

# Application For Zoning Exception

## Planning and Development Department Info

**Application #** N/A **Staff Sign-Off/Date** N/A / N/A  
**Filing Date** N/A **Number of Signs to Post** N/A  
**Current Land Use Category** N/A  
**Exception Sought** OUTDOOR STORAGE WITH PERIMETER CHAIN LINK FENCE PRIVACY SCREEN  
**Applicable Section of Ordinance Code** N/A  
**Notice of Violation(s)** N/A  
**Hearing Date** N/A  
**Neighborhood Association** N/A  
**Overlay** N/A

## Application Info

**Tracking #** 5579 **Application Status** FILED COMPLETE  
**Date Started** 04/30/2024 **Date Submitted** 05/06/2024

## General Information On Applicant

**Last Name** TRIMMER **First Name** CYNDY **Middle Name**  
**Company Name** DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC  
**Mailing Address** 1 INDEPENDENT DRIVE, SUITE 1200  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

## General Information On Owner(s)

**Last Name** N/A **First Name** N/A **Middle Name**  
**Company/Trust Name** CONFEDERATED SPECIALTY LLC  
**Mailing Address** 3333 LENOX AVENUE  
**City** JACKSONVILLE **State** FL **Zip Code** 32254  
**Phone** **Fax** **Email**

## Property Information

**Previous Zoning Application Filed?**   
**If Yes, State Application No(s)** 5578

| Map | RE#         | Council District | Planning District | Current Zoning District(s) |
|-----|-------------|------------------|-------------------|----------------------------|
| Map | 056882 0000 | 9                | 5                 | IBP                        |
| Map | 056893 0010 | 9                | 5                 | RLD-60                     |

Ensure that RE# is a 10 digit number with a space (##### #)

**Total Land Area (Nearest 1/100th of an Acre)** 3.39

**Current Property Use**

WAREHOUSE AND OFFICE

**Exception Sought**

OUTDOOR STORAGE WITH PERIMETER CHAIN LINK FENCE PRIVACY SCREEN

**In Whose Name Will The Exception Be Granted**

CONFEDERATED SPECIALTY LLC

**Location Of Property**

**General Location**

ON THE NORTH SIDE OF LENOX AVENUE, BETWEEN NELSON STREET AND SUMMER STREET

|                |  |                 |
|----------------|--|-----------------|
| <b>House #</b> | <b>Street Name, Type and Direction</b> | <b>Zip Code</b> |
| 3333           | LENOX AVE                              | 32254           |

**Between Streets**

NELSON STREET and SUMMER STREET

**Utility Services Provider**

City Water/City Sewer  Well/Septic  City Water/Septic  City Sewer/Well

**Required Attachments**

The following items must be attached to the application.

- Survey
- Site Plan
- 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, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

**Supplemental Information**

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

**Criteria**

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

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

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

THE GRANT OF EXCEPTIONS WOULD BE CONSISTENT WITH THE FUTURE LAND USE ELEMENT ("FLUE") OF THE 2030 COMPREHENSIVE PLAN AND WOULD FURTHER THE FOLLOWING FLUE GOALS, OBJECTIVES AND POLICIES: GOAL 1, OBJECTIVE 1.1, GOAL 3, OBJECTIVE 3.2, POLICY 3.2.1, POLICY 3.2.2, POLICY 3.2.16 AND 3.2.27.

(ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.

THE PROPOSED USE IS COMPATIBLE WITH THE EXISTING, CONTIGUOUS USES, ZONING AND THE GENERAL CHARACTER OF THE AREA. THE ZONING DISTRICTS SURROUNDING THE PROPOSED OUTDOOR STORAGE USE INCLUDE CCG-2 TO THE SOUTH AND BORDERING LENOX AVENUE, IBP TO THE WEST, AND RLD-60 TO THE NORTH AND EAST. THE AREA CONTAINS A MIX OF USES, INCLUDING BUILDING TRADES CONTRACTORS, AUTOMOBILE SALES AND STORAGE YARDS, WAREHOUSING, OFFICE AND SINGLE FAMILY RESIDENTIAL. THE PROPOSED USE IS SIMILAR TO, ALTHOUGH LESS INTENSE THAN OTHER USES ALONG LENOX AVENUE WHICH INCLUDE OUTSIDE STORAGE. FURTHER, A SIX (6) FOOT HIGH, NINETY-FIVE PERCENT (95%) OPAQUE PRIVACY-SCREENED FENCE WILL BE PROVIDED TO VISUALLY BUFFER THE PROPOSED USE FROM ADJACENT RIGHTS OF WAY, FURTHER MINIMIZING ANY POTENTIAL NEGATIVE IMPACTS FROM THE PROPOSED USE.

(iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.

THE PROPOSED USE WILL NOT HAVE AN ENVIRONMENTAL IMPACT INCONSISTENT WITH THE HEALTH, SAFETY OR WELFARE OF THE COMMUNITY. THE PROPOSED OUTDOOR STORAGE IS INCIDENTAL TO THE PROPERTY'S PRINCIPAL USE OF INDUSTRIAL SUPPLIES SALES AND WAREHOUSING, WHICH HAS EXISTED ON THE PROPERTY SINCE AT LEAST 2014. THE PROPOSED USE WILL ALSO MEET ALL APPLICABLE ENVIRONMENTAL REGULATIONS.

(iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.

THE REQUESTED EXCEPTION WILL NOT HAVE A DETRIMENTAL EFFECT ON VEHICULAR OR PEDESTRIAN TRAFFIC, OR PARKING CONDITIONS, OR RESULT IN THE CREATION OR GENERATION OF TRAFFIC INCONSISTENT WITH THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. THE OUTDOOR STORAGE USE WILL BE LOCATED AT 3319 LENOX AVENUE WHICH CURRENTLY SERVES AS THE LOADING AREA FOR 3333 LENOX AVENUE. THE PROPOSED USE OF OUTDOOR STORAGE IS AN INCIDENTAL USE THAT IS UNLIKELY TO CAUSE ADDITIONAL TRAFFIC OR PARKING DEMAND THAN WHAT CURRENTLY EXISTS ON THE PROPERTY.

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

THE REQUESTED EXCEPTION WILL NOT HAVE A DETRIMENTAL EFFECT ON THE FUTURE DEVELOPMENT OF CONTIGUOUS PROPERTIES OR THE GENERAL AREA. THE PROPOSED USE OF OUTDOOR STORAGE IS CONSISTENT WITH OTHER USES ALONG LENOX AVENUE WITHIN THE CCG-2 AND IL ZONING DISTRICTS. THE SIX (6) FOOT-HIGH, NINETY-FIVE PERCENT (95%) OPAQUE FENCE WILL PROVIDE A BUFFER FOR THE RESIDENTIAL USES TO THE NORTH AND EAST, WHICH IS NOT CURRENTLY PROVIDED.

(vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.

