

Application - 0 - 0 - i g Exceptio -

Pla - i g a - d Developme - t Depa - tme - t I - fo -

Application - # E-24-25 Staff Sig - Off/Date - N/A / -N/A -  
ili g Date - N/A - Numbe -of Sig -s to Post N/A -  
Cu - e - t La - d Use Catego - y N/A -  
Exceptio - Sought (1) THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES -  
INCLUDING LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION OR OFF-PREMISES -  
CONSUMPTION OR BOTH; AND (2) OUTSIDE SALE AND SERVICE OF FOOD AND BEVERAGES. -  
Applicable Sectio - of Ord - a - ce Code N/A -  
Notice of Violatio - (s) N/A -  
Hea - i g Date N/A -  
Neighbo - hood Associatio - N/A -  
Ove - lay N/A -

Application - I - fo -

T - acki g # - 5509 - Application - Status - FILED COMPLETE -  
Date Sta - ted 03/25/2024 - Date Submitted - 03/25/2024 -

Ge - e al I - fo - matio - On Applica - t -

Last Name - i st Name - Middle Name -  
TRIMMER - CYNDY -  
Compa - y Name -  
DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC -  
Maili g Add - ess -  
1 INDEPENDENT DRIVE, SUITE 1200 -  
City State - ip Code -  
JACKSONVILLE - FL - 32202 -  
Pho - e - ax - Email -  
9048070185 - 904 - CKT@DRIVERMCAFEE.COM -

Ge - e al I - fo - matio - On Ow - e (s) -

Last Name - i st Name - Middle Name -  
N/A - N/A - N/A -  
Compa - y/T - ust Name -  
MARCO SQUARE LAND LLC -  
Maili g Add - ess -  
1 SLEIMAN PARKWAY SUITE 270 -  
City State - ip Code -  
JACKSONVILLE - FL - 32216 -  
Pho - e - ax - Email -  
9043011269 - - -

P - ope - ty I - fo - matio -

P - evious - o - i g Applicatio - iled? - ☒  
If Yes, State Applicatio - No(s) -  
5508 -  
Map - RE# - Cou - cil Dist ict Pla - i g Dist ict Cu - e - t - o - i g Dist ict(s) -  
Map - 081336 0000 - 5 - 3 - CCG-1 -  
Ensure that RE# is a 10 digit number with a space (##### #) -

Total Land Use Area: 0.32 U

**Current Property Use**

VACANT COMMERCIAL U

**Excavation Sought** U

(1) THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING LIQUOR, BEER U  
OR WINE FOR ON-PREMISES CONSUMPTION OR OFF-PREMISES CONSUMPTION OR BOTH; AND U  
(2) OUTSIDE SALE AND SERVICE OF FOOD AND BEVERAGES. U

**In Whose Name Will The Excavation Be Graded** U

LOCKE RUDIN ENTERPRISES, LLC D/B/A VODOO BREWING CO. U

**Location Of Property** U

**General Location** U

SOUTH SIDE OF SAN MARCO BLVD AT ATLANTIC BLVD INTERSECTION U

**House #** U

1980 U

**Street Name, Type and Direction** U

SAN MARCO BLVD U

**Zip Code** U

32207 U

**Between Streets** U

NALDO AVENUE U

and U BALIS PLACE

**Utility Service Provided** U

☒ City Water/City Sewer ☐ Well/Septic ☐ City Water/Septic ☐ City Sewer/Well U

**Required Attachments** U

The following items must be attached to the application. U

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

**Supplemental Information** U

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

**Conclusion** U

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

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

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

THE GRANT OF EXCEPTIONS WOULD BE CONSISTENT WITH THE FUTURE LAND USE U  
ELEMENT ("FLUE") OF THE 2030 COMPREHENSIVE PLAN AND WOULD FURTHER THE U

FOLLOWING FL e GOeL e OBJ CTIV e ND POLICI e: GOeL 1 OBJ CTIV e1.1 GOeL 3 e  
OBJ CTIV e3.2 POLICY 3.2.1 ND POLICY 3.2.2. e

(ii) Will b e compatibl with th e xisting contiguous us s or zoning and compatibl with th e  
g e n e r a l charact r of th e a r a consid ring population d nsity d sign scal e and ori ntation e  
of th e structur s to th e a r a prop rty valu s and xisting similar us s. e

VOODOO WILL NHANCe THE e n MARCO QU e BY PROVIDING Re Te R e NT ND e  
BR W-P B- TYL CONC PT OFF RING L V T D P B F R IN CLOS e PROXIMITY TO THE e  
OTH e DINING e T BLI HMeNT e THEROPOS e Re Te R e NT e I IMIL e TO e  
OTH e DINING ND NT e T e ANMeNT OFF RING S IN THE QU e INCL DING e FOOD e  
I L e ND B e R ND GRILL e T e V e R N e OCe Ne TOWN H AL e FOUR e CORE ND GR e P e ND e  
GR e IN XCHANC e VOODOO I L e CONeI T e NT WITH THE e I TORIC e OF THE e  
P e C e T H e X I T e D COMP e TIBLY WITH THE e RRORUNDING OFFIC e ND COMMERC I L e  
R e T e L ND e RVIC e e T BLI HMeNT e WITHIN THE QU e THE e n MARCO QU e  
Be IN e e BETTING THE PROPERTY INCL D e T e R B e C K e ND T e V e R N e e C H e  
F e T RING OUTDOOR e TING, TO THE e W e T ND Be OUTFIT T R ND MIRI M' e  
J WEL e Y TO THE e T. B e I P e R K ND THE e n MARCO LION e C e L P T e R e R e  
IMME e I T e Y NORTH OF THE PROPERTY. THE e N e Y d PROVIDE e IN THE COMP e NION e  
PPLIC e TION e FOR XC e PTION e ND WAIT e R Re DDITIONe LLY INCORPOR e T e H e R e I N e  
BY R e F R e NC e e

(iii) Will not hav e an nvironmental impact inconsist nt with th e h ealth saf ty and w e l f a r e  
of th e community. e

THE PROPOS e D e WILL NOT H A V e N NVIRONMeNT e IMP e CT INCONeI T e NT WITH e  
THE e H ealth, e F TY OR WELF R e OF THE COMMUNITY. VOODOO NHANC e THE QU e  
BY FILLING LONG-V e C e NT Re Te R e NT P e C e WITH NOVeL BR e W-P B- TYL e  
CONC PT WITH DINING OFF RING S TO COMPL MeNT THE OFFIC e R e T e L ND e  
Re Te R e NT e IN THE QU e . e

(iv) Will not hav e a d e rimental ff ct on v ehicular or p e d e strian traffic or parking e  
conditions and will not r sult in th e g e n e ration or cr ation of traffic inconsist nt with h ealth e  
saf ty and w e l f a r e of th e community. e

THE QU e T e D XC e PTION WILL NOT H A V e D e TRIMeNT e FF e CT ON V e HIC L e R O R e  
P e D e T R I N TR e FFIC OR P e R KING CONDITIO e OR Re e LT IN THE e G R e TION OR e  
G e N R TION OF TR e FFIC INCONeI T e NT WITH THE e H ealth, e F TY ND WELF R e OF e  
THE COMMUNITY. VOODOO WILL PROVIDE e N DDITIO e L NIQU e XP e RI NC e FOR THE e  
P e TRON e OF e n MARCO QU e e TO NJOY. LIK e THE Re Te R e NT e TH A T P R e C e D e  
IT VOODOO WILL TILIZ THE V IL BL ON- TR e T P R KING, e RF C P R KING LOTE  
PROVIDE e BY OUTSID e e PTI T CHURCH, ND H A R e D P e R KING WITH OTH e Re e IN e  
THE QU e . e

