

Date Submitted: 8/1/22	<b>COMPANION APPLICATION</b> / AD-22-60 / WRF-22-23	Application Number: AD-22-60
Date Filed: 8/10/22		Public Hearing: WRF-22-23

**Zoning Application for an Administrative Deviation**  
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: RLD-60	Current Land Use Category: LDR
Deviation Sought: Reduce req. min. lot area from 6000 to 4197 sq ft.	Applicable Section of Ordinance Code: 656.305
Council District: 10 AND LOT WIDTH 60'-40'	Planning District: 5
Previous Zoning Applications Filed (provide application numbers): none found	
Notice of Violation(s): none found	
Number of Signs to Post: 1	Amount of Fee: \$2305. <i>Total Companion</i>
Zoning Asst. Initials: CIR	
Neighborhood Associations: Trout River JAX, Lincoln Villa Community Assoc, Lincoln Villas East, Kinlock Civic Association	
Overlay:	

PROPERTY INFORMATION	
1. Complete Property Address: <b>7946 Dekle Avenue</b>	2. Real Estate Number: <b>021814 0000</b>
3. Land Area (Acres): <b>0.1</b>	4. Date Lot was Recorded: <b>12/12/1913</b>
5. Property Located Between Streets: <b>New Kings Road and Mattox Avenue</b>	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>
7. In whose name will the Deviation be granted: BCEL 10C, LLC (Request for transferability)	
8. Is transferability requested? <i>If approved, the administrative deviation is transferred with the property.</i>	
Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

9. Deviation Sought:

- Reduce Required Minimum Lot Area from 6000 to 4197 feet.
- Increase Maximum Lot Coverage from \_\_\_\_\_ % to \_\_\_\_\_ %.
- Increase Maximum Height of Structure from \_\_\_\_\_ to \_\_\_\_\_ feet.
- Reduce Required Yard(s) Reduce Lot Width to 40 feet. See 656.109(d)(6). Context pattern is 50 foot wide lots. This is 80% of said pattern.
- Reduce Minimum Number of Off-street Parking Spaces from \_\_\_\_\_ to \_\_\_\_\_.
- Increase the Maximum Number of Off-street Parking Spaces from \_\_\_\_\_ to \_\_\_\_\_.
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of 15 feet to \_\_\_\_\_.
- Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of 25 feet to \_\_\_\_\_.
- Decrease minimum number of loading spaces from \_\_\_\_\_ required to \_\_\_\_\_ loading spaces.
- Reduce the dumpster setback along \_\_\_\_\_ from the required 5 feet to \_\_\_\_\_ feet.
- Decrease the minimum number of bicycle parking spaces from \_\_\_\_\_ required to \_\_\_\_\_ spaces.
- Reduce the minimum width of drive from \_\_\_\_\_ feet required to \_\_\_\_\_ feet.
- Reduce vehicle use area interior landscape from \_\_\_\_\_ sq. ft. required to \_\_\_\_\_ sq. ft.
- Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to \_\_\_\_\_ provided as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the number of terminal island trees from \_\_\_\_\_ terminal islands required to \_\_\_\_\_ terminal islands as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the landscape buffer between vehicle use area along \_\_\_\_\_ from 10 feet per linear feet of frontage and 5 feet minimum width required to \_\_\_\_\_ feet per linear feet of frontage and \_\_\_\_\_ feet minimum width.
- Reduce the number of shrubs along \_\_\_\_\_ from \_\_\_\_\_ required to \_\_\_\_\_ shrubs and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the number of trees along \_\_\_\_\_ from \_\_\_\_\_ required to \_\_\_\_\_ trees and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.
- Reduce the perimeter landscape buffer area between vehicle use area and abutting property along the north / east / south / west property boundary from 5 feet minimum width required to \_\_\_\_\_ feet.
- Reduce the number of trees along the north / east / south / west property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees and relocate as indicated on the Landscape Site Plan dated \_\_\_\_\_.

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access from \_\_\_\_\_ from 24 / 36 / 48 feet required to \_\_\_\_\_ feet.

(Circle)

Increase the maximum / Decrease the minimum width of the driveway access to adjoining property along the north / east / south / west property boundary from 24 feet required to \_\_\_\_\_ feet.

(Circle)

Reduce the uncomplimentary land use buffer width along the north / east / south / west property boundary from 10 feet wide required to \_\_\_\_\_ feet wide.

(Circle)

Reduce the uncomplimentary land use buffer trees along the north / east / south / west property boundary from \_\_\_\_\_ required to \_\_\_\_\_ trees.

(Circle)

Reduce the uncomplimentary land use buffer visual screen along the north / east / south / west property boundary from 6 feet tall and 85 % opaque required to \_\_\_\_\_ feet tall and \_\_\_\_\_ %.

<b>OWNER'S INFORMATION (please attach separate sheet if more than one owner)</b>	
10. Name: <b>BCEL 10C</b>	11. E-mail: <b>zwmillerlaw@gmail.com</b>
12. Address (including city, state, zip): <b>7563 Philips Highway Suite 208          Jacksonville, Florida 32256</b>	13. Preferred Telephone: <b>904-651-8958</b>

<b>APPLICANT'S INFORMATION (if different from owner)</b>	
14. Name: <b>Zach Miller, Esq.</b>	15. E-mail: <b>zwmillerlaw@gmail.com</b>
16. Address (including city, state, zip): <b>3203 Old Barn Court          Ponte Vedra Beach, Florida 32082</b>	17. Preferred Telephone: <b>904-651-8958</b>

## CRITERIA

Section 656.101(a), Ordinance Code, defines an administrative deviation as “a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j).”