THE PROPOSED USE WILL NOT CREATE OBJECTIONABLE OR EXCESSIVE NOISE, LIGHTS, VIBRATIONS, FUMES, DUST, OR PHYSICAL ACTIVITY. AS STATED, THE OUTDOOR STORAGE USE WILL BE LOCATED AT 3319 LENOX AVENUE WHICH CURRENTLY SERVES AS THE LOADING AREA FOR 3333 LENOX AVENUE. WITH THE ADDITION OF PRIVACY SCREENING ON THE EXISTING CHAIN LINK FENCE, THE PROPOSED OUTDOOR STORAGE USE WILL NOT CREATE ANY EXTERNALITIES UNCOMMON TO THE PROPERTY OR ITS SURROUNDINGS.

(vii) Will not overburden existing public services and facilities.

THE PROPOSED USE WILL NOT OVERBURDEN EXISTING PUBLIC SERVICES AND FACILITIES. A JEA LETTER CONFIRMING THE AVAILABILITY OF CAPACITY TO PROVIDE SERVICE WILL BE PROVIDED.

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

THE SITE WILL BE SUFFICIENTLY ACCESSIBLE TO PERMIT ENTRY ONTO THE PROPERTY BY FIRE, POLICE, RESCUE AND OTHER SERVICES FROM EACH OF THE ADJACENT STREETS.

(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

THE PROPOSED USE WILL BE CONSISTENT WITH THE DEFINITION OF "ZONING EXCEPTION" PROVIDED IN SECTION 656.1601 OF THE CODE: A USE THAT WOULD NOT BE APPROPRIATE GENERALLY OR WITHOUT RESTRICTION THROUGHOUT THE ZONING DISTRICT BUT WHICH, IF CONTROLLED AS TO NUMBER, AREA, LOCATION OR RELATION TO THE NEIGHBORHOOD, COULD PROMOTE THE PUBLIC HEALTH, SAFETY, WELFARE, MORALS, ORDER, COMFORT, CONVENIENCE, APPEARANCE, PROSPERITY OR GENERAL WELFARE. WITHIN THE IBP ZONING DISTRICT REGULATIONS, "OUTSIDE STORAGE SUBJECT TO THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4" AS PROPOSED IS PERMISSIBLE BY EXCEPTION. THE PROPOSED USE WILL BE SCREENED FROM

THE PUBLIC STREET OR RIGHT-OF-WAY BY A FENCE NOT LESS THAN SIX FEET IN HEIGHT WHICH CREATES A VISUAL BARRIER, NOT LESS THAN 95 PERCENT OPAQUE. THIS VISUAL BARRIER SHALL HAVE NO OPENINGS EXCEPT FOR ENTRANCES AND EXIT FACILITIES AND THESE FACILITIES WILL BE EQUIPPED WITH GATES THAT MAINTAIN THE EQUIVALENT VISUAL BARRIER AS THE FENCE.

### **Public Hearings**

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

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

### **Application Certification**

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.

Agreed to and submitted

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

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, FL 32202

**Re: Property Ownership Affidavit for Property located at 3333 Lenox Avenue and 3319 Lenox Avenue (RE # 056882-0000 and 056893-0010), as particularly described in Exhibit 1**

Ladies and Gentlemen,

I, Brian Crossley, as Manager of the CONFEDERATED SPECIALTY, LLC, a Florida limited liability company, hereby certify that said entity is the Owner of the property described in **Exhibit 1**, in connection with filing application(s) for land use amendment, rezoning, and such other entitlements as may be required for the above-referenced property, submitted to the Jacksonville Planning and Development Department.

**CONFEDERATED SPECIALTY, LLC**, a Florida limited liability company

By: *Brian L. Crossley*  
Name: Brian L. Crossley  
Title: President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 22<sup>nd</sup> day of February, 2024, by Brian Crossley, as Manager of the CONFEDERATED SPECIALTY, LLC, a Florida limited liability company, on behalf of said entity. S/he  is personally known to me or  has produced \_\_\_\_\_ as identification.

*Peggie J. Vietze*  
Notary Public, State of Florida

Peggie J Vietze  
Notary's Printed Name

My Commission Expires: 3/20/25



**PEGGIE J. VIETZE**  
Commission # HH 080257  
Expires March 20, 2025  
Bonded Thru Budget Notary Services

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

City of Jacksonville  
Planning and Development Department  
214 N. Hogan St. Edward Ball Bldg. Ste. 300  
Jacksonville, Florida 32202

**Re: Agent Authorization for Property located at 3333 Lenox Avenue and 3319 Lenox Avenue (RE # 056882-0000 and 056893-0010), as particularly described in Exhibit 1**

Ladies and Gentlemen,

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC to act as agents to file an application(s) for land use amendment, rezoning, and such other land use approvals and development permits 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 changes for the above-referenced property.

**CONFEDERATED SPECIALTY, LLC**, a Florida limited liability company

By: *Brian L. Crossley*  
Name: BRIAN L. CROSSLEY  
Title: President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 22<sup>nd</sup> day of February, 2024, by Brian Crossley, as Manager of the CONFEDERATED SPECIALTY, LLC, a Florida limited liability company, on behalf of said entity. S/he  is personally known to me or  has produced \_\_\_\_\_ as identification.

*Peggie J. Vietze*  
Notary Public, State of Florida

Peggie J. Vietze  
Notary's Printed Name

My Commission Expires: 3/20/25 <sup>25 FEB</sup>



PEGGIE J. VIETZE  
Commission # HH 080257  
Expires March 20, 2025  
Bonded Thru Budget Notary Services

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

**CONFEDERATED SPECIALTY LLC**  
 3333 LENOX AVE  
 JACKSONVILLE, FL 32254

**Primary Site Address**  
 3333 LENOX AVE  
 Jacksonville FL 32254-

**Official Record Book/Page**  
 16578-00861

**Tile #**  
 6416

**3333 LENOX AVE**

Property Detail

|                       |   |
|-----------------------|---|
| <b>RE #</b>           | 056882-0000   |
| <b>Tax District</b>   | USD1  |
| <b>Property Use</b>   | 4892 Warehouse/ Distribution                              |
| <b># of Buildings</b> | 1   |
| <b>Legal Desc.</b>    | For full legal description see Land & Legal section below |
| <b>Subdivision</b>    | 00000 SECTION LAND  |
| <b>Total Area</b>     | 104360  |

Value Summary

| Value Description               | 2023 Certified        | 2024 In Progress      |
|---------------------------------|-----------------------|-----------------------|
| <b>Value Method</b>             | Income                | Income                |
| <b>Total Building Value</b>     | \$0.00                | \$0.00                |
| <b>Extra Feature Value</b>      | \$0.00                | \$0.00                |
| <b>Land Value (Market)</b>      | \$207,030.00          | \$207,030.00          |
| <b>Land Value (Agric.)</b>      | \$0.00                | \$0.00                |
| <b>Just (Market) Value</b>      | \$1,268,100.00        | \$1,268,100.00        |
| <b>Assessed Value</b>           | \$623,755.00          | \$686,130.00          |
| <b>Cap Diff/Portability Amt</b> | \$644,345.00 / \$0.00 | \$581,970.00 / \$0.00 |
| <b>Exemptions</b>               | \$0.00                | See below             |
| <b>Taxable Value</b>            | \$623,755.00          | See below             |