(v) Will not hav e a d e rimental ff ct on th e futur d e v e lopment of contiguous prop rti s or e  
th e g e n e r a l a r a according to th e Compr h e nsiv Plan including any subs qu nt plan e  
adopt d by th e Council pursuant th e to. e

THE QU e T e D XC e PTION WILL NOT H A V e D e TRIMeNT e FF e CT ON THE Re T e R e  
D e V e LOPMeNT OF CONTIGU e U e PROPERTY e OR THE e G e n e r a l Re . THE PROPERTY I e  
LOC e T e D WITHIN THE e n MARCO QU e WHICH I L R e DY D e V e LOP e D WITH e  
OFFIC e R e Te R e NT e ND B e R e ND COMMERC I L R e T e L ND e RVIC e

T e BLI HMeNT e THEROPOS e I CONeI T e NT WITH THE Re Te R e NT e TH A T e  
PR e VIOU e Y OCC e P I D THE e P e C e VOODOO WILL NHANC e THE MIX OF e IN THE e  
Re ND TTR e CT DDITIO e L P e TRON e TH A T OTH e R W I e MAY e NOT VI IT D U e TO IT e  
NIQU e OFF RING S e RTH e R M O R e PPLIC e NT D O e NOT PROPOS e XT e R N e L e  
MODIFIC TION e TO THE e B e L DING, MINIMIZING NY POT NTI L IMP CT TO e  
CONTIGU e U e PROPERTY e. e

(vi) Will not r sult in th e cr ation of obj ctionabl or xc ssiv nois e lights vibrations e  
fumes odors dust or physical activiti s taking into account xisting us s or zoning in th e  
vicinity. e

THE PROPOS e D e WILL NOT CR e T OBJ CTION BL OR XC e IV NOI e LIGHT e  
VIBR e TION e F e M e e D U e T OR PHY e IC L CTIVITY. THE PROPERTY I WITHIN THE e n e  
MARCO QU e WHICH I CH A R e C T e R I Z e D BY THE e CTIV e TR e T FRONT e ND B e R e  
ND Re Te R e NT e TH A T INCL D e e LCOHOL e RVIC e ND OUTDOOR e TING. F e RTH e R e  
THE Re K HO e R e FOR VOODOO WILL OCC e R DURING WE e KNIGHT e ND WE e K ND S e  
CONeI T e NT WITH OTH e DINING ND NT e T e ANMeNT e WITHIN QU e e

(vii) Will not ov eburd n xisting public s rvic s and faciliti s. e

THE PROPOS e D e WILL NOT OVeRB e RD e N e X I TING P e BLIC e RVIC e ND e  
F e C I L I T I e . J e L e T e R e CONFIRMING THE e V e L e B I L I T Y OF C e P e C I T Y TO PROVIDE e  
RVIC e WILL B e PROVID e e e

(viii) Will b e suffici ntly acc ssibl to p rmit ntry onto th e prop rty by fir e polic e r scu  
and oth e s rvic s. e

THE e T e WILL B e EFFICI NTLY CC e IBL e TO P e RMIT NTRY ONTO THE PROPERTY BY e  
FIR e POLIC e R e C e ND OTH e R e RVIC e FROM e CH OF THE e DJ e C e NT TR e T e e

(ix) Will b e consist nt with th e d e finition of an xc ption th e standards and crit ria of th e  
zoning classification in which such us s is propos d to b e locat d and all oth e r r quir ments e  
for such particular us s t for l s wh e r in th e Zoning Cod e (Chapt r 656 Ordinanc Cod ) e  
or as oth e w i s adopt d by th e Planning Commission. e

THE PROPOS e D e WILL B e CONeI T e NT WITH THE e D e F I N I T I O N OF "ZONING e

EXCEPTION MAY NOT BE MADE MIN SECTION 656.1601 OF THE CODE MAY USE THAT WOULD NOT BE MADE APPROPRIATE GENERALLY OR WITHOUT MEETING THE REQUIREMENTS THROUGHOUT THE ZONING MAP. BUT WHICH, IF CONTAINED, MAY BE MADE, LOCATION OR RELATION TO THE NEIGHBORHOOD COULD IMPROVE THE PUBLIC HEALTH, SAFETY, WELFARE, MORALS, MOREOVER, COMFORT, CONVENIENCE, APPEARANCE, PROSPERITY OR GENERAL WELFARE. WITHIN THE CCG-1 MAP REGULATION, "AN ESTABLISHMENT OR FACILITY WHICH INCLUDES THE RETAIL SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES INCLUDING M LIQUOR, BEER OR WINE FOR ON-PREMISES CONSUMPTION OR OFF-PREMISES CONSUMPTION OR BOTH "ANY" ESTABLISHMENTS WITH THE OUTSIDE SALE AND SERVICE OF FOOD MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT COMMITment FORM IN PARAGRAPH 4 MAY PROPOSE MAKE A SIGNATURE POSSIBLE USES BY EXCEPTION. THE HISTORIC ESTABLISHMENT USE OF THE PROPERTY THAT INCLUDES OUTDOOR SALES AND SERVICE INCLUDING SERVICE OF ALL ALCOHOLIC BEVERAGES EXISTING IN THE AREA WITHIN THE CCG-1 MAP COULD BE UNLAWFUL THE GRANT OF SIMILAR EXCEPTIONS. THE PROPOSED USE WILL BE CONTAINED ACCORDING TO THE SITE PLAN AND THE CONDITIONS MAY BE SUCH THAT THEY ARE CONSISTENT WITH THE COMMITment ESTABLISHED FOR THE CCG-1 MAP. BUT IN SECTION 656.313 OF THE CODE MAY

### Public Hearings MAY

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

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

### Application Certification MAY

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

☒ Agreed to and submitted MAY

### Filing Fee Information MAY

**1) Non-residential District Base Fee** \$1,173.00 MAY

**2) Plus Notification Costs Per Addressee**  
**Notifications @ \$7.00/each: MAY**

**3) Total Application Cost: MAY**

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

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

**EXHIBIT A**  
**Property Ownership Affidavit**

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

**Re:   Property Ownership Affidavit for 1980 San Marco Boulevard, Jacksonville,  
      FL 32207 (RE# 081336 0000)**

Ladies and Gentlemen:

I, Michael Herzberg, as VP of Marco Square Land, LLC, a Florida limited liability company, hereby certify that that I am the Owner of the property described in **Exhibit 1**, in connection with filing a land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

Marco Square Land, LLC, a Florida limited liability company

Signed

Printed

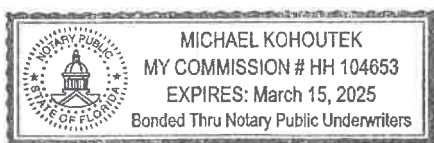
Title

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ ~~online notarization~~, this 5<sup>th</sup> day of March, 2024, by Michael Herzberg, as Vice President of Marco Square Land, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ ~~has produced~~ \_\_\_\_\_ as identification.

[Notary Seal]

Michael Kohoutek  
(Notary Signature)



**EXHIBIT B**  
**Agent Authorization**

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

**Re: Agent Authorization for 1980 San Marco Boulevard, Jacksonville, FL 32207  
(RE# 081336 0000)**

Ladies and Gentlemen:

You are hereby advised that Michael Herzberg, as VP of Marco Square Land, LLC, a Florida limited liability company, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file application(s) for land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required 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.