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

- 1. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.***
  - 1. There are practical or economic difficulties in carrying out the strict letter of the regulation;*
  - 2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.*
  - 3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;*
  - 4. The proposed deviation 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;*
  - 5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and*
  - 6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.*

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

- (i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;*
- (ii) The length of time the violation has existed without receiving a citation; and*
- (iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.*

**ATTACHMENTS**

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, [http://apps.coj.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coj.net/pao_propertySearch/Basic/Search.aspx), or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Proof of valid and effective easement for access to the property. (Attached Plat showing Lot on ROW)

**FILING FEES**

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

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

**AUTHORIZATION**

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the City Council. 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: \_\_\_\_\_

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

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

Print name: Zach Miller, Esq.

Signature: Zach Miller Digitally signed by Zach Miller  
Date: 2022.07.27 10:37:59 -04'00'

**Owner(s)**

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

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

*\*An agent authorization letter is required if the application is made by any person other than the property owner.*

**SUBMITTAL**

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:

Planning and Development Department, Zoning Section  
214 North Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

## ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, [http://apps.coj.net/pao\\_propertySearch/Basic/Search.aspx](http://apps.coj.net/pao_propertySearch/Basic/Search.aspx), or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Letter from the Department of Children and Family Services (DCFS) – **day care uses only**
- Letter from the applicable Home Owner’s Association stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner’s Association – **residential only**
- Elevations are required with **height increase requests** and must be drawn to scale

## FILING FEES

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

<u>Base Fee</u>	<u>Public Notices</u>
Residential Districts: \$966.00	\$7.00 per Addressee
Non-residential Districts: \$952.00	

18. Given the above definition of an “administrative deviation” and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the deviation 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 deviation and to meet the criteria set forth above may result in a denial.

See Attached.

*The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.*

**The Property is part of a 50-foot platted lot platted in 1913. The lot contained a single-family house until approximately 2019. Approximately 20 years ago, the prior owner conveyed 10 feet of the lot to the property owner of the north, presumably to correct said northern owner's building's encroachment onto the property in question. This conveyance effectively meant that the property lost its lot of record status.**

**The proposed deviations arise out of the shape of the lot as the ability to construct a single-family lot on the Property is not possible due to the lot of record designation being nullified by the conveyance of 10 feet to the neighboring property owner.**

**As to the lot width, all of the lots on the same street are developed on 50-foot-wide lots. The request for a deviation to a 40-foot-wide lot is within 80 percent of the context development pattern on the street.**

*1. There are practical or economic difficulties in carrying out the strict letter of the regulation;*

**The current owner seeks to build a new single-family home on the property in similar size and dimensions to the previous single-family home on the property. The current lot width and lot size requirements present a practical difficulty in developing any home on the property as, due to the prior conveyance, the lot cannot comply with the lot size and lot width requirements thereby making an infill lot undevelopable without a waiver.**

*2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.*

**The request is not based upon the cost of developing site but will allow for the development of a infill single-family home on a property which had a single-family home as recently as 2019..**

*3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;*

**The proposed deviations will allow the construction of a single-family home of similar size to the single-family home which existed on the property for decades and thus will not substantially diminish property values.**

*4. The proposed deviation 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;*

**The proposed deviations will allow for construction of a single-family home similar to the previous single-family home on the property and therefore will not be detrimental to the health, safety or welfare of the public or cause additional expense or nuisances nor conflict with any other applicable law (there is a companion application for administrative deviation for road frontage and lot size).**

5. *The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and*

**Not applicable**

5. *The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.*

The intent of the zoning code is to allow for development of infill residential lots on existing lots of record. The property's LOR status (based on the 1913 plat) was lost decades ago when a prior owner conveyed 10 feet to the northern property owner to allow for an encroachment (said northern home has since been demolished). The proposed deviation will allow for an infill residential use on property to the same extent as has existing for decades prior to the request.

The proposed deviations are not requested to correct an existing zoning code violation.

**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. 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 this 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: <u>BCEL 100</u> Signature: <u>[Signature]</u></p>	<p><b>Applicant or Agent (if different than owner)</b> Print name: <u>Zach Miller, Esq.</u> Signature: <u>Zach Miller</u></p> <p><i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i></p>
<p><b>Owner(s)</b> Print name: _____ Signature: _____</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

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

Date: 9/19/22

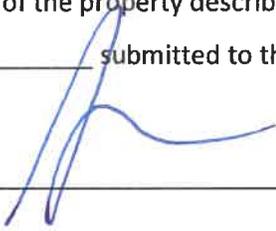
City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

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

Address: 7946 Dekle Avenue RE#(s): 021814 0000

To Whom it May Concern:

I Adam Eiseman, as manager of JWB Real Estate Capital, LLC, which is the manager of BCEL 10, a Limited Liability Company organized under the laws of the state of Florida, hereby certify LLC which is the Owner of the property described in Exhibit 1 in connection with filing application(s) for WRF and AD submitted to the Jacksonville Planning and Development Department. is the manager of BCEL 10C, LLC