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

**Taxable Values and 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.

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

| Book/Page                   | Sale Date  | Sale Price   | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|-----------------------------|------------|--------------|---------------------------|-----------------------|-----------------|
| <a href="#">16578-00861</a> | 10/29/2013 | \$630,000.00 | SW - Special Warranty     | Qualified             | Improved        |
| <a href="#">15870-01542</a> | 12/22/2010 | \$100.00     | SW - Special Warranty     | Unqualified           | Improved        |
| <a href="#">15478-00596</a> | 12/22/2010 | \$100.00     | SW - Special Warranty     | Unqualified           | Improved        |
| <a href="#">07562-01170</a> | 4/12/1993  | \$115,300.00 | MS - Miscellaneous        | Unqualified           | Improved        |
| <a href="#">07562-01168</a> | 4/12/1993  | \$115,300.00 | MS - Miscellaneous        | Unqualified           | Improved        |
| <a href="#">04590-00803</a> | 3/15/1978  | \$100.00     | QC - Quit Claim           | Unqualified           | Improved        |
| <a href="#">04590-00801</a> | 3/15/1978  | \$16,000.00  | WD - Warranty Deed        | Unqualified           | Improved        |
| <a href="#">04339-00725</a> | 2/24/1977  | \$6,000.00   | MS - Miscellaneous        | Unqualified           | Improved        |

**Extra Features**

| LN | Feature Code | Feature Description  | Bldg. | Length | Width | Total Units | Value       |
|----|--------------|----------------------|-------|--------|-------|-------------|-------------|
| 1  | FCBC1        | Fence Chain Barbed   | 1     | 0      | 0     | 970.00      | \$5,752.00  |
| 2  | PVAC1        | Paving Asphalt       | 1     | 0      | 0     | 39,590.00   | \$34,047.00 |
| 3  | SWSC6        | Sprinkler Wet System | 1     | 0      | 0     | 67,042.00   | \$40,896.00 |
| 4  | PVCC1        | Paving Concrete      | 1     | 0      | 0     | 5,520.00    | \$10,030.00 |
| 5  | FVYC1        | Fence Vinyl          | 1     | 0      | 0     | 40.00       | \$583.00    |
| 6  | ELHC6        | Elevator Hydraulic   | 1     | 0      | 0     | 1.00        | \$75,412.00 |
| 7  | ESHC6        | Elevator Stops Hydra | 1     | 0      | 0     | 2.00        | \$30,615.00 |

**Land & Legal**

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type      | Land Value   |
|----|------|-----------------|-------------------|-------|-------|----------|------------|----------------|--------------|
| 1  | 4030 | BUSINESS PARK 1 | IBP               | 0.00  | 0.00  | Common   | 103,515.00 | Square Footage | \$207,030.00 |

Legal

| LN | Legal Description      |
|----|------------------------|
| 1  | 16-2S-26E 2.376        |
| 2  | S1/2 OF SW1/4 OF SW1/4 |
| 3  | PT RECD O/R 16578-861  |

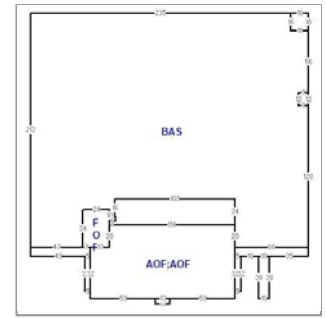
**Buildings**

Building 1  
 Building 1 Site Address  
 3333 LENOX AVE Unit  
 Jacksonville FL 32254-

|                       |                     |
|-----------------------|---------------------|
| <b>Building Type</b>  | 4802 - WHSE DISTRIB |
| <b>Year Built</b>     | 1978                |
| <b>Building Value</b> | \$733,093.00        |

| Type                   | Gross Area   | Heated Area  | Effective Area |
|------------------------|--------------|--------------|----------------|
| Base Area              | 47120        | 47120        | 47120          |
| Unfin Loading Platform | 160          | 0            | 48             |
| Unfin Loading Platform | 380          | 0            | 114            |
| Average Office         | 8306         | 8306         | 16612          |
| Average Office         | 8306         | 8306         | 16612          |
| Unfin Loading Platform | 160          | 0            | 48             |
| Canopy                 | 65           | 0            | 26             |
| Canopy                 | 528          | 0            | 211            |
| Fair Office            | 256          | 256          | 448            |
| Fair Office            | 816          | 816          | 1428           |
| Average Office         | 2632         | 2632         | 5264           |
| Interior Build Out B   | 108          | 108          | 162            |
| Canopy                 | 432          | 0            | 173            |
| <b>Total</b>           | <b>69269</b> | <b>67544</b> | <b>88266</b>   |

| Element              | Code     | Detail                  |
|----------------------|----------|-------------------------|
| Exterior Wall        | 22       | 22 Precast Panel        |
| <b>Roof Struct</b>   | <b>9</b> | <b>9 Rigid Fr/Bar J</b> |
| Roofing Cover        | 4        | 4 Built Up/T&G          |
| <b>Interior Wall</b> | <b>7</b> | <b>7 None</b>           |
| Int Flooring         | 4        | 4 Conc Above Grd        |
| <b>Heating Fuel</b>  | <b>3</b> | <b>3 Gas</b>            |
| Heating Type         | 3        | 3 Frcd Not Ductd        |
| <b>Air Cond</b>      | <b>1</b> | <b>1 None</b>           |
| Comm Htg & AC        | 1        | 1 Not Zoned             |
| <b>Comm Frame</b>    | <b>3</b> | <b>3 C-Masonry</b>      |



| Element                 | Code          | Detail |
|-------------------------|---------------|--------|
| Baths                   | 9.000         |        |
| <b>Stories</b>          | <b>1.000</b>  |        |
| Rooms / Units           | 1.000         |        |
| <b>Avg Story Height</b> | <b>25.000</b> |        |
| Restrooms               | 4.000         |        |

**2023 Notice of Proposed Property Taxes Notice (TRIM Notice)**

| Taxing District                | Assessed Value        | Exemptions    | Taxable Value         | Last Year         | Proposed          | Rolled-back       |
|--------------------------------|-----------------------|---------------|-----------------------|-------------------|-------------------|-------------------|
| Gen Govt Ex B&B                | \$623,755.00          | \$0.00        | \$623,755.00          | \$6,417.25        | \$7,058.97        | \$6,453.06        |
| <b>Urban Service Dist1</b>     | <b>\$623,755.00</b>   | <b>\$0.00</b> | <b>\$623,755.00</b>   | <b>\$0.00</b>     | <b>\$0.00</b>     | <b>\$0.00</b>     |
| Public Schools: By State Law   | \$1,268,100.00        | \$0.00        | \$1,268,100.00        | \$2,179.77        | \$4,036.36        | \$3,720.86        |
| <b>By Local Board</b>          | <b>\$1,268,100.00</b> | <b>\$0.00</b> | <b>\$1,268,100.00</b> | <b>\$1,514.25</b> | <b>\$2,850.69</b> | <b>\$2,584.90</b> |
| FL Inland Navigation Dist.     | \$623,755.00          | \$0.00        | \$623,755.00          | \$18.15           | \$17.96           | \$17.96           |
| <b>Water Mgmt Dist. SJRWMD</b> | <b>\$623,755.00</b>   | <b>\$0.00</b> | <b>\$623,755.00</b>   | <b>\$111.94</b>   | <b>\$111.84</b>   | <b>\$111.84</b>   |
| School Board Voted             | \$1,268,100.00        | \$0.00        | \$1,268,100.00        | \$0.00            | \$1,268.10        | \$0.00            |
| <b>Urb Ser Dist1 Voted</b>     | <b>\$623,755.00</b>   | <b>\$0.00</b> | <b>\$623,755.00</b>   | <b>\$0.00</b>     | <b>\$0.00</b>     | <b>\$0.00</b>     |
|                                |                       |               | Totals                | \$10,241.36       | \$15,343.92       | \$12,888.62       |

| Description         | Just Value     | Assessed Value | Exemptions | Taxable Value |
|---------------------|----------------|----------------|------------|---------------|
| <b>Last Year</b>    | \$673,600.00   | \$567,050.00   | \$0.00     | \$567,050.00  |
| <b>Current Year</b> | \$1,268,100.00 | \$623,755.00   | \$0.00     | \$623,755.00  |