Marco Square Land, LLC, a Florida limited liability company

Signed

Printed

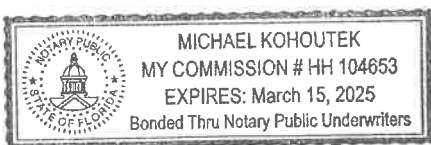
Title

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5<sup>th</sup> day of March, 2024, by Michael Herzberg, as Vice President of Marco Square Land, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]

Michael Kohoutek  
(Notary Signature)



PREPARED BY AND RETURN TO:  
Robert A. Heekin, Esq.  
1 Sleiman Parkway, Suite 280  
Jacksonville, Florida 32216

RE Parcel No. 081336-0000

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 9th day of August, 2019, by SAN MARCO LIMITED PARTNERSHIP, a Florida limited partnership (the "Grantor"), whose address is 4446-1A Hendricks Avenue, Suite 226, Jacksonville, Florida 32207, to and in favor of MARCO SQUARE LAND, LLC, a Florida limited liability company (the "Grantee"), whose address is 1 Sleiman Parkway, Suite 270, Jacksonville, Florida 32216.

### WITNESSETH:

That the Grantor, for the sum of Ten Dollars and other valuable consideration paid by the Grantee, the receipt of which is acknowledged, have granted, bargained and sold to the Grantee, its successors and assigns forever, that real property (the "Property") located in Duval County, Florida, which is described as:

The Easterly 26.0 feet of Lot 9, all of Lot 10 and the Westerly 25.35 feet of Lot 11, Block 7, San Marco, according to the plat thereof recorded in Plat Book 11, page 5 of the current public records of Duval County, Florida, together with that part of San Marco Boulevard, more particularly described as follows:

Begin at the Northeast corner of Lot 10, Block 7, Avondale Company's Replat of Lots 7 to 13, inclusive, Block 7 and all of Block 11, San Marco (Plat Book 11, Page 5) according to the plat records in Plat Book 15, Page 64 of the current public records of Duval County, Florida; thence Northwesterly along the Northeasterly line of said Lot 10 a distance of 50 feet to the Northwesterly corner of said Lot 10; thence Northeasterly, perpendicular to last mentioned line, a distance of 9 feet; thence Southeasterly, parallel to and distant 9 feet from said Northeasterly line of said lot 10, a distance of 50 feet; thence Southwesterly a distance of 9 feet to the point of beginning,

together with all tenements and hereditaments thereunto appertaining, subject to taxes accruing after December 31, 2018.

And the Grantor does hereby fully warrant the title to said Property, and will defend same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but no others.



THE FOREGOING PROPERTY IS CONVEYED TO THE GRANTEE IN ITS PRESENT "AS IS" CONDITION, WITH NO WARRANTIES EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, TENANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EXCEPT FOR THAT LIMITED WARRANTY OF TITLE STATED ABOVE.

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

Signed, sealed and delivered  
in the presence of:

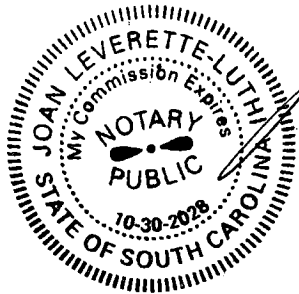
SAN MARCO LIMITED PARTNERSHIP, a  
Florida limited partnership, by its general partner,  
Redwing Land Company, a Florida corporation

Warren A. Harvey  
Printed Name Warren A. Harvey  
Joan L. Luthi  
Printed Name Joan L. Luthi

By: T. Wayne Davis, Jr.  
T. Wayne Davis, Jr., President

South Carolina  
STATE OF ~~NORTH CAROLINA~~  
COUNTY OF ~~JACKSON~~  
Greenville

The foregoing instrument was acknowledged before me this 9 day of August, 2019, by T. Wayne Davis, Jr., as President of Redwing Land Company, a Florida corporation, on behalf of the corporation as general partner of San Marco Limited Partnership, a Florida limited partnership, and who is personally known to me or who produced FL DL D-120-819- as identification.  
46-336-0



Joan Leverette-Luthi  
Notary Public SC Greenville  
Commission number \_\_\_\_\_  
My commission expires: 10/30/2028



1980 SA J MARCO B JV

Property Detail J

R J # J	081336-0000 J
Tax i strict J	USD1 J
Property se J	1692 Shopping Ctr/Nbhd J
# of Buildings J	1 J
egal e sc. J	For full legal description see J Land & Legal section below J
Subdivision J	01421 AVONDALE CO. S R/P PT BLK J
Total Area J	13828 J

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

Value Summary J

Value e scription J	2023 Certified J	2024 In Progress J
Value Method	Income J	Income J
Total Building Value	\$0.00 J	\$0.00 J
xtra Feature Value	\$0.00 J	\$0.00 J
and Value (Market)	\$334,225.00 J	\$334,225.00 J
and Value (Agric.)	\$0.00 J	\$0.00 J
Just (Market) Value	\$2,916,500.00 J	\$2,888,800.00 J
Assessed Value	\$2,726,350.00 J	\$2,888,800.00 J
Cap i ff/Portability Amt J	\$190,150.00 / \$0.00 J	\$0.00 / \$0.00 J
xemptions	\$0.00 J	See below J
Taxable Value	\$2,726,350.00 J	See below J

Taxable Values and J 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. J

County/Municipal Taxable Value J	S RWMD/FIND Taxable Value J	School Taxable Value J
No applicable exemptions J	No applicable exemptions J	No applicable exemptions J

Sales History J

Book/Page J	Sale a te J	Sale Price J	e ed Instrument Type Code J	Qualified/ Jnqualified J	Vacant/Improved J
18904-01869 J	8/9/2019 J	\$3,200,000.00 J	SW - Special Warranty J	Qualified J	Improved J
07002-01709 J	11/5/1990 J	\$900,000.00 J	WD - Warranty Deed J	Unqualified J	Improved J
04953-01158 J	8/30/1979 J	\$165,000.00 J	TD - Tax Deed J	Unqualified J	Improved J

xtra Features J

	Feature Code J	Feature e scription J	Bldg. L J	ength J	Width J	Total nits J	Value J
1 J	PVCC1 J	Paving Concrete J	1 J	0 J	0 J	4,300.00 J	\$8,153.00 J

and & egal J

Land J

	Code J	Use e scription J	Zoning Assessment	Front D epth	Category	L and nits J	and Type L	and Value J
1 J	1000	COMMERCIAL J	CCG-1 J	0.00 J	0.00 J	Common	13,369.00 J	Square Footage \$334,225.00 J

Legal J

	egal e scription J
1 J	15-64 46-2S-26E .31 J
2 J	AVONDALE COS R/P J
3 J	E 26FT LOT 9, LOT 10, W 25.35FT LOT 11 J
4 J	PT CLOSED ST RECD O/R BK 7002- J 1709 J

Buildings J

Building 1 J

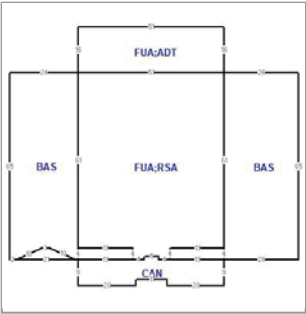
Building 1 Site Address J  
1980 SAN MARCO BLVD Unit J  
acksonville FL 32207- J

Building Type J	1602 - SHOP CTR NBHD J
Year Built J	1925 J
Building Value J	\$981,967.00 J