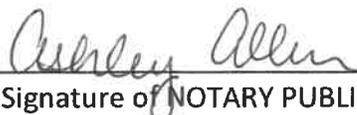
(signature) 

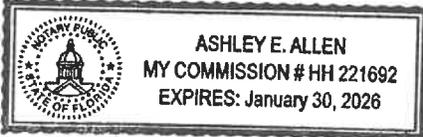
(print name) Adam Eiseman

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 19 day of September 2022, by Adam Eiseman, as manager of JWB Real Estate Capital, LLC, which is the manager of BCEL 10, LLC which is the manager of BCEL 10C, LLC, a Florida Limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

  
(Signature of NOTARY PUBLIC)



\_\_\_\_\_  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: \_\_\_\_\_

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

Date: 9/19/22

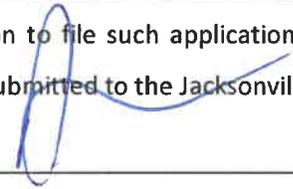
City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

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

Address: 7946 Dekle Avenue RE#(s): 021814 0000

To Whom It May Concern:

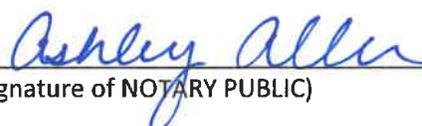
You are hereby advised that Adam Eiseman, as manager of JWB Real Estate Capital, LLC, which is the manger of BCEL 10, LLC, hereby certify that the BCEL 10C, LLC is the Owner of 10C of the property described in Exhibit 1. Said owner hereby authorizes and empowers Zach Miller, Esq. to act as agent to file application(s) for WRF and AD 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.

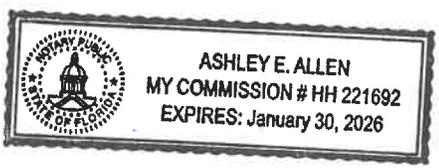
(signature) 

(print name) Adam Eiseman

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of  physical presence or  online notarization, this 19 day of September 20 22, by Adam Eiseman, as manager of JWB Real Estate Capital, LLC, of BCEL 10C, LLC, a Florida limited liability company, who is which is the manger of BCEL 10, LLC, as manager personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

  
(Signature of NOTARY PUBLIC)



\_\_\_\_\_  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: \_\_\_\_\_

Prepared under the direction of and return to:

Ian McKillop  
McKillop Law Firm, PL  
7563 Philips Highway  
Building 500  
Jacksonville, FL 32256  
File Number: 21-1976  
Consideration: \$7,157.00

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**WARRANTY DEED**

This Warranty Deed made this 30th day of September, 2021 between **Steve Spivey, Jr., a single man**, whose post office address is 912 West Dampier Street, Inverness, FL 34450 (whether singular or plural, "Grantor"), and **BCEL 10C, LLC, a Florida Limited Liability Company**, whose post office address is 7563 Philips Highway, Suite 208, Jacksonville, FL 32256 (whether singular or plural, "Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees)

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval, FL, (the "Property"):

**The Southeasterly 40.0 feet of Lot 10, Block 27, Lincoln Villas, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 98, of the Public Records of Duval County, Florida.**

**RE#: 021814-0000  
Address: 7946 Dekle Avenue, Jacksonville, FL 32219**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever. And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land, that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and that the Property is free of all encumbrances except taxes for 2021 and subsequent years and covenants, restrictions, easement and reservations of record, if any, without the intention of creating or reimposing same.

This Property is not the constitutional homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness Signature: [Signature]

Witness Signature: [Signature]

Witness Name: Lesley Michelle Maso

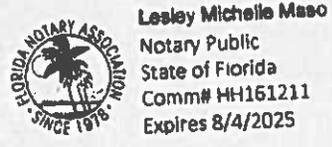
Witness Name: Hester Barczyk

[Signature]  
Steve Spivey, Jr.

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30th day of September, 2021, by Steve Spivey, Jr., who is personally known to me or who produced the identification set forth below.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification Produced: FLDL



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

## Detail by Entity Name

Florida Limited Liability Company

**BCEL 10C LLC**

### Filing Information

<b>Document Number</b>	L21000002527
<b>FEI/EIN Number</b>	86-1217780
<b>Date Filed</b>	12/22/2020
<b>Effective Date</b>	01/01/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

7563 PHILIPS HWY  
STE 208  
JACKSONVILLE, FL 32256 UN

### Mailing Address

7563 PHILIPS HWY  
STE 208  
JACKSONVILLE, FL 32256 UN

### Registered Agent Name & Address

MCKILLOP LAW FIRM PL  
7563 PHILIPS HWY  
BUILDING 500  
JACKSONVILLE, FL 32256

### Authorized Person(s) Detail

#### **Name & Address**

**Title MGR**

**BCEL 10 LLC**

7563 PHILIPS HWY  
STE 208  
JACKSONVILLE 32256 UN

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2022	04/28/2022



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

## Detail by Entity Name

Florida Limited Liability Company

**BCEL 10 LLC**

### Filing Information

**Document Number** L17000118498  
**FEI/EIN Number** 61-1847216  
**Date Filed** 05/30/2017  
**Effective Date** 05/30/2017  
**State** FL  
**Status** ACTIVE

