKSONVILLE	FL	32208
19	071649 0000	CRISPENS JOHN		23 3RD ST W			JACKSONVILLE	FL	32206
20	071413 0000	PIER AVENUE PROPERTIES LLC		C/O JIMMY HOLBROOK ROBERT HALF INTL	4225 EXECUTIVE SQUARE STE 300		LA JOLLA	CA	92037
22	071635 0000	FUTURISTIC INVESTMENTS INC		2440 MAYPORT RD STE 7			ATLANTIC BEACH	FL	32233
23	071378 0000	1637 MAIN STREET LLC		221 N HOGAN ST SUITE 380			JACKSONVILLE	FL	32202
24	071645 0000	IBEN LAKAY LLC		1528 PEARL ST			JACKSONVILLE	FL	32206
25	071410 0000	TERRAWAY HOMES INC		1334 WALNUT ST			JACKSONVILLE	FL	32206
26		SPAR	CHRISTINA PARRISH	1321 NORTH MAIN ST			JACKSONVILLE	FL	32206
27		OPERATION NEW HOPE	REGGIE FULLWOOD	1830 MAIN ST N			JACKSONVILLE	FL	32206
28		SPRINGFIELD AREA MERCHANTS ASSOC.	KELLY RICH	1321 NORTH MAIN ST			JACKSONVILLE	FL	32206
29		PRESERVATION SOS, INC.	NICOLE LOPEZ						
30		SPRINGFIELD CIVIC ASSOCIATION	KELLY RICH						
31		SUSTAINABLE SPRINGFIELD	ALISON GOOD	454 EAST 3RD ST			JACKSONVILLE	FL	32206
32		JACKSONVILLE CULTURAL DEVL P CORP	SUZANNE PICKETT	648 UNION ST E			JACKSONVILLE	FL	32206
33		SPRINGFIELD PRESERVATION & REVITALIZATIO	KELLY RICH	1334 WALNUT ST			JACKSONVILLE	FL	32206
34		SPRINGFIELD IMPROVEMENT ASSOCIATION	ADAM HALSTED	210 7TH ST W			JACKSONVILLE	FL	32206
35		URBAN CORE	BRYANT SHUMAKER	303 4TH ST W			JACKSONVILLE	FL	32206

$$\frac{24 \times 7}{168} \text{ Notice}$$

$$+ \frac{1161 \text{ Fee}}{1329. \text{ Total}}$$

## Neighborhood Associations

SPAR

OPERATION NEW HOPE

SPRINGFIELD AREA MERCHANTS ASSOC.

PRESERVATION SOS, INC.

SPRINGFIELD CIVIC ASSOCIATION

SUSTAINABLE SPRINGFIELD

JACKSONVILLE CULTURAL DEVL P CORP

SPRINGFIELD PRESERVATION & REVITALIZATIO

SPRINGFIELD IMPROVEMENT ASSOCIATION

URBAN CORE