Type J	Gross J Area J	Heated J Area J	ffective J Area J
Base Area J	1512 J	1512 J	1512 J
Canopy J	442 J	0 J	110 J
Canopy J	76 J	0 J	19 J
Finished upper J story 1 J	3158 J	3158 J	3158 J
Restaurant J Average J	3158 J	3158 J	3790 J
Base Area J	1690 J	1690 J	1690 J
Finished upper J	816 J	816 J	816 J

lement J	Code D J	etail J
Exterior Wall J	17 J	17 C.B. Stucco J
Exterior Wall J	15 J	15 Concrete Blk J
Roof Struct J	4 J	4 Wood Truss J
Roofing Cover J	4 J	4 Built Up/T&G J
Interior Wall J	1 J	1 Masonry Min J
Interior Wall J	8 J	8 Decorative Cvr J
Int Flooring J	11 J	11 Cer Clay Tile J
Heating Fuel J	4 J	4 Electric J
Heating Type J	4 J	4 Forced-Ducted J
Air Cond J	3 J	3 Central J
Ceiling Wall Finish J	6 J	6 NS Ceil Wall Fin J
Comm Htg & AC J	1 J	1 Not Zoned J
Comm Frame J	3 J	3 C-Masonry J

lement J	Code D J	etail J
Stories J	2.000 J	



story 1 m				Baths m	31.000 m	
A m to m	1 m	1 m	1 m	Rooms / Units m	3.000 m	
Final upper m story 1 m	7 m	7 m	7 m	Avg Story Height m	14.000 m	
Capacity m	7 m	0 m	19 m			
Capacity m	4 m	0 m	12 m			
Total m	11 m	1 122 m	1 201 m			

### 2023 Notice of Proposed Property Taxes Notice (TRIM Notice) m

Taxing District m	Assessed Value m	Exemptions m	Taxable Value m	Last Year m	Proposed m	Rolled-back m
Ge Govt Ex B&B m	\$2,72 ,350.00 m	\$0.00 m	\$2,72 ,350.00 m	\$2 ,04 .94 m	\$30, 53. 3 m	\$2 ,205.45 m
Urb Serv ce D st1 m	\$2,72 ,350.00 m	\$0.00 m	\$2,72 ,350.00 m	\$0.00 m	\$0.00 m	\$0.00 m
Publ c Schools: By State Law m	\$2,91 ,500.00 m	\$0.00 m	\$2,91 ,500.00 m	\$ ,020.43 m	\$9,2 3.22 m	\$ ,557.59 m
By Local Boar m	\$ 2,91 ,500.00 m	\$0.00 m	\$2,91 ,500.00 m	\$5,571. 7 m	\$ ,55 .29 m	\$5,944.99 m
FL I la mNav gat o D st. m	\$2,72 ,350.00 m	\$0.00 m	\$2,72 ,350.00 m	\$79.31 m	\$7 .52 m	\$7 .52 m
Water Mgmt D st. SJRWMD m	\$2,72 ,350.00 m	\$0.00 m	\$2,72 ,350.00 m	\$4 9.2 m	\$ 4 m 3 m	\$4 m 3 m
School Boar Vote m	\$ 2,91 ,500.00 m	\$0.00 m	\$2,91 ,500.00 m	\$0.00 m	\$2,91 .50 m	\$0.00 m
Urb Ser D st1 Vote m	\$ 2,72 ,350.00 m	\$0.00 m	\$2,72 ,350.00 m	\$0.00 m	\$0.00 m	\$0.00 m
m	m	m	Totals m	\$42,209. 1 m	\$50,177.19 m	\$43,275.3 m
Description m	Just Value m	Assessed Value m	Exemptions m	Taxable Value m		
<b>Last Year</b>	\$2,47 ,500.00 m	\$2,47 ,500.00 m	\$0.00 m	\$2,47 ,500.00 m		
<b>Current Year</b>	\$2,91 ,500.00 m	\$2,72 ,350.00 m	\$0.00 m	\$2,72 ,350.00 m		

### 2023 TRIM Property Record Card (PRC) m

This PRC reflects property eta Is a m values at the time of the original m al g of the Notices of Proposed Property Taxes (TRIM Notices) August. m

### Property Record Card (PRC) m

The PRC accesses below reflects property eta Is a m values at the time of Tax Roll Certification October of the year listed. m

**2023** m

**2022**

**2021** m

**2020** m

**2019** m

**2018** m

**2017** m

**2016** m

**2015** m

**2014** m

- To obtain a historical Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

### More Information m

[Go to Us](#) [Parcel Tax Record](#) [GIS Map](#) [Map this property on Google Maps](#) [City Fees Record](#) m

Official Record Book & Page Number m

Official Record Book a m Page assigned by the Clerk of the Circuit Court to record documents processed by the Property Appraiser's Office. The first number is the book number; the second is the beginning page. Use these numbers to retrieve a image of the document from the website of the Clerk of the Circuit Court or to order the document from the Clerk's Office. m



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

## Detail by Entity Name

Florida Limited Liability Company f  
MARCO SQUARE LAND, LLC f

### Filing Information f

**Document Number** f L19000199974 f  
**EEI Number** f N/A f  
**Date filed** f 08/06/2019 f  
**State** f FL f  
**Status** f ACTIVE

### Principal Address f

1 Sleiman Parkway f  
SUITE 270 f  
Jacksonville, FL 32216 f

Changed: 03/20/2020 f

### Mailing Address f

1 Sleiman Parkway f  
SUITE 270 f  
Jacksonville, FL 32216 f

Changed: 03/20/2020 f

### Registered Agent Name & Address f

Walker, Kevin f  
1 SLEIMAN PARKWAY f  
SUITE 270 f  
JACKSONVILLE, FL 32216 f

Name Changed: 02/16/2023 f

### Authorized Person(s) Detail f

#### **Name & Address** f

Title MGR f

Sleiman, Anthony T. f  
1 SLEIMAN PARKWAY, SUITE 270 f  
JACKSONVILLE, FL 32216 f

Title MGR f

Sleiman, ~~6~~ r 6  
1 Sleiman Parkway 6  
Suite 270 6  
acksonville, FL 3221 6

itle MGR6

Sleiman, oseph 6  
1 Sleiman Parkway 6  
270 6  
acksonville, FL 3221 6

itle COO6

McNaughton, Michael H 6  
1 Sleiman Parkway 6  
270 6  
acksonville, FL 3221 6

itle VP 6

Herzberg, Michael W. 6  
1 Sleiman Parkway 6  
270 6  
acksonville, FL 3221 6

#### Annual Reports 6

Report Year 6	Filed Date 6
2021 6	02/17/2021 6
2022 6	03/08/2022 6
2023 6	02/1 /2023 6