### Principal Address

7563 PHILIPS HIGHWAY SUITE 208  
 JACKSONVILLE, FL 32256

Changed: 03/30/2018

### Mailing Address

7563 PHILIPS HIGHWAY SUITE 109  
 JACKSONVILLE, FL 32256

### Registered Agent Name & Address

MCKILLOP LAW FIRM  
 7563 PHILIPS HIGHWAY  
 SUITE 500  
 JACKSONVILLE, FL 32256

Address Changed: 03/30/2018

### Authorized Person(s) Detail

#### **Name & Address**

**Title MGR**

**JWB REAL ESTATE CAPITAL LLC**

7563 PHILIPS HIGHWAY SUITE 208  
 JACKSONVILLE, FL 32256

### Annual Reports

Report Year	Filed Date
2020	03/18/2020



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## Detail by Entity Name

Florida Limited Liability Company

**JWB REAL ESTATE CAPITAL, LLC**

### Filing Information

**Document Number** L06000035600  
**FEI/EIN Number** 27-0141157  
**Date Filed** 04/05/2006  
**State** FL  
**Status** ACTIVE  
**Last Event** LC AMENDMENT  
**Event Date Filed** 11/18/2013  
**Event Effective Date** NONE

### Principal Address

7563 Philips Hwy  
 Ste 208  
 JACKSONVILLE, FL 32256

Changed: 03/23/2018

### Mailing Address

7563 Philips Hwy  
 Ste 208  
 JACKSONVILLE, FL 32256

Changed: 03/23/2018

### Registered Agent Name & Address

McKillop Law Firm  
 7563 Philips Hwy  
 Ste 500  
 Jacksonville, FL 32256

Name Changed: 04/30/2014

Address Changed: 03/23/2018

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Rigel, Adam  
7563 Philips Hwy  
Ste 208  
JACKSONVILLE, FL 32256

Title Manager

Sifakis, Alexander  
7563 Philips Hwy  
208  
Jacksonville, FL 32256

Title Manager

Cohen, Gregory  
7563 Philips Hwy  
208  
Jacksonville, FL 32256

Title Manager

Eiseman, Adam

7563 Phillips Hwy  
208  
Jacksonville, FL 32256

#### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2020	03/11/2020
2021	03/12/2021
2022	04/05/2022

#### Document Images

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<a href="#">03/12/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/13/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/18/2013 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">06/27/2013 -- LC Name Change</a>	<a href="#">View image in PDF format</a>
<a href="#">03/27/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/17/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/28/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

**2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L21000002527

**Entity Name:** BCEL 10C LLC

**Current Principal Place of Business:**

7563 PHILIPS HWY  
STE 208  
JACKSONVILLE, FL 32256

**Current Mailing Address:**

7563 PHILIPS HWY  
STE 208  
JACKSONVILLE, FL 32256 UN

**FEI Number:** 86-1217780

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

MCKILLOP LAW FIRM PL  
7563 PHILIPS HWY  
BUILDING 500  
JACKSONVILLE, FL 32256 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Authorized Person(s) Detail :**

Title MGR  
Name BCEL 10 LLC  
Address 7563 PHILIPS HWY  
STE 208  
City-State-Zip: JACKSONVILLE 32256

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** BCEL 10 LLC

**MANAGER**

**04/28/2022**

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date

**2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L17000118498

**Entity Name:** BCEL 10 LLC

**Current Principal Place of Business:**

7563 PHILIPS HIGHWAY SUITE 208  
JACKSONVILLE, FL 32256

**Current Mailing Address:**

7563 PHILIPS HIGHWAY SUITE 109  
JACKSONVILLE, FL 32256

**FEI Number: 61-1847216**

**Certificate of Status Desired: No**

**Name and Address of Current Registered Agent:**

MCKILLOP LAW FIRM  
7563 PHILIPS HIGHWAY  
SUITE 500  
JACKSONVILLE, FL 32256 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Authorized Person(s) Detail :**

Title MGR  
Name JWB REAL ESTATE CAPITAL LLC  
Address 7563 PHILIPS HIGHWAY SUITE 208  
City-State-Zip: JACKSONVILLE FL 32256

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE: JWB REAL ESTATE CAPITAL LLC**

**MANAGER**

**04/28/2022**

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date

**2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L06000035600

**Entity Name:** JWB REAL ESTATE CAPITAL, LLC

**FILED**  
**Apr 05, 2022**  
**Secretary of State**  
**1708395767CC**

**Current Principal Place of Business:**

7563 PHILIPS HWY  
STE 208  
JACKSONVILLE, FL 32256

**Current Mailing Address:**

7563 PHILIPS HWY  
STE 208  
JACKSONVILLE, FL 32256 US

**FEI Number:** 27-0141157

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

MCKILLOP LAW FIRM  
7563 PHILIPS HWY  
STE 500  
JACKSONVILLE, FL 32256 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** IAN MCKILLOP

04/05/2022

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title: MANAGER  
Name: RIGEL, ADAM  
Address: 7563 PHILIPS HWY  
STE 208  
City-State-Zip: JACKSONVILLE FL 32256