**2023 TRIM Property Record Card (PRC)**

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

**Property Record Card (PRC)**

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

| Year        |
|-------------|
| <b>2023</b> |
| <b>2022</b> |
| <b>2021</b> |
| <b>2020</b> |
| <b>2019</b> |
| <b>2018</b> |
| <b>2017</b> |
| <b>2016</b> |
| <b>2015</b> |
| <b>2014</b> |

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




**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

**CONFEDERATED SPECIALITY LLC**   
 P O BOX 6429  
 JACKSONVILLE, FL 32236

**Primary Site Address**  
 3319 LENOX AVE  
 Jacksonville FL 32254-

**Official Record Book/Page**  
 17368-00771

**Tile #**  
 6416

**3319 LENOX AVE**

Property Detail

|                       |   |
|-----------------------|---|
| <b>RE #</b>           | 056893-0010   |
| <b>Tax District</b>   | USD1  |
| <b>Property Use</b>   | 0000 Vacant Res < 20 Acres                                |
| <b># of Buildings</b> | 0   |
| <b>Legal Desc.</b>    | For full legal description see Land & Legal section below |
| <b>Subdivision</b>    | 00000 SECTION LAND  |
| <b>Total Area</b>     | 43331   |

Value Summary

| Value Description               | 2023 Certified       | 2024 In Progress     |
|---------------------------------|----------------------|----------------------|
| <b>Value Method</b>             | CAMA                 | CAMA                 |
| <b>Total Building Value</b>     | \$0.00               | \$0.00               |
| <b>Extra Feature Value</b>      | \$3,736.00           | \$3,616.00           |
| <b>Land Value (Market)</b>      | \$32,526.00          | \$32,526.00          |
| <b>Land Value (Agric.)</b>      | \$0.00               | \$0.00               |
| <b>Just (Market) Value</b>      | \$36,262.00          | \$36,142.00          |
| <b>Assessed Value</b>           | \$16,998.00          | \$18,697.00          |
| <b>Cap Diff/Portability Amt</b> | \$19,264.00 / \$0.00 | \$17,445.00 / \$0.00 |
| <b>Exemptions</b>               | \$0.00               | See below            |
| <b>Taxable Value</b>            | \$16,998.00          | See below            |

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

**Taxable Values and 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.

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History** 

| Book/Page                   | Sale Date  | Sale Price  | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|-----------------------------|------------|-------------|---------------------------|-----------------------|-----------------|
| <a href="#">17368-00771</a> | 11/13/2015 | \$45,000.00 | WD - Warranty Deed        | Unqualified           | Vacant          |
| <a href="#">16881-00506</a> | 8/15/2014  | \$37,000.00 | WD - Warranty Deed        | Unqualified           | Vacant          |
| <a href="#">16881-00505</a> | 9/30/2012  | \$100.00    | QC - Quit Claim           | Unqualified           | Vacant          |
| <a href="#">09627-00353</a> | 5/16/2000  | \$100.00    | QC - Quit Claim           | Unqualified           | Improved        |
| <a href="#">04158-00934</a> | 5/19/1976  | \$100.00    | WD - Warranty Deed        | Unqualified           | Improved        |
| <a href="#">01525-00409</a> | 1/1/1899   | \$0.00      | - Unknown                 | Unqualified           | Improved        |

**Extra Features** 

| LN | Feature Code | Feature Description | Bldg. | Length | Width | Total Units | Value      |
|----|--------------|---------------------|-------|--------|-------|-------------|------------|
| 1  | CPAR2        | Carport Aluminum    | 0     | 20     | 16    | 320.00      | \$3,616.00 |

**Land & Legal** 

Land

| LN | Code | Use Description         | Zoning Assessment | Front  | Depth  | Category | Land Units | Land Type     | Land Value  |
|----|------|-------------------------|-------------------|--------|--------|----------|------------|---------------|-------------|
| 1  | 0100 | RES LD 3-7 UNITS PER AC | RLD-60            | 104.00 | 410.00 | Common   | 104.00     | Front Footage | \$32,526.00 |

Legal

| LN | Legal Description             |
|----|-------------------------------|
| 1  | 16-2S-26E .977                |
| 2  | PT SW1/4 OF SW1/4             |
| 3  | RECD O/RS 16881-506,17368-771 |

**Buildings** 

No data found for this section

**2023 Notice of Proposed Property Taxes Notice (TRIM Notice)**

| Taxing District              | Assessed Value | Exemptions | Taxable Value | Last Year | Proposed | Rolled-back |
|------------------------------|----------------|------------|---------------|-----------|----------|-------------|
| Gen Govt Ex B&B              | \$16,998.00    | \$0.00     | \$16,998.00   | \$174.88  | \$192.36 | \$175.85    |
| Urban Service Dist1          | \$16,998.00    | \$0.00     | \$16,998.00   | \$0.00    | \$0.00   | \$0.00      |
| Public Schools: By State Law | \$36,262.00    | \$0.00     | \$36,262.00   | \$117.59  | \$115.42 | \$106.40    |
| By Local Board               | \$36,262.00    | \$0.00     | \$36,262.00   | \$81.69   | \$81.52  | \$73.92     |
| FL Inland Navigation Dist.   | \$16,998.00    | \$0.00     | \$16,998.00   | \$0.49    | \$0.49   | \$0.49      |

On File

|                         |                   |                       |                   |                      |          |          |
|-------------------------|-------------------|-----------------------|-------------------|----------------------|----------|----------|
| Water Mgmt Dist. SJRWMD | \$16,998.00       | \$0.00                | \$16,998.00       | \$3.05               | \$3.05   | \$3.05   |
| School Board Voted      | \$36,262.00       | \$0.00                | \$36,262.00       | \$0.00               | \$36.26  | \$0.00   |
| Urb Ser Dist1 Voted     | \$16,998.00       | \$0.00                | \$16,998.00       | \$0.00               | \$0.00   | \$0.00   |
|                         |                   |                       | Totals            | \$377.70             | \$429.10 | \$359.71 |
| <b>Description</b>      | <b>Just Value</b> | <b>Assessed Value</b> | <b>Exemptions</b> | <b>Taxable Value</b> |          |          |
| <b>Last Year</b>        | \$36,339.00       | \$15,453.00           | \$0.00            | \$15,453.00          |          |          |
| <b>Current Year</b>     | \$36,262.00       | \$16,998.00           | \$0.00            | \$16,998.00          |          |          |

**2023 TRIM Property Record Card (PRC)**

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

**Property Record Card (PRC)**

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

|                    |  |  |  |  |  |  |
|--------------------|--|--|--|--|--|--|
| <b><u>2023</u></b> |  |  |  |  |  |  |
| <b><u>2022</u></b> |  |  |  |  |  |  |
| <b><u>2021</u></b> |  |  |  |  |  |  |
| <b><u>2020</u></b> |  |  |  |  |  |  |
| <b><u>2019</u></b> |  |  |  |  |  |  |
| <b><u>2018</u></b> |  |  |  |  |  |  |
| <b><u>2017</u></b> |  |  |  |  |  |  |

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

**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



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

## Detail by Entity Name

Florida Limited Liability Company  
CONFEDERATED SPECIALTY, LLC.