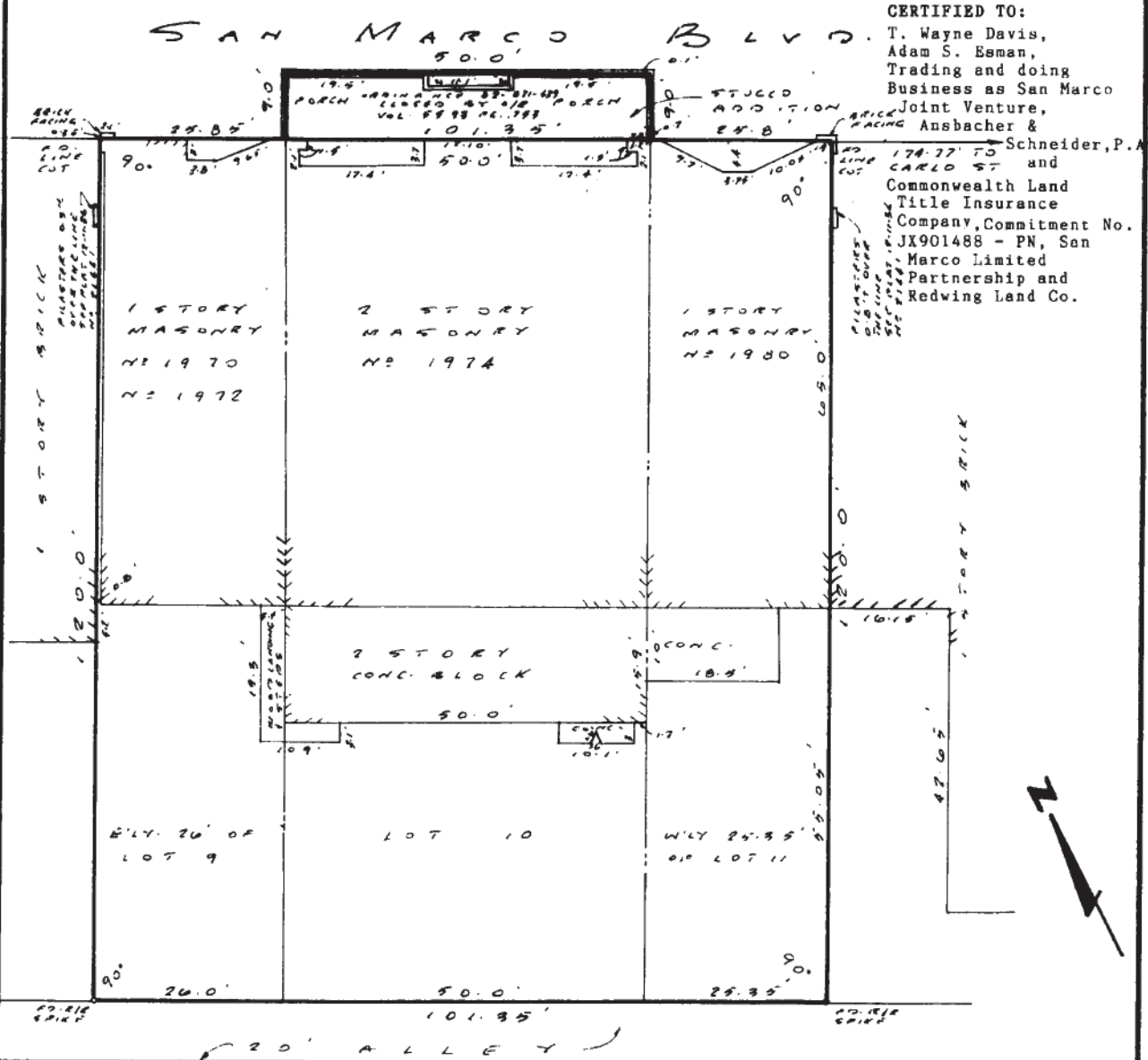
#### Document Images 6

<a href="#">02/1 /2023 -- ANNUAL R 6POR6</a>	View image in PDF format 6
<a href="#">03/08/2022 6ANNUAL R 6POR6</a>	View image in PDF format 6
<a href="#">02/17/2021 6ANNUAL R 6POR6</a>	View image in PDF format 6
<a href="#">03/20/2020 6AMEND 6D ANNUAL R 6POR6</a>	View image in PDF format 6
<a href="#">01/07/2020 6ANNUAL R 6POR6</a>	View image in PDF format 6
<a href="#">08/0 /2019 -- Florida Limited Liability 6</a>	View image in PDF format 6

# MAP SHOWING SURVEY OF

The Easterly 26.0 feet of Lot 9, all of Lot 10 and the Westerly 25.35 feet of Lot 11, Block 7, San Marco, according to the plat thereof recorded in Plat Book 11, Page 5 of the Current Public Records of Duval County, Florida, together with that part of San Marco Boulevard, more particularly described as follows:

Begin at the Northeast corner of Lot 10, Block 7, Avondale Company's Replat of Lots 7 to 13, inclusive, Block 7 and all of Block 11, San Marco (Plat Book 11, Page 5), according to the plat thereof recorded in Plat Book 15, Page 64 of the Current Public Records of Duval County, Florida; thence Northwesterly along the Northeasterly line of said Lot 10 a distance of 50.0 feet to the Northwesterly corner of said Lot 10; thence Northeasterly perpendicular to last mentioned line, a distance of 9.0 feet; thence Southeasterly parallel to and distant 9.0 feet from said Northeasterly line of said Lot 10, a distance of 50.0 feet; thence Southwesterly a distance of 9.0 feet, to the Point of Beginning.



## CERTIFIED TO:

T. Wayne Davis,  
Adam S. Esman,  
Trading and doing  
Business as San Marco  
Joint Venture,  
Ansbacher &

Schneider, P.A.  
and  
CARLO ST and  
Commonwealth Land  
Title Insurance  
Company, Commitment No.  
JX901488 - PN, San  
Marco Limited  
Partnership and  
Redwing Land Co.



**ELLIS, CURTIS & KOOKER, INC.**  
Land Surveyors and Planners  
1660 Emerson St.  
Jacksonville, FL 32207  
(904) 396-6334

## LEGEND

- |     |                       |     |                       |
|-----|-----------------------|-----|-----------------------|
| ■   | Concrete monument set | O/T | Overhead telephone    |
| □   | Conc. monument found  | ▲   | Set hub               |
| ○   | Iron pipe found       | X   | Cross-cut in concrete |
| ●   | Iron pipe set         | X-X | Fence                 |
| O/E | Overhead electrical   |     |                       |

I hereby certify that to the best of my knowledge and belief, the information depicted hereon to be in compliance with Florida statutes, chapter 472, and to meet or exceed the minimum technical standards for land surveying, Florida statutes, Chapter 21HH-8.

*Harold G. Gurnea, Jr.*  
Professional Land Surveyor  
Certificate No. 3287

State of Florida  
Not valid unless surveyor's official seal is embossed hereon.

## GENERAL NOTES:

- 1) This is a: 13 DUNO A 12 Y survey.
- 2) None
- 3) None
- 4) Basis of Bearings:

As best determined from an inspection of flood insurance rate map:  
120077-0122 E  
dated 8-16-89, the lands / house surveyed lie in zone X

SCALE: 1" = 15' DATE: 10-25-90 FIELD BOOK: PAGE: DRAFTSMAN: SAK ORDER # 90038-B-



974 SAN MARCO BOULEVARD  
JACKSONVILLE FL 32207

CONSULTANT

**FURN. & EQUIP. PLAN LEGEND**

	FURNITURE TAG	EQUIPMENT TAG	AREA NOT IN SCOPE
11	E222		

AREA NOT IN SCOPE / WORK AREA

SEAT COUNT		INDOOR		OUTDOOR		TOTAL
		BAR	TABLES	LOUNGE	TABLES	
SEAT COUNT	23	128	22	16	189	
PROVIDED ADA	2	5	2	2	11*	

**NOTES**

\*A MINIMUM OF 5% OF SEATS ARE REQUIRED TO BE ACCESSIBLE PER ADA/ANSI. 5% OF 189 IS 9.45, THEREFORE COMPLIANT.

**NOTES**

SEAT COUNT (FIRST FLOOR ONLY)				
	INDOOR		OUTDOOR	
	BAR	TABLES	LOUNGE	TABLES
SEAT COUNT	11	56	2	16
PROVIDED ADA	1	2	0	2
TOTAL				85
				5*

**NOTES**

\*A MINIMUM OF 5% OF SEATS ARE REQUIRED TO BE ACCESSIBLE PER ADA/ANSI. 5% OF 15 IS 4.75, THEREFORE COMPLIANT.