Title: MANAGER  
Name: SIFAKIS, ALEXANDER  
Address: 7563 PHILIPS HWY  
208  
City-State-Zip: JACKSONVILLE FL 32256

Title: MANAGER  
Name: COHEN, GREGORY  
Address: 7563 PHILIPS HWY  
208  
City-State-Zip: JACKSONVILLE FL 32256

Title: MANAGER  
Name: EISEMAN, ADAM  
Address: 7563 PHILLIPS HWY  
208  
City-State-Zip: JACKSONVILLE FL 32256

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** ALEXANDER SIFAKIS

MANAGER

04/05/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date



**LEGEND**

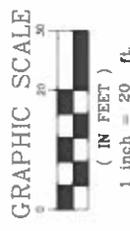
- BM = SITE BENCHMARK
- SB = SANITARY SEWER MANHOLE
- EB = ELECTRIC BOX
- PP = POWER POLE
- W = WATER
- WV = WATER VALVE
- HT = HOT BOX
- SI = SET 1/2" IRON ROD LB#139 AT PROPERTY CORNER
- FI = FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
- EG = EXISTING GROUND ELEVATIONS
- ET = EXISTING TREE

**SURVEYOR'S NOTES:**

1. Legal Description has been furnished by client and/or his/her agents.
2. Subject Property has been reviewed. It is inadvisable that there could exist a Deed of Record, Unrecorded Deeds, Easements (whenever any deed would affect this property) AFTER Plot Replat (or other instruments that would affect this property).
3. Measurements herein are in accordance with U.S. Standard Feet, and are based on the National Geodetic Survey datum of 1983.
4. Bearings herein are based on: REAS SURVEY (OR STATED HEREIN).
5. Contiguous lots lie in same block, unit, phase, section etc. unless noted.
6. No Flood Zone Determination has been made or indicated for this property.
7. This Survey was prepared to locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground improvements, foundations or encroachments.
8. This Survey was prepared to locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground improvements, foundations or encroachments.
9. This Survey was prepared to locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground improvements, foundations or encroachments.
10. This Survey was prepared to locate any subsurface/underground objects, improvements, foundations or encroachments. Survey reflects above-ground improvements, foundations or encroachments.
11. This Survey is NOT Intended for Multiple Uses, Placidity and all other obligations hereon.
12. Construct Improvements to Iron Signatures as Described Only. Reopen Signatures/Flags are NOT Property Corners.
13. Street/High Ways are NOT Property Corners.
14. Street (s), hereon are centered in R/W unless noted.
15. Dimensions if shown are based on the North American Vertical Datum of 1988.
17. Dimensions shown, the proposed residence shown hereon are from the previous owner's survey.
18. See notes shown for additional details.
19. Current FEMA FIRM Maps show property in FLOOD ZONE "X" according to flood insurance rate map page: **ED8802011L**.