### Filing Information

**Document Number** L13000087844  
**FEI/EIN Number** N/A  
**Date Filed** 06/18/2013  
**Effective Date** 06/17/2013  
**State** FL  
**Status** ACTIVE

### Principal Address

3333 Lenox Ave  
Jacksonville, FL 32254

Changed: 03/07/2016

### Mailing Address

PO BOX 6429  
Jacksonville, FL 32236

Changed: 02/20/2015

### Registered Agent Name & Address

CROSSLEY, BRIAN L  
3333 Lenox Ave.  
Jacksonville, FL 32254

Address Changed: 03/07/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CROSSLEY, BRIAN L  
3333 Lenox Ave  
Jacksonville, FL 32254

### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
|-------------|------------|

|      |            |
|------|------------|
| 2022 | 01/07/2022 |
| 2023 | 01/27/2023 |
| 2024 | 01/16/2024 |

**Document Images**

|   |                          |
|---|--------------------------|
| <a href="#">01/16/2024 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">01/27/2023 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">01/07/2022 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">01/27/2021 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">01/27/2020 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">01/03/2019 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">01/10/2018 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">02/04/2017 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">03/07/2016 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">02/20/2015 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">02/27/2014 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">06/18/2013 -- Florida Limited Liability</a> | View image in PDF format |

## ANSWERS TO STANDARDS AND CRITERIA

### ZONING EXCEPTION FOR OUTSIDE STORAGE AND PRIVACY FENCE SCREEN

#### SUMMARY DESCRIPTION OF THE PROJECT

Applicant, Confederated Specialty, LLC, d/b/a B.C. Industrial Supply, is the owner of property located at 3333 and 3319 Lenox Avenue, Jacksonville, Florida 32254 (RE# 056882 000 and 056893 0010) (the “Property”) as more particularly described in the legal description filed herewith. The Property is currently used as a warehouse and office, serving as Applicant’s primary headquarters and from which it sells and distributes an array of industrial supply products. The portion of the Property located at 3319 Lenox Avenue is currently undeveloped and serves only as a loading area for the warehouse. Applicant proposes utilizing the undeveloped portion of the property as storage for certain inventory and equipment associated with its operations.

The Property has land use designations of BP and RPI and is zoned IBP and RLD-60. Applicant has filed companion applications for land use amendment from RPI to BP and rezoning from RLD-60 to IBP for the 3319 Lenox Avenue parcel. Pursuant to sections 656.131 and 656.321 of the Zoning Code, Applicant requests a zoning exception to allow outside storage on the property. Accompanying its request, Applicant proposes retrofitting the existing perimeter fence with a minimum 95% opaque privacy screen to provide the requisite visual barrier for adjacent properties set forth in Section 656.415.

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

The grant of exceptions would be consistent with the Future Land Use Element (“FLUE” of the 2030 Comprehensive Plan and would further the following FLUE goals, objectives and policies: Goal 1, Objective 1.1, Goal 3, Objective 3.2, Policy 3.2.1, Policy 3.2.2, Policy 3.2.16 and 3.2.27.

**2. *Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale and orientation of structures to the area, property values and existing similar uses?***

The proposed use is compatible with the existing, contiguous uses, zoning and the general character of the area. The zoning districts surrounding the proposed outdoor storage use include CCG-2 to the south and bordering Lenox Avenue, IBP to the west, and RLD-60 to the north and east. The area contains a mix of uses, including building trades contractors, automobile sales and storage yards, warehousing, office and single family residential. The proposed use is similar to, although less intense than other uses along Lenox Avenue which include outside storage. Further, a six (6) foot high, ninety-five percent (95%) opaque privacy-screened fence will be provided to visually buffer the proposed use from adjacent rights of way, further minimizing any potential negative impacts from the proposed use.

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

The proposed use will not have an environmental impact inconsistent with the health, safety or welfare of the community. The proposed outdoor storage is incidental to the Property's principal use of industrial supplies sales and warehousing, which has existed on the Property since at least 2014. The proposed use will also meet all applicable environmental regulations.

- 4. Will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, or result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community.***

The requested exception will not have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, or result in the creation or generation of traffic inconsistent with the health, safety and welfare of the community. The outdoor storage use will be located at 3319 Lenox Avenue which currently serves as the loading area for 3333 Lenox Avenue. The proposed use of outdoor storage is an incidental use that is unlikely to cause additional traffic or parking demand than what currently exists on the Property.

- 5. Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council thereto.***

The requested exception will not have a detrimental effect on the future development of contiguous properties or the general area. The proposed use of outdoor storage is consistent with other uses along Lenox Avenue within the CCG-2 and IL zoning districts. The six 6) foot-high, ninety-five percent (95%) opaque fence will provide a buffer for the residential uses to the north and east, which is not currently provided.

- 6. Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses or zoning in the vicinity.***

The proposed use will not create objectionable or excessive noise, lights, vibrations, fumes, dust, or physical activity. As stated, the outdoor storage use will be located at 3319 Lenox Avenue which currently serves as the loading area for 3333 Lenox Avenue. With the addition of privacy screening on the existing chain link fence, the proposed outdoor storage use will not create any externalities uncommon to the Property or its surroundings.

- 7. Will not overburden existing public services and facilities.***

The proposed use will not overburden existing public services and facilities. A JEA letter confirming the availability of capacity to provide service will be provided.

- 8. Will be sufficiently accessible to permit entry onto the Property for fire, police, rescue and other services.***

The site will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services from each of the adjacent streets.

**9. *Will be consistent with the definition of a zoning exception and meet the standards and criteria of the zoning classification in which such use is proposed to be located?***

The proposed use will be consistent with the definition of “zoning exception” provided in Section 656.1601 of the Code: a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Within the IBP zoning district regulations, “Outside storage subject to the performance standards and development criteria set forth in Part 4” as proposed is permissible by exception. The proposed use will be screened from the public street or right-of-way by a fence not less than six feet in height which creates a visual barrier, not less than 95 percent opaque. This visual barrier shall have no openings except for entrances and exit facilities and these facilities will be equipped with gates that maintain the equivalent visual barrier as the fence.