**NOTES**

## PERMIT SET



These drawings are instruments of the Architect's service and are the property of LGA Partners. They shall not be reproduced or used in any way, whatsoever, without the



jurisdiction: City of Jacksonville

[illegible]

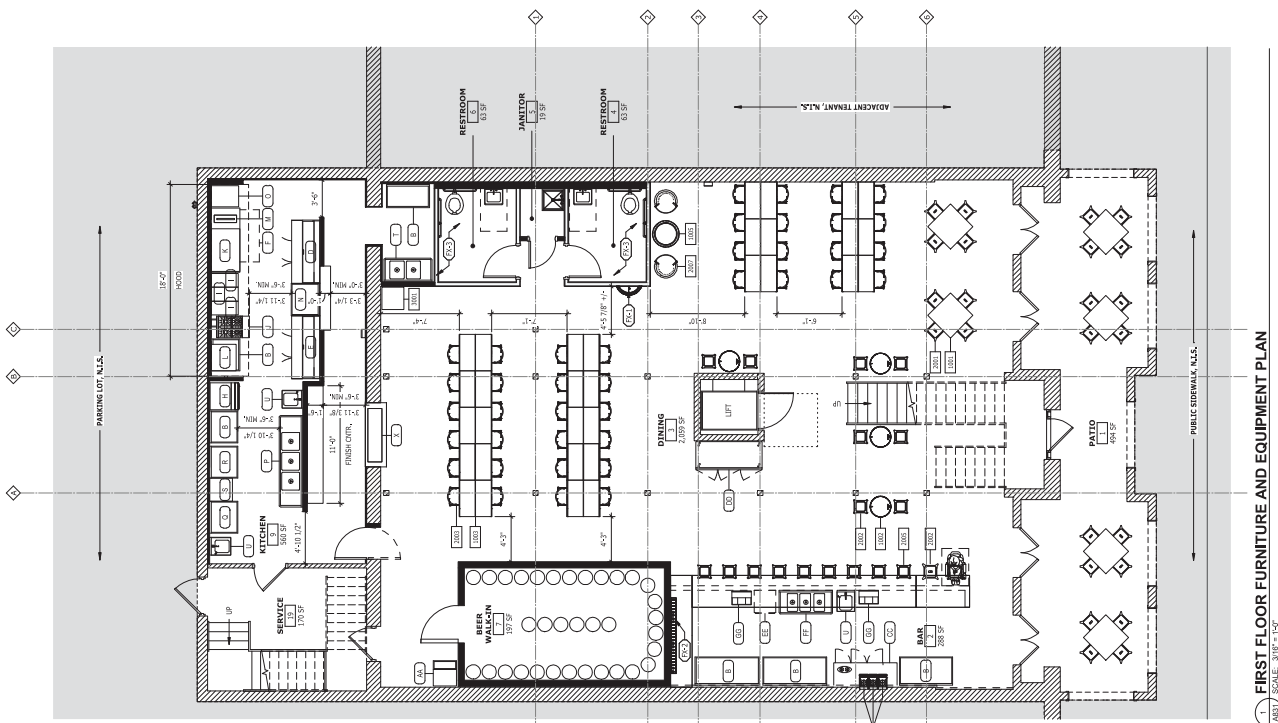
**FIRST FLOOR  
FURNITURE &  
EQUIPMENT PLAN**

# A831

[illegible]

EQUIPMENT KEY					MODEL NUMBER	
LABEL	QTY/PCS	DESCRIPTION	COUNT	VALUES	MODEL NUMBER	
A	1	JET WATER	1	1	JET3000A	
B	1	SUSPENSE MACHINE (1 BOWLS)	1	1	JCEP-050-07	
C	1	FOOD WARMER/TOAST COOKER	1	1	TW-000-000-00	
D	1	SANDWICH COOKER	1	1	HSE-000-000-00	
E	1	PIZZA COOKER	1	1	HPS-000-000-00	
F	1	GLASS WASH MACHINE	2	1	GL-W	
G	1	GLASS WASH MACHINE	2	1	GL-W	
H	1	CUPP WASH MACHINE	2	1	GL-W	
I	1	GLASS WASH MACHINE	2	1	GL-W	
J	1	GLASS WASH MACHINE	2	1	GL-W	
K	1	GLASS WASH MACHINE	2	1	GL-W	
L	1	GLASS WASH MACHINE	2	1	GL-W	
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N	1	GLASS WASH MACHINE	2	1	GL-W	
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P	1	GLASS WASH MACHINE	2	1	GL-W	
Q	1	GLASS WASH MACHINE	2	1	GL-W	
R	1	GLASS WASH MACHINE	2	1	GL-W	
S	1	GLASS WASH MACHINE	2	1	GL-W	
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AA	1	GLASS WASH MACHINE	2	1	GL-W	
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AC	1	GLASS WASH MACHINE	2	1	GL-W	
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BB	1	GLASS WASH MACHINE	2	1	GL-W	
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BH	1	GLASS WASH MACHINE	2	1	GL-W	
BI	1	GLASS WASH MACHINE	2	1	GL-W	
BJ	1	GLASS WASH MACHINE	2	1	GL-W	
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BL	1	GLASS WASH MACHINE	2	1	GL-W	
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HB	1	GLASS WASH MACHINE	2	1	GL-W	
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HD	1	GLASS WASH MACHINE	2	1	GL-W	
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HF	1	GLASS WASH MACHINE	2	1	GL-W	
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HN	1	GLASS WASH MACHINE	2	1	GL-W	
HO	1	GLASS WASH MACHINE	2	1	GL-W	
HP	1	GLASS WASH MACHINE	2	1	GL-W	
HQ	1	GLASS WASH MACHINE	2	1	GL-W	
HR	1	GLASS WASH MACHINE	2	1	GL-W	
HS	1	GLASS WASH MACHINE	2	1	GL-W	
HT	1	GLASS WASH MACHINE	2	1	GL-W	
HU	1	GLASS WASH MACHINE	2	1	GL-W	
HV	1	GLASS WASH MACHINE	2	1	GL-W	
HW	1	GLASS WASH MACHINE	2	1	GL-W	
HX	1	GLASS WASH MACHINE	2	1	GL-W	
HY	1	GLASS WASH MACHINE	2	1	GL-W	
HZ	1	GLASS WASH MACHINE	2	1	GL-W	
IA	1	GLASS WASH MACHINE	2	1	GL-W	
IB	1	GLASS WASH MACHINE	2	1	GL-W	
IC	1	GLASS WASH MACHINE	2	1	GL-W	
ID	1	GLASS WASH MACHINE	2	1	GL-W	
IE	1	GLASS WASH MACHINE	2	1	GL-W	
IF	1	GLASS WASH MACHINE	2	1	GL-W	
IG	1	GLASS WASH MACHINE	2	1	GL-W	
IH	1	GLASS WASH MACHINE	2	1	GL-W	
II	1	GLASS WASH MACHINE	2	1	GL-W	
IJ	1	GLASS WASH MACHINE	2	1	GL-W	
IK	1	GLASS WASH MACHINE	2	1	GL-W	
IL	1	GLASS WASH MACHINE	2	1	GL-W	
IM	1	GLASS WASH MACHINE	2	1	GL-W	
IN	1	GLASS WASH MACHINE	2	1	GL-W	
IO	1	GLASS WASH MACHINE	2	1	GL-W	
IP	1	GLASS WASH MACHINE	2	1	GL-W	
IQ	1	GLASS WASH MACHINE	2	1	GL-W	
IR	1	GLASS WASH MACHINE	2	1	GL-W	
IS	1	GLASS WASH MACHINE	2	1	GL-W	
IT	1	GLASS WASH MACHINE	2	1	GL-W	
IU	1	GLASS WASH MACHINE	2	1	GL-W	
IV	1	GLASS WASH MACHINE	2	1		

KEYNOTES - FURNITURE & EQUIPMENT PLAN	
WATER TAP LOCATION: REFER TO 4.0651 AND 5.0451 FOR DETAILS;	
RAIN TAPS: DIRECT DRAIN BY BARRIQUADE OR SIM. SYSTEM TO BE COORDINATED WITH TENANT/ TENANT'S VENDOR. AT THIS SHOWS AND 2.0451 FOR	
THROCK. 10" AND 12" DIA. ELEVATION.	
DO NOT SCALE. SEE 2.0451 FOR DETAILS.	