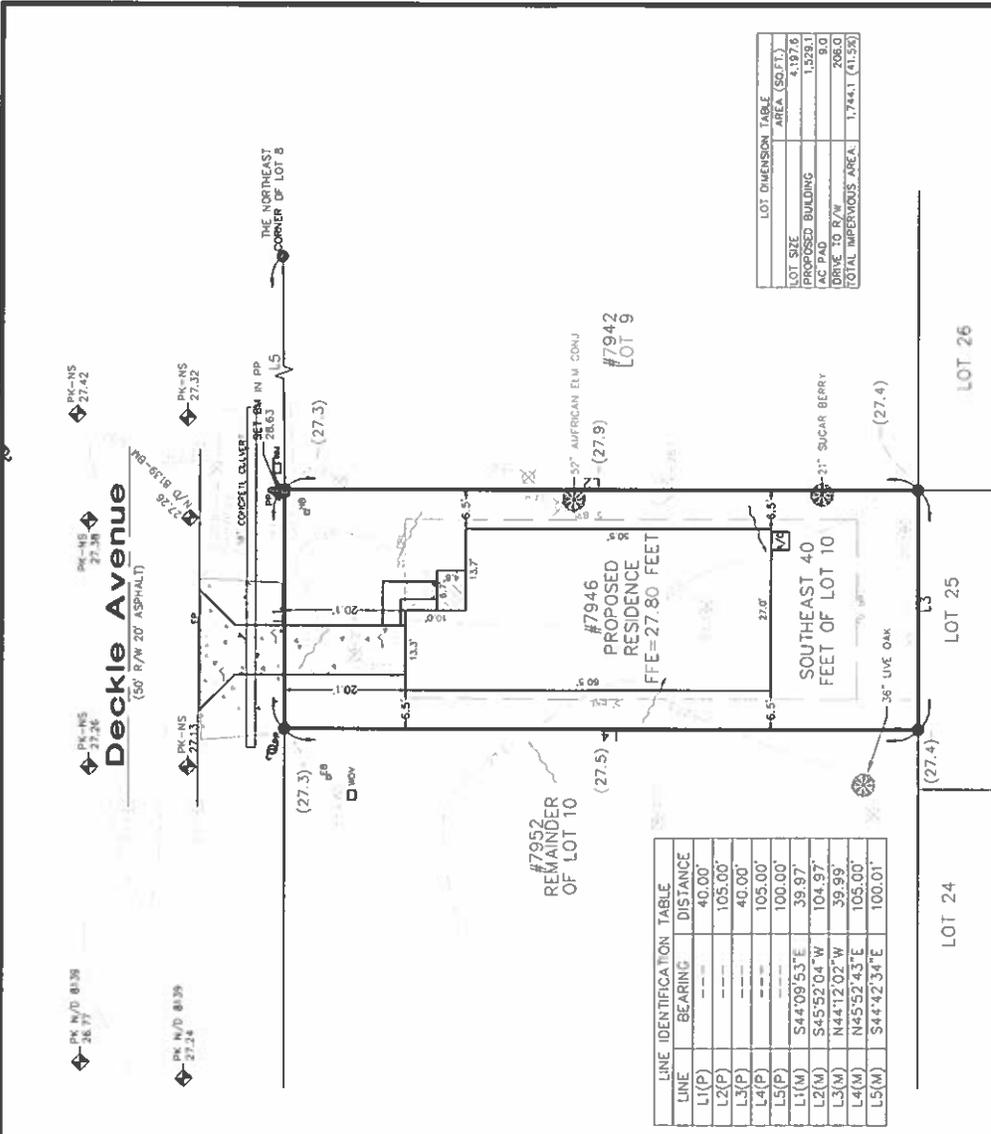
**ZONING INFORMATION FROM PROPERTY APPROXIMATE LOCATIONS:**

- FRONT 5'
- SIDE 30'
- REAR 10'



**LOT DIMENSION TABLE**

LOT SIZE	AREA (SQ.FT.)
PROPOSED BUILDING	4,197.6
AC PAD	1,929.1
DRIVE TO R/W	9.0
TOTAL IMPERVIOUS AREA	206.0
	1,744.1 (41.5%)



**LINE IDENTIFICATION TABLE**

LINE	BEARING	DISTANCE
L1(P)	---	40.00'
L2(P)	---	105.00'
L3(P)	---	40.00'
L4(P)	---	105.00'
L5(P)	---	100.00'
L1(M)	S44°09'53"E	39.97'
L2(M)	S45°52'04"W	104.97'
L3(M)	N44°12'02"W	39.99'
L4(M)	N45°52'43"E	105.00'
L5(M)	S44°42'34"E	100.01'

**LEGAL DESCRIPTION**

THE SOUTHEASTERLY 40' OF LOT 10, BLOCK 27, LINCOLN VILLAS PLAT/MAP BOOK 6, PAGE 88 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA PLOT PLAN SHOWING BOUNDARY SURVEY AND TOPOGRAPHIC AND TREE

**Special Note - Liability Notice**

NOTICE OF LIABILITY: THIS SURVEY IS OFFERED TO THOSE INDIVIDUALS SHOWN IN TITLE AND TO THOSE WHO MAY BE AFFECTED BY THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.

**Surveyor's Signature**

Brandon D. Shugart  
 Brandon D. Shugart  
 State of Florida  
 License No. 1009  
 Surveyor's Office  
 Brandon, FL 32009  
 surveyors@brandon.com

11/11/2021  
 Signature Date

**IME CIVIL & SURVEYING, LLC**  
 311 STATE ROAD 16  
 ST AUGUSTINE, FLORIDA 32084  
 WWW.IMECIVIL.COM  
 804-428-7764

**Licensed Survey Business #8199**  
**Certificate of Authorization #3026**

**ADDRESS OF PROPERTY SHOWN HEREON:**  
 FOR: American Classic Homes  
 7946 Dekle Avenue  
 A T: Jacksonville, FL 32219

Drawn By: LR/PM  
 Field Survey Date: 11/04/21  
 Scale: 1" = 20 Feet  
 Drawing/Title #: 09171.3

Additional Information/Certifications:  
 XXXXX



## Infill Availability Letter

Dakota Briggs

9/27/2021

JWB Real Estate Capital

7563 Philips Hwy Ste 109

Jacksonville, Florida 32207

Project Name: 7946 Dekle Ave

Availability #: 2021-4409

Attn: Dakota Briggs

Thank you for your inquiry regarding the availability of Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

### **Point of Connection:**

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### **Main Extensions and/or Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the customer's responsibility to engage the services of a professional engineer, licensed in the State of Florida, to plan and permit the proposed main extension(s) as well as to engage the services of a contractor to construct the main extension(s).** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### **Lot Splits:**

If a lot is split and two or more homes will be built, a layout of the proposed lot split will be required to be submitted prior to processing of estimate requests or service applications. Submit layout via Step 2 in the Sages program. **Review JEA Design Guidelines 2.4.1.1 for the required information needed to process the layout submittal.**

Availability Number: 2021-4409  
Request Received On: 9/17/2021  
Availability Response: 9/27/2021  
Prepared by: Ji Soo Kim  
Expiration Date: 09/27/2023

**Project Information**

Name: 7946 Dekle Ave  
Address:  
County: Duval County  
Type: Electric,Reclaim,Sewer,Water  
Requested Flow: 350  
Parcel Number: 021814 0000  
Location:  
Description: 1 SFD

**Potable Water Connection**

Water Treatment Grid: North Grid  
Connection Point #1: Existing 6-inch water main within Dekle Ave. ROW.  
Connection Point #2:

Water Special Conditions: An Infill Layout for all lots included in the availability letter is required prior to applying for new service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal. An Infill Layout for all lots included in the availability letter is required prior to applying for new service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