## ANSWERS TO STANDARDS AND CRITERIA

### ZONING EXCEPTION FOR OUTSIDE STORAGE AND PRIVACY FENCE SCREEN

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
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**MAVERICK ENGINEERING**  
 10 WILLOW WINNS PARKWAY  
 ST. JOHNS, FLORIDA 32259  
 904) 655-6687

| NO. | DESCRIPTION | DATE |
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**SITE DATA TABLE**

|                     |                                   |
|---------------------|-----------------------------------|
| SOCIAL PROJECT AREA | 1.36 AC                           |
| TOTAL PROJECT AREA  | 110,800 SF                        |
| EXISTING ZONING     | RM 10                             |
| PANEL NUMBER(S)     | 06080000, 06080100(S)             |
| ST. ADDRESS         | 3335 LENOX AVENUE (PROPOSED) E.T. |
| PANEL NUMBER        | 0301020844                        |
| FLOODZONE           | X                                 |

**EXISTING LEGEND**

- PROPERTY FRONT OF WAY
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE

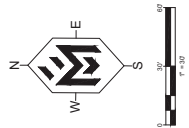
**PROPOSED LEGEND**

- PROPERTY BOUNDARY
- EDGE OF PAVEMENT
- EDGE OF GRAVEL

**HATCH LEGEND**

- GRAVEL
- PAVEMENT





- EXISTING LEGEND**
- PROPERTY FRONT OF WAY
  - EXISTING EDGE OF PAVEMENT
  - EXISTING FENCE
  - EXISTING PERIMETER FENCE WITH MIN 95% OPAQUE SCREENING
- PROPOSED LEGEND**
- PROPERTY BOUNDARY
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL

**HATCH LEGEND**

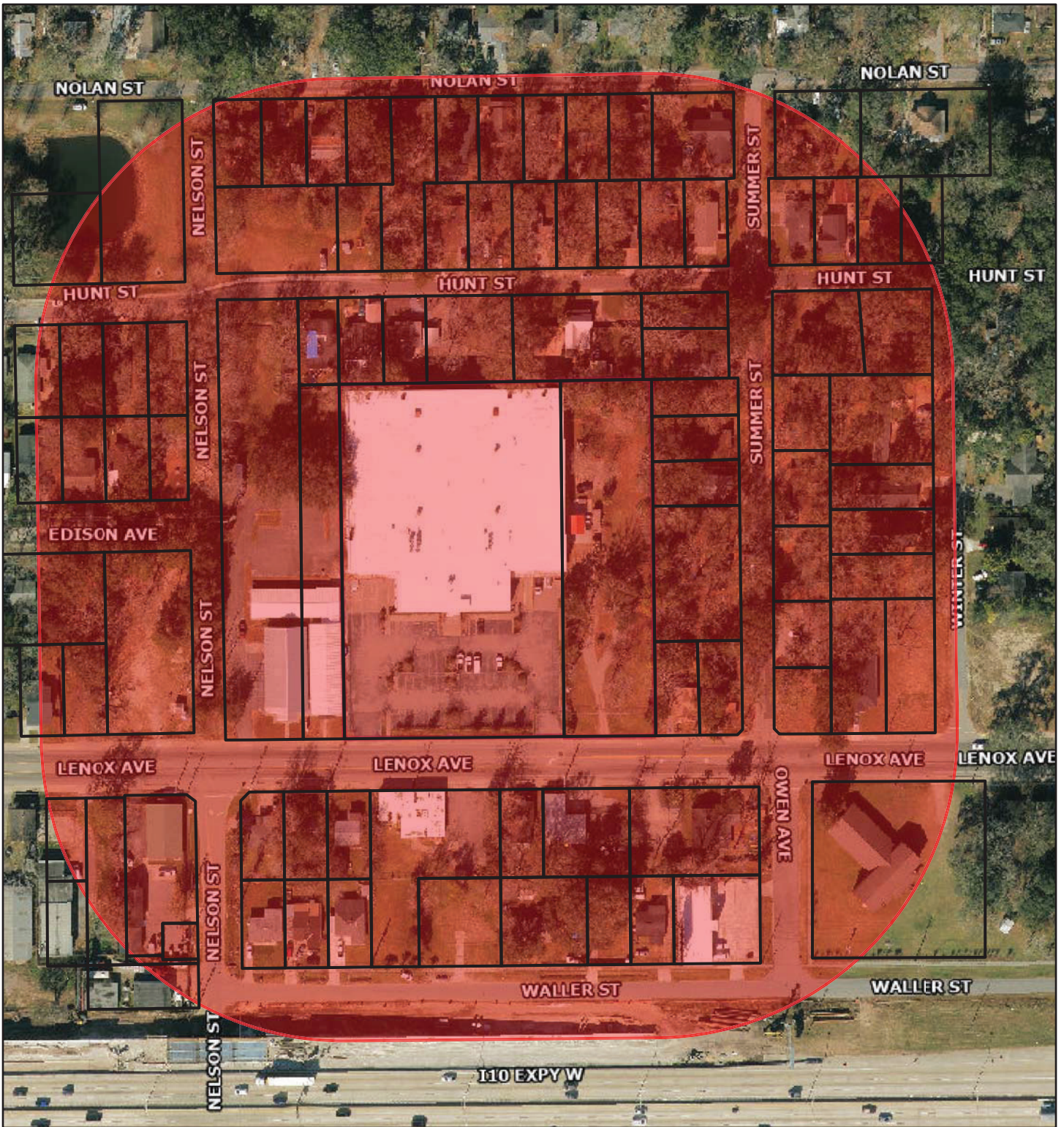
|  |          |
|--|----------|
|  | GRAVEL   |
|  | PAVEMENT |

**SITE DATA TABLE**

|                      |                                 |
|----------------------|---------------------------------|
| SUBJECT PROJECT AREA | 1.36 AC                         |
| TOTAL PROJECT AREA   | 88' BLDG                        |
| EXISTING ZONING      | 6688(000) 6688(000)             |
| PANEL NUMBER(S)      | 3178 (EDUCATION, RECREATION) ET |
| PLAT ADDRESS         | 1031020284                      |
| PANEL NUMBER         |                                 |
| FLOODZONE            | X                               |