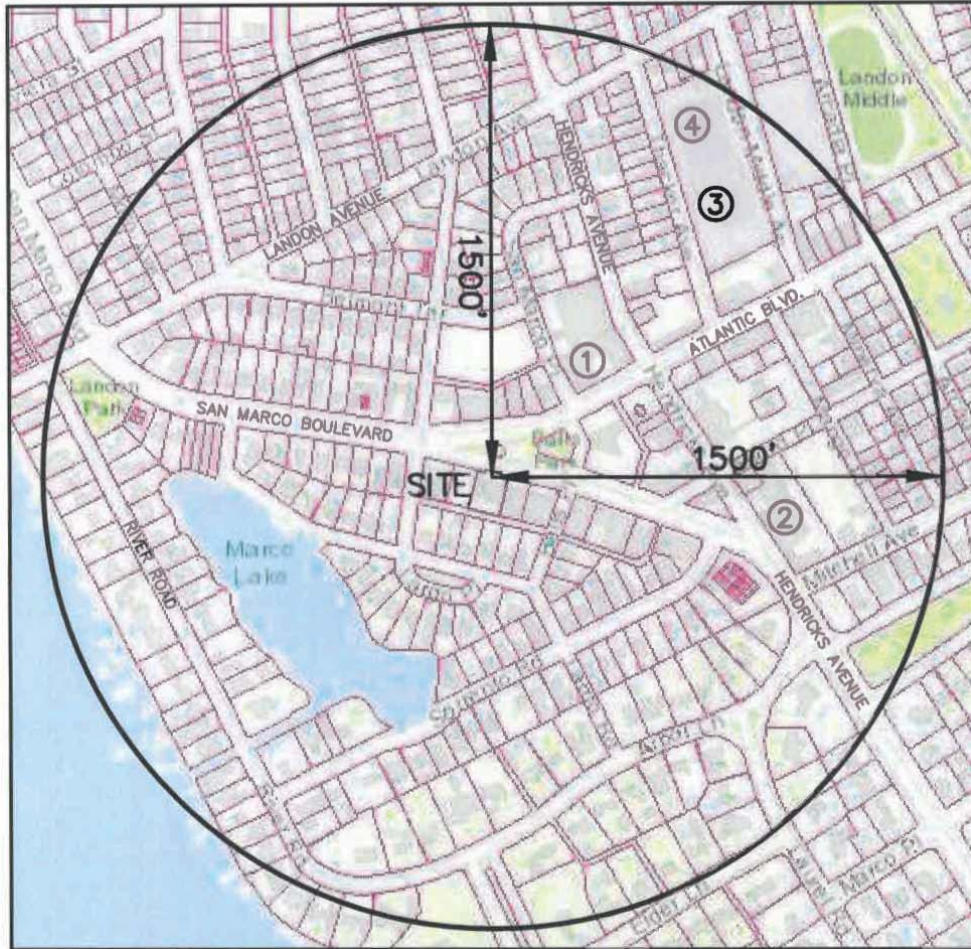
KEYNOTES - FURNITURE & EQUIPMENT PLAN	
FY-1	(WATER TAP) LOCATION. REFERS TO 44651 AND 54651 FOR DETAILS.
FY-2	BAR HAS DIRECT DRAIN BY BACKFLOP OR SIM. SYSTEM TO BE COORDINATED WITH TENANT'S VENDOR. 24 HRS SHOWING. REFERS TO 14651 AND 24651 FOR TYPICAL 24 HRS. REUSE ELEVATION.
FY-3	24 HRS. REUSE ELEVATION





# MAP SHOWING SURVEY OF

THE EAST 26.00 FEET OF LOT 9, LOT 10, THE WEST 25.35 FEET OF LOT 11, TOGETHER WITH PART OF A CLOSED STREET AS RECORDED IN OFFICIAL RECORD BOOK 7002, PAGE 1709, SECTION 46, TOWNSHIP 2 SOUTH, RANGE 26 EAST, JACKSONVILLE, ACCORDING TO THE CURRENT 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 FOUR (4).

**SUBJECT SITE:**

1980 SAN MARCO BOULEVARD  
JACKSONVILLE, FL 32207  
R.E.# 081336-0000

- ① ASPIRE CHURCH SAN MARCO (SOUTHSIDE BAPTIST CHURCH)  
1435 ATLANTIC BOULEVARD  
JACKSONVILLE, FL 32207 - 400'±
- ② SOUTH JACKSONVILLE PRESBYTERIAN CHURCH  
2137 HENDRICKS AVENUE  
JACKSONVILLE, FL 32207 - 800'±
- ③ JULIA LONDON COLLEGE PREPARATORY & LEADERSHIP  
DEVELOPMENT SCHOOL  
1819 THACKER AVENUE  
JACKSONVILLE, FL 32207 - 1100'±
- ④ LONDON MIDDLE SCHOOL  
1819 THACKER AVENUE  
JACKSONVILLE, FL 32207 - 1200'±

**CERTIFIED TO:**

- VOODOO BREWING COMPANY
- RYAN LOCKE
- CHRIS RUDIN



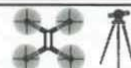
**JASON D. BOATWRIGHT, P.S.M.**  
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292  
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672  
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DATE:  
MARCH 21, 2024  
SHEET 1 OF 1

FILE: 2024-0359  
DRAWN BY: ADT  
SCALE: 1" = 500'