**Sewer Connection**

Sewer Grid: Buckman  
Connection Point #1: Existing 8-inch gravity sewer main within Dekle Ave. ROW.  
Connection Point #2:

Sewer Special Conditions: An Infill Layout for all lots included in the availability letter is required prior to applying for new service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing the project portal. Lateral may require televising for current integrity due to age. Request sewer locate through the JEA Sages program by entering your availability number and accessing the project portal. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection team is granted to allow a connection which utilizes a privately owned and operated pump system. Request an Alternative Connection approval through the JEA Sages program by entering your availability number and accessing the project portal. Sewer Locate requests can be made within Step 1 of

the project portal. Alternative Connection team and Special Estimate requests can be made within Step 2 of the project portal. An Infill Layout for all lots included in the availability letter is required prior to applying for new service. Submit infill layouts through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

**Reclaimed Water  
Connection**

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions:

**After your project has been accepted you can submit your Residential New Service Application by accessing Step 2 in Sages. If indicated on your availability letter, request your water flow test (Sages Step 2) and/or sewer locate (Sages Step 1). After you receive the results of these, if applicable, submit your Infill Layout(s) (Sages Step 2). After your Infill Layout(s) are approved, request a Special Estimate Determination (Sages Step 2) for the cost of your taps. After you have received the Special Estimate Determination, apply for your new services by accessing Step 2 in Sages and selecting Residential New Service Application. You will need to submit a separate application for each address, do not select the multiple addresses when asked what type of service application are you submitting for.**

**Service Tap Cost (Special Estimate):**

To receive the associated cost for water or sewer service tap(s), please submit a Special Estimate Request, via Step 2 in the Sages program. Field factors that would designate the need for a special estimate are as follows:

Main Depth 8+ feet deep	Required work within FDOT, St Johns County and Nassau County ROW
Pavement less than 5 years old	Multiple services being installed
Taps on water mains 20-inch and larger	Water taps larger than 2-inches
Sewer taps greater than 6-inches	Low Pressure Sewer Service Connections
Installation of Sewer Vac Pods	Approved Commercial Development plans

**Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

[https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team



	A		B		C		D		E		F		G		H		I		
	RE	LNAME	LNAME2	LNAME	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_CITY	MAIL_STATE	MAIL_ZIP
1	022016 0020	JONES JOANNE STEPHENS			7913 NEW KINGS RD			JACKSONVILLE	FL	32219-4607									
2	022016 0005	STEPHENS JOANN			7913 NEW KINGS RD			JACKSONVILLE	FL	32219									
3	021773 0000	FANN JACEY M			7935 MATTOX AVE			JACKSONVILLE	FL	32219-3125									
4	022015 0000	MITCHELL MOSES L			7930 NEW KINGS RD			JACKSONVILLE	FL	32219									
5	021772 0000	CAMPBELL POWELL STEPHANIE Y			3590 NORTHWEST 29TH ST			LAUDERDALE LAKES FL	FL	33311									
6	021771 0000	POWELL EDWARD M			PO BOX 101072			FORT LAUDERDALE	FL	33310-1072									
7	021829 0000	TRUST NO 7915MDR			P O BOX 186			LAKE WALES	FL	33859									
8	021806 0000	GOODMAN SHUWAN ET AL			7714 BRANDON CT			JACKSONVILLE	FL	32219									
9	021830 0000	DUBOSE ARMALE			6532 BOB O LINK RD			JACKSONVILLE	FL	32219									
10	021828 0000	JOHNSON JOHN H			1586 W 25TH ST			JACKSONVILLE	FL	32209-4282									
11	021808 0000	ORPHAN PROPERTIES TRUST #1002			C/O ORPHAN PROPERTIES LAND SERVICES			BROOKER	FL	32622									
12	021807 0000	AZALIA DEVELOPMENT LLC			1828 PURDUE AVE			LOS ANGELES	CA	90025									
13	021828 0031	JOHNSON OLLIE			7919 MONCRIEF-DINSMORE RD			JACKSONVILLE	FL	32219									
14	021826 0010	CALDWELL AUGUSTUS			1139 W 29TH ST			JACKSONVILLE	FL	32209-4015									
15	021827 0000	GIBSON SABELLA			7819 MATTOX AVE			JACKSONVILLE	FL	32219									
16	021810 0000	DUTTON ARLUNDA BOX			7010 SHELDRAKE PL			PHILADELPHIA	PA	19153									
17	021809 0000	AMERICAN FINANCIAL LITERACY ASSOCIATION			6360 ALLEN RD SW			MABLETON	GA	30126									
18	021813 0000	MITCHNER MAIDA SQUAIRE ET AL			14286 FISH EAGLE DR E			JACKSONVILLE	FL	32226									
19	021825 0000	JOHNSON DELOIS M ET AL			9345 SPOTTSMOOR RD			JACKSONVILLE	FL	32208-1727									
20	021826 0000	JOHNSON ERNEST			C/O PATRICIA WALKER			JACKSONVILLE	FL	32219-3135									
21	021812 0000	SQUAIRE JAMES			8041 DENHAM RD E			JACKSONVILLE	FL	32208-2530									
22	021814 0005	FILZEN LYDIA			13 ROBIN RD			ORANGE PARK	FL	32073									
23	021824 0000	TRICE ANNIE			7961 MONCRIEF DINSMORE RD			JACKSONVILLE	FL	32219-3135									
24	021823 0000	TRICE ROBERT L			7961 MONCRIEF-DINSMORE RD			JACKSONVILLE	FL	32219									
25	021815 0000	KASSAB NIGHTLIFE III LLC			7977 NEW KINGS RD			JACKSONVILLE	FL	32219									
26	021814 0010	SABLE BARBARA			7958 DEKLE AVE			JACKSONVILLE	FL	32219									
27	021818 0000	JONES PAUL ET AL			P O BOX 998			KINGSLAND	GA	31548									
28	021819 0050	JORDACHE G MILTON ET AL			162 ALMA WALKER RD			FOLKSTON	GA	31537									
29	021769 0030	S&P CAPITAL INVESTMENTS LLC			11062 WHITE OAK AVE			GRANADA HILLS	CA	91344									
30	021769 0040	BIG BEE CAPITAL LLC			100 BRENDA CT			YORKTOWN	VA	23693									
31	022019 0000	BERG EVAN			4776 CRESTED EAGLE LN			FORT MYERS	FL	33966									
32	022017 0000	STEPHENS JOANN ET AL			7913 NEW KINGS RD			JACKSONVILLE	FL	32219									
33	021791 0000	MOORE LISA			7978 MATTOX AVE			JACKSONVILLE	FL	32219-3126									
34	021790 0000	SCOTT LILLIAN			7978 MATTOX AVE			JACKSONVILLE	FL	32219-3126									
35	021789 0000	MOORE BARBARA ESTATE			C/O BENJAMIN D NICHOLS JR			JACKSONVILLE	FL	32219-3126									
36	021793 0000	ROSS LYNETTE M			1971 HOVINGTON CIR W			JACKSONVILLE	FL	32246-7296									
37	021794 0000	COHEN IRVIN B			7404 SIMMS DR			JACKSONVILLE	FL	32218									
38	021788 0000	JACKSON CLENTON			11349 142ND ST			MC ALPIN	FL	32062									
39	021795 0000	SOUTHERN TABERNACLE MISSIONARY CHURCH INC			3257 HUNT ST			JACKSONVILLE	FL	32254									
40	021787 0005	JOHNSON BRIANNA			7954 MATTOX AVE			JACKSONVILLE	FL	32219									
41	021786 0000	DUBOSE ARMALE			6532 BOB O LINK RD			JACKSONVILLE	FL	32219									
42	021796 0000	CARLUKE DEVELOPMENT LLC			1321 UPLAND DR STE 115			HOUSTON	TX	77043									
43	021785 0000	HAMPTON DENISE E			7942 MATTOX AVE			JACKSONVILLE	FL	32219-3126									
44	021796 0010	HAMPTON DENISE			7942 MATTOX AVE			JACKSONVILLE	FL	32219									
45	021783 0000	FORD NOLA LIFE ESTATE			712 GREYSTONE LN			ORANGE PARK	FL	32073									
46	021799 0000	MATTOX REVIVAL CENTER MINISTRIES INCORPORATED			7928 MATTOX AVE			JACKSONVILLE	FL	32218									
47	021781 0000	ROUSE THOMAS JR ET AL			7928 MATTOX AVE			JACKSONVILLE	FL	32219									
48	021800 0000	MATTOX REVIVAL CENTER MINISTRIES			7928 MATTOX AVE			JACKSONVILLE	FL	32219-3126									
49	021780 0000	200515465 IRA			1 EQUITY WAY			WESTLAKE	OH	44145									
50	021801 0000	HARRELL HARRY ET AL			7412 NW 51ST WAY			COCONUT CREEK	FL	33073-2735									
51	021779 0000	BRYANT FRENCHY			P O BOX 12888			JACKSONVILLE	FL	32209									

	A	B	C	D	E	F	G	H	I
53	021801 0320	TORRENCE GARY ET AL		609 SE 13TH ST			FORT LAUDERDALE FL	33316	2022
54	021792 0020	MARFATIA MAMTABAHEN		14 MONTANA ST			HICKSVILLE NY	11801	
55	021787 0010	COLOUR MATLEX LLC		2712 W JETTON AVE			TAMPA FL	33629	
56		NORTHWEST CPAC	RHONDA BOYD	9381 ARBOR OAK LN			JACKSONVILLE FL	32208	
57		TROUT RIVER JAX	GLENN WEISS	3404 TROUT RIVER BLVD			JACKSONVILLE FL	32208	
58		LINCOLN VILLA COMMUNITY ASSOCIATION	MILDRED LUSTER	8117 THRASHER AV			JACKSONVILLE FL	32219	
59		LINCOLN VILLAS EAST	DIANE TUCKER	7820 LONGSPUR AV			JACKSONVILLE FL	32219	
60		KINLOCK CIVIC ASSOCIATION	EARL SIMS	6455 MANHATTAN DR			JACKSONVILLE FL	32219	

$$\begin{array}{r} 54 \\ \times 7 \\ \hline 378 \end{array}$$
 Notice  
 + 966 AD Fee  
 + 161 WRF Fee  
2505. Total  
 \$ 2505. Total  
 Companion