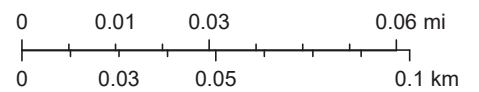
# Land Development Review



May 14, 2024

1412057\_T-2024-5579

1:2,257



| RE          | LNAME  | LNAME2         | MAIL_ADDR1                 | MAIL_ADDR2             | MAIL_ADDR3 | MAIL_CITY          | MAIL_STATE | MAIL_ZIP   |
|-------------|--|----------------|----------------------------|------------------------|------------|--------------------|------------|------------|
| 057063 0000 | 3318 NOLAN ST JACKSONVILLE FL TRUST                |                | P O BOX 5556               |                        |            | SAN CLEMENTE       | CA         | 92674      |
| 056884 0010 | 453 SUMMER ST JACKSONVILLE FLORIDA 32254 LAND TRUS |                | 566 LONGMILL LN            |                        |            | ORANGE PARK        | FL         | 32065      |
| 056943 0000 | AFFORDABLE HOUSING 081 LLC                         |                | PO BOX 19888               |                        |            | JACKSONVILLE       | FL         | 32245-0888 |
| 058838 0060 | AIKENS IOLA Y                                      |                | 3509 EDISON AVE            |                        |            | JACKSONVILLE       | FL         | 32254-4166 |
| 056884 0020 | APOLLON JEAN                                       |                | 4923 BONANZA RD            |                        |            | LAKE WORTH         | FL         | 33467      |
| 056918 0000 | BYRON MORRISON ET AL                               |                | 3320 HUNT ST               |                        |            | JACKSONVILLE       | FL         | 32254      |
| 056916 0070 | CASE ANTHONY BYRON                                 |                | 1140 BUCKINGHAM ST         |                        |            | WAYLAND            | MI         | 49348      |
| 057062 0000 | CHARLES ELMER TAYLOR REVOCABLE LIVING TRUST        |                | 11231 PORTSIDE DR          |                        |            | JACKSONVILLE       | FL         | 32225      |
| 058832 0000 | CITY OF JACKSONVILLE                               |                | C/O CITY REAL ESTATE DIV   | 214 N HOGAN ST 10TH FL |            | JACKSONVILLE       | FL         | 32202      |
| 056893 0010 | CONFEDERATED SPECIALTY LLC                         |                | P O BOX 6429               |                        |            | JACKSONVILLE       | FL         | 32236      |
| 056882 0000 | CONFEDERATED SPECIALTY LLC                         |                | 3333 LENOX AVE             |                        |            | JACKSONVILLE       | FL         | 32254      |
| 058838 0050 | COWEN TODD C                                       |                | 1418 FALKIRK CT            |                        |            | JACKSONVILLE       | FL         | 32221-2818 |
| 060857 0000 | DAVID JOHN   |                | 2101 BAY RIDGE PKWY APT 1A |                        |            | BROOKLYN           | NY         | 11204      |
| 056884 0040 | DEMORIAS LEANDRO BATISTA                           |                | 6100 ATLANTIC BLVD         |                        |            | JACKSONVILLE       | FL         | 32211      |
| 056917 0000 | DJU CAPITAL LLC                                    |                | 5270 SARATOGA RD           |                        |            | ASBURY             | IA         | 52002      |
| 057066 0000 | DNL PROPERTY GROUP LLC                             |                | 7563 PHILIPS HWY UNIT 601  |                        |            | JACKSONVILLE       | FL         | 32256      |
| 056911 0000 | DO LU THAO   |                | 2439 SPRING VALE RD        |                        |            | JACKSONVILLE       | FL         | 32246-9754 |
| 056913 0000 | DOZIER BARBARA                                     |                | 3350 HUNT ST               |                        |            | JACKSONVILLE       | FL         | 32254-4222 |
| 056907 0000 | DPJAX FOUNDATION INC                               |                | 1774 LEYBURN CT            |                        |            | JACKSONVILLE       | FL         | 32223      |
| 058938 0000 | DUVAL COUNTY LAND TRUST 0589380000                 |                | P O BOX 817058             |                        |            | HOLLYWOOD          | FL         | 33081      |
| 060858 0000 | EJ10 3315 WALLER STREET LLC                        |                | 4740 DAVIE RD              |                        |            | DAVIE              | FL         | 33314      |
| 060855 0000 | EJ10 3333 WALLER STREET LLC                        |                | 4740 DAVIE RD              |                        |            | DAVIE              | FL         | 33314      |
| 060859 0000 | EJ110 540 OWEN LLC                                 |                | 4740 DAVIE RD              |                        |            | DAVIE              | FL         | 33314      |
| 058834 0020 | FARR ARTHUR ET AL                                  |                | 3524 HUNT ST               |                        |            | JACKSONVILLE       | FL         | 32254-4126 |
| 060856 0000 | FIRST COAST AUCTION & REALTY INC                   |                | P O BOX 7878               |                        |            | JACKSONVILLE       | FL         | 32238      |
| 060849 0000 | FLEMING INVESTMENTS INC                            |                | 247 OAK DR S               |                        |            | FLEMING ISLAND     | FL         | 32003-8777 |
| 056942 0010 | FLORIDA HOMES LLC                                  |                | PO BOX 66099               |                        |            | HOUSTON            | TX         | 77266      |
| 056920 0000 | FRANKLIN VALERIE                                   |                | 3315 HUNT ST               |                        |            | JACKSONVILLE       | FL         | 32254      |
| 056915 0010 | GORDON LLEWELLYN A LIFE ESTATE                     |                | 7658 WEXFORD CLUB DR E     |                        |            | JACKSONVILLE       | FL         | 32256      |
| 056884 0000 | GRAHAM SMITH LEONTYNE                              |                | 1842 W 12TH ST             |                        |            | JACKSONVILLE       | FL         | 32209      |
| 056906 0010 | GRANT MELVN  |                | 462 WINTER ST              |                        |            | JACKSONVILLE       | FL         | 32254      |
| 056924 0000 | GROUND FLOOR JACKSONVILLE LLC                      |                | 3948 3RD ST S 172          |                        |            | JACKSONVILLE BEACH | FL         | 32250      |
| 058833 0000 | HABITAT FOR HUMANITY OF JACKSONVILLE INC           |                | 40 E ADAMS ST STE 200      |                        |            | JACKSONVILLE       | FL         | 32202      |
| 057061 0000 | HAMILTON LIZZIE M ET AL                            |                | 3505 HYACINTH ST           |                        |            | JACKSONVILLE       | FL         | 32254      |
| 056876 0000 | HAMMONDS HOLDING OF JACKSONVILLE LLC               |                | 665 DAY AVE                |                        |            | JACKSONVILLE       | FL         | 32205      |
| 057069 0000 | HOGANS CARMEN YOLANDA                              |                | 3348 NOLAN ST              |                        |            | JACKSONVILLE       | FL         | 32254      |
| 078775 0000 | JACKSONVILLE ELECTRIC AUTHORITY                    |                | 225 N PEARL ST             |                        |            | JACKSONVILLE       | FL         | 32202      |
| 057070 0000 | JACKSONVILLE HOUSING AUTHORITY                     |                | 1300 BROAD ST              |                        |            | JACKSONVILLE       | FL         | 32202-3996 |
| 058833 0020 | JAX RENTALS LLC                                    |                | 7901 4TH ST N STE 300      |                        |            | SAINT PETERSBURG   | FL         | 33702      |
| 056942 0000 | JONES FRANK  |                | 3260 HUNT ST               |                        |            | JACKSONVILLE       | FL         | 32254-4238 |
| 057065 0000 | KAO VANSAROTH                                      |                | 856 SONGBIRD DR            |                        |            | ORANGE PARK        | FL         | 32065      |