**BOATWRIGHT LAND SURVEYORS, INC.**

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

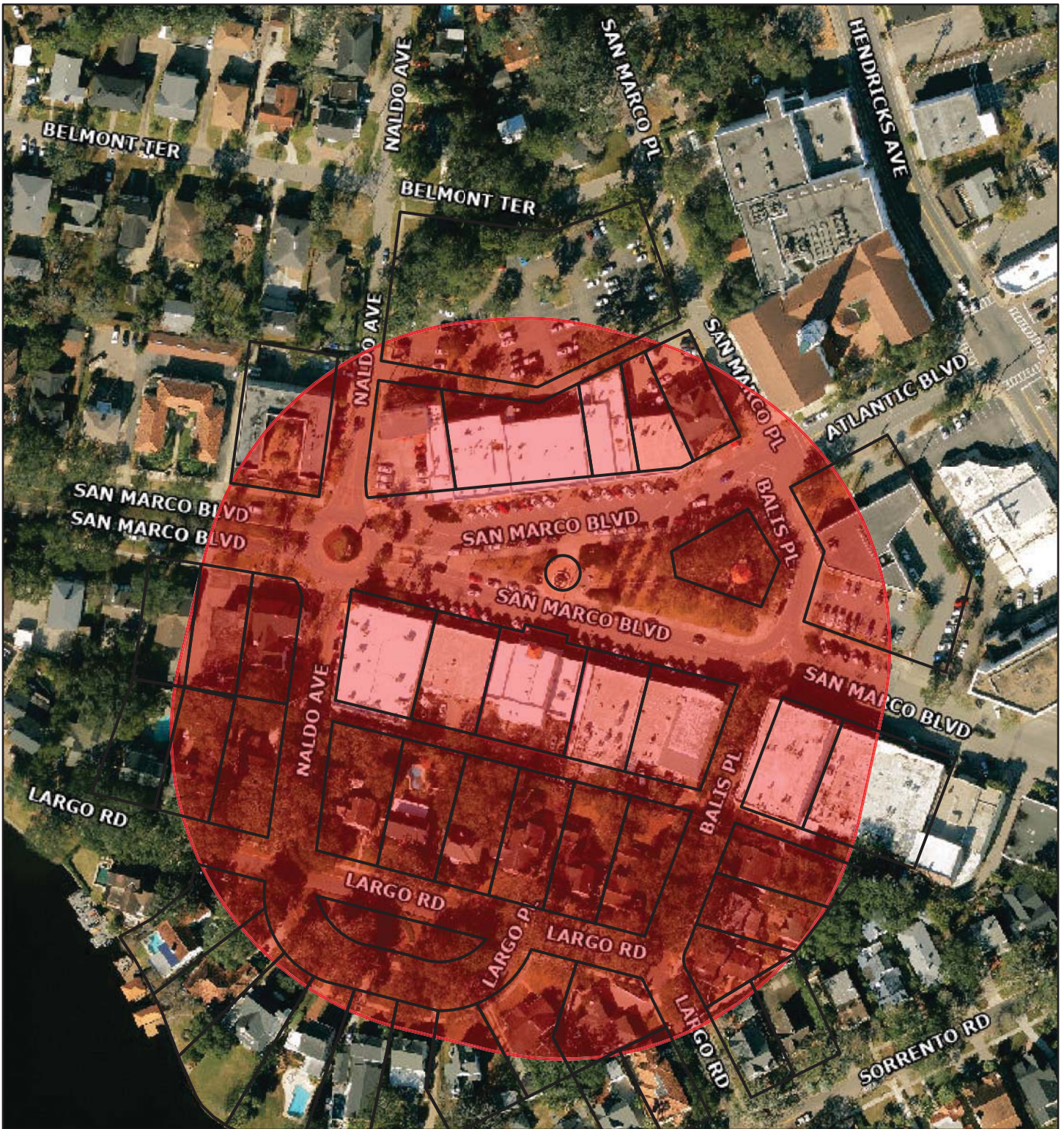


On File

Page 16 of 18



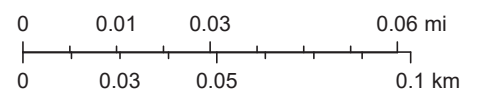
# Land Development Review



March 26, 2024

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RE	LNAM	LNAM2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD MAIL_CITY	MAIL_STAT	MAIL_ZIP
081241 0000	** CONFIDENTIAL **		1003 SORRENTO RD		JACKSONVILLE	FL	32207
081208 0000	1920 SAN MARCO LLC		1326 LAKEWOOD RD		JACKSONVILLE	FL	32207
081347 0000	A & A DRY CLEANING CO INC		12721 LAUREL BAY DR		JACKSONVILLE	FL	32246
081190 0000	ACOSTA NOELLE		947 SORRENTO RD		JACKSONVILLE	FL	32207
081180 0000	ANDERSON GEDDES		1934 LARGO RD		JACKSONVILLE	FL	32207-3927
081340 0000	BARNETT BANK OF JACKSONVILLE N A		C/O BANK OF AMERICA	PO BOX 32547	CHARLOTTE	NC	28232
081196 0000	BEALE CELESTE R LIVING TRUST		1935 LARGO RD		JACKSONVILLE	FL	32207
081346 0000	BURR INVESTMENTS INC		C/O JAY HIGBEE	133 E BAY ST	JACKSONVILLE	FL	32202
081195 0000	CAVENDISH MICHELE		1968 LARGO PL		JACKSONVILLE	FL	32207
081329 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202
081181 0000	DAVIS CAROLE E		1942 LARGO PL		JACKSONVILLE	FL	32207-3921
081187 0000	DAY STEPHEN E		PO BOX 10990		JACKSONVILLE	FL	32247
081337 0000	DECO PARTNERSHIP LLC		1702 RIVER RD APT 2		JACKSONVILLE	FL	32207-3071
081255 0000	DORSCH SAN MARCO LLC		PO BOX 404		PENNEY FARMS	FL	32079
081212 0000	GARNER JO MEAGAN		1985 LARGO RD		JACKSONVILLE	FL	32207-3926
081186 0000	GIST WILLIAM NATHANIEL III LIFE ESTATE		1972 LARGO PL		JACKSONVILLE	FL	32207
081242 0000	HEAVENER MICAH D		1002 BALIS PL		JACKSONVILLE	FL	32207-3919
081254 0000	KASPER ERIK CHARLES		1011 SORRENTO RD		JACKSONVILLE	FL	32207
081197 0010	KRAMER MARK		13846 ATLANTIC BLVD #413		JACKSONVILLE	FL	32225
081243 0000	LARISCY R WARD REVOCABLE TRUST		1010 BALIS PL		JACKSONVILLE	FL	32207
081209 0000	LEPRELL-CARR BUILDING INC		SUITE#201 ST MARKS PLACE	1930 SAN MARCO BLVD	JACKSONVILLE	FL	32207-1200
081197 0000	LEVINSON FRED		1925 LARGO RD		JACKSONVILLE	FL	32207-3928
081345 0000	LEWIS MARIA R FAMILY TRUST		PO BOX 1854		ORANGE PARK	FL	32067
081198 0000	LITTLE BRENT PATRICK ET AL		1915 LARGO RD		JACKSONVILLE	FL	32207
081336 0000	MARCO SQUARE LAND LLC		1 SLEIMAN PARKWAY SUITE 270		JACKSONVILLE	FL	32216
081245 0000	MARCORE LLC		2002 SAN MARCO BLVD STE 203		JACKSONVILLE	FL	32207
081183 0000	MERCIER LEE F		1956 LARGO PL		JACKSONVILLE	FL	32207-3921
081216 0000	MOORE TERRY A		1951 LARGO RD		JACKSONVILLE	FL	32207-3926
081338 0000	NORMANDY STRATTON LLC		C/O TSG REALTY	8650 12 OLD KINGS RD S	JACKSONVILLE	FL	32217
081188 0000	PERRITT SUZANNE C LIFE ESTATE		1994 LARGO RD		JACKSONVILLE	FL	32207
081214 0000	RITCHIE RONALD A		1967 LARGO RD		JACKSONVILLE	FL	32207-3926
081211 0000	SALTWASH ERNEST O III		1993 LARGO RD		JACKSONVILLE	FL	32207
081334 0000	SAN MARCO PRESERVATION SOCIETY	ATTEN: CURRENT PRESIDENT	1468 HENDRICKS AV		JACKSONVILLE	FL	32207
081189 0000	SAN MARCO SQUARE JAX LLC		C/O LBS CO DBA TSG REALTY	8650-12 OLD KINGS RD S	JACKSONVILLE	FL	32217
081189 0000	SCHMIDT KENT H		955 SORRENTO RD		JACKSONVILLE	FL	32207
081335 0000	SIX POINTS JAX LLC		8650 12 OLD KINGS RD S		JACKSONVILLE	FL	32217
081521 0000	SOUTHEAST	JOANNE PARKER GRIFFIN	4222 LALOSA DR		JACKSONVILLE	FL	32217
081244 0000	SOUTHSIDE BAPTIST CHURCH OF JACKSONVILLE FL INC		1435 ATLANTIC BV		JACKSONVILLE	FL	32207-3299
081244 0000	STACEY JENNIFER A		1018 BALIS PL		JACKSONVILLE	FL	32207
081246 0000	STARR PROPERTIES LLP		1144 EXECUTIVE COVE DR		SAINT JOHNS	FL	32259
081210 0000	STINE VIRGINIA H		1975 LARGO RD		JACKSONVILLE	FL	32207-3926
081182 0000	TAYLOR MARK D		1950 LARGO PL		JACKSONVILLE	FL	32207
081184 0000	VILLANO KATHRYN S		1962 LARGO PL		JACKSONVILLE	FL	32207-3921
081215 0000	WHITE KRISTINE WALKER LIVING TRUST		1959 LARGO RD		JACKSONVILLE	FL	32207
TOTAL: 40							