| 057064 0000 | KAO VANSAROTH                                      |                | 856 SONGBIRD DR            |                        |            | ORANGE PARK        | FL         | 32065      |
| 057067 0000 | LE MAO DUC   |                | 5052 SHIRLEY AVE           |                        |            | JACKSONVILLE       | FL         | 32210      |
| 056925 0000 | LENOX AVE CHURCH OF GOD                            |                | 3349 LENOX AVE             |                        |            | JACKSONVILLE       | FL         | 32254-4225 |
| 056908 1000 | LIKA ARDIANA                                       |                | 2251 CAVALRY BLVD          |                        |            | JACKSONVILLE       | FL         | 32246      |
| 058928 0000 | LIKA ARLIND  |                | 2251 CAVALRY BLVD          |                        |            | JACKSONVILLE       | FL         | 32246      |
| 056875 0005 | LINDSAY CHARLES JR                                 |                | 7157 PAUL HOWARD DR        |                        |            | JACKSONVILLE       | FL         | 32222      |
| 060852 0000 | MASON LIFE ESTATE                                  |                | 3353 WALLER ST             |                        |            | JACKSONVILLE       | FL         | 32254-4215 |
| 060843 0000 | MJD INVESTMENTS LLC                                |                | 1726 SHADYREST CT          |                        |            | LAKE MARY          | FL         | 32746      |
| 056908 0000 | MOHAN POTHERI AND MOHAN LAKSHIMI REVOCABLE TRUST   |                | 43868 CAMERON HILLS DR     |                        |            | FREMONT            | CA         | 94539      |
| 056985 0000 | MOJITOS INVESTMENTS LLC                            |                | 8206 PHILIPS HWY UNIT 38   |                        |            | JACKSONVILLE       | FL         | 32256      |
| 056939 0000 | NEWSOME IKEISHA                                    |                | 20210 NE 10TH PL           |                        |            | MIAMI              | FL         | 33179      |
| 056906 0020 | NOBLES ARTHUR W II                                 |                | 4716 PALMER AVE            |                        |            | JACKSONVILLE       | FL         | 32210      |
| 058937 0000 | NORMAN DEBORAH A                                   |                | 9462 DEVONSHIRE BLVD       |                        |            | JACKSONVILLE       | FL         | 32208      |
|             | NORTHWEST  | VICTOR COLEMAN | 2118 18TH ST W             |                        |            | JACKSONVILLE       | FL         | 32209      |
| 056940 0000 | OAKWOOD PROPERTY HOLDINGS LLC                      |                | 4811 BEACH BLVD UNIT 107   |                        |            | JACKSONVILLE       | FL         | 32207      |
| 056877 0000 | PASTOR JAMES DERRY                                 |                | 6819 TINKERBELL LN         |                        |            | JACKSONVILLE       | FL         | 32210      |
| 078776 0000 | PEC CAPITAL HOLDINGS LLC                           |                | 3508 LENOX AVE             |                        |            | JACKSONVILLE       | FL         | 32254      |
| 060853 0000 | PHAM DAC V   |                | 3347 WALLER ST             |                        |            | JACKSONVILLE       | FL         | 32254-4215 |
| 060848 0000 | PHAM HUY HOANG                                     |                | 3346 LENOX AVE             |                        |            | JACKSONVILLE       | FL         | 32254-4226 |
| 056912 0000 | PORTER ANTHONY J                                   |                | 3344 HUNT ST               |                        |            | JACKSONVILLE       | FL         | 32254-4222 |
| 057066 0700 | POWELL CHARLES RAYMOND                             |                | 3338 NOLAN ST              |                        |            | JACKSONVILLE       | FL         | 32209      |
| 057071 0000 | POWELL CLYDE LIFE ESTATE                           |                | 3358 NOLAN ST              |                        |            | JACKSONVILLE       | FL         | 32254-3932 |
| 056923 0000 | REYES YANETH TORRES                                |                | 3306 HUNTST                |                        |            | JACKSONVILLE       | FL         | 32254      |
| 056884 0030 | ROBINSON LEWIS                                     |                | 461 SUMMER ST              |                        |            | JACKSONVILLE       | FL         | 32254-4229 |
| 056922 0000 | RUNCHKA STEPHANIE                                  |                | 440 SUMMER ST              |                        |            | JACKSONVILLE       | FL         | 32254-4230 |
| 056905 0000 | RUNYON LORA  |                | 448 WINTER ST              |                        |            | JACKSONVILLE       | FL         | 32254      |
| 056878 0000 | SO SAVIN W ET AL                                   |                | 454 SUMMER ST              |                        |            | JACKSONVILLE       | FL         | 32254      |
| 058833 0010 | SORENSEN SCOTT D                                   |                | 6222 BRENTWOOD AVE         |                        |            | SARASOTA           | FL         | 34231      |
| 060847 0005 | ST JOHNS PAINTER SUPPLY INC                        |                | 500 SEAGATE LA S           |                        |            | SAINT AUGUSTINE    | FL         | 32084      |
| 058838 0040 | STUBBLEFIELD CYNTHIA LYNN                          |                | 3521 EDISON AVE            |                        |            | JACKSONVILLE       | FL         | 32254      |
| 056915 0000 | SUMTER ROBERT L                                    |                | 3340 HUNT ST               |                        |            | JACKSONVILLE       | FL         | 32254-4222 |
| 056877 0010 | SUNRISE DROPSHIP WORLDWIDE LLC                     |                | 2826 BARRETT RD            |                        |            | JACKSONVILLE       | FL         | 32246      |
| 060842 0000 | SWAIN SIMONETTE                                    |                | 1985 CRESTON AVE 42N       |                        |            | BRONX              | NY         | 10453      |
| 056919 0000 | TCJ LLC  |                | 39 BIRCHWOOD RD            |                        |            | WESTWOD            | NJ         | 07675      |
| 078779 0000 | TD & MD PROPERTIES LLC                             |                | C/O DRINKWATER TERRY F     | 4584 YERKES STREET     |            | JACKSONVILLE       | FL         | 32205      |
| 056984 0000 | TEJADA SANTA                                       |                | 3 LYONS ST                 |                        |            | NASHUA             | NH         | 03060      |
| 060850 0000 | TESTA DANIEL ET AL                                 |                | 3700 LADONIA ST            |                        |            | SEAFORD            | NY         | 11783      |
| 058929 0000 | THORPE LENWOOD ESTATE                              |                | C/O ROBIN THORPE           | 3522 EDISON AV         |            | JACKSONVILLE       | FL         | 32205      |
| 056941 0000 | TLV INVESTMENTS 2 LLC                              |                | P O BOX 450841             |                        |            | SUNRISE            | FL         | 33345      |
| 056921 0000 | TORRES YANETH                                      |                | 3306 HUNT ST               |                        |            | JACKSONVILLE       | FL         | 32254      |
| 056892 0010 | TROY DEVAUGH SMITH LLC                             |                | 9717 VILLER DR S           |                        |            | JACKSONVILLE       | FL         | 32221      |
| 060844 0000 | VILLARS LUIS                                       |                | 2520 CORAL WAY SUITE 2148  |                        |            | MIAMI              | FL         | 33145      |
| 060836 0000 | WERE FOR JESUS HOUSE OF PRAYER INC                 |                | 3260 LENOX AVE             |                        |            | JACKSONVILLE       | FL         | 32254-4224 |
| 060851 0000 | ZAMORA MORAIMA ELVA LEGUEN                         |                | 3357 WALLER ST             |                        |            | JACKSONVILLE       | FL         | 32254      |