

Date Submitted: 2/5/2024
Date Filed:

Application Number: SW-24-02
Public Hearing:

Application for Sign Waiver
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: CCG-2		Current Land Use Category: CGC	
Council District: 10		Planning District: 5	
Previous Zoning Applications Filed (provide application numbers): /			
Applicable Section of Ordinance Code: 656.1303(i)(2)			
Notice of Violation(s): /			
Neighborhood Associations: Trout River Jax, Lake Forest Residences			
Overlay: /			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post: 2	Amount of Fee:	Zoning Asst. Initials: CF	

PROPERTY INFORMATION	
1. Complete Property Address: 0 Wainwright Ct 7725 Lem Turner Road, Jacksonville, FL 32208	2. Real Estate Number: 024225 0000 & 023685 0000
3. Land Area (Acres): 1.212	4. Date Lot was Recorded: 3/03/2023
5. Property Located Between Streets: Edgewood Ave W & Oakhurst Ave	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

- ☐ Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). **Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.*
- ☐ Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)
- ☐ Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)
- ☐ Allow for illumination or change from _____ external to _____ internal lighting
- ☒ Reduce minimum setback from 10 feet to 2 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?

Burger King Company, LLC

9. Is transferability requested? *If approved, the waiver is transferred with the property.*

Yes



No



OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name:

Burger King Company, LLC

11. E-mail:

jjs@mjestokesconsulting.com

12. Address (including city, state, zip):

5707 Blue Lagoon Drive
Miami, FL 33126

13. Preferred Telephone:

813.724.4199

APPLICANT'S INFORMATION (if different from owner)

14. Name:

MJ Stokes Consulting, LLC

15. E-mail:

jjs@mjestokesconsulting.com

16. Address (including city, state, zip):

PO Box 22821
Tampa, FL 33622

17. Preferred Telephone:

607.725.3269

CRITERIA

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as *"a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."*

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*
9. *Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

18. Given the above definition of a "sign" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver 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 request and to meet the criteria set forth may result in a denial.

The request for waiver is based primarily on the sign being an existing pylon sign intended to remain associated to the proposed building improvement upgrades to the property. The requested reduction from 10-ft to 2-ft is due to the existing location of the sign and not a request to move or relocate closer to the property line/public right-of-way.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- ☒ Survey
- ☒ Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- ☒ Property Ownership Affidavit (Exhibit A)
- ☒ Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- ☒ Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- ☒ Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- ☒ Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- ☐ If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

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		

NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.

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) Burger King Company LLC

Print name: Vicente Tome, Manager

Signature: 

Applicant or Agent (if different than owner)

Print name: John J Stoeckel, P.E.

Signature: 

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

Owner(s)

Print name: _____

Signature: _____

SUBMITTAL

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

Submit applications to:

Planning and Development Department, Zoning Section

214 North Hogan Street, 2nd Floor

Jacksonville, Florida 32202

(904) 255-8300

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 3/05/2024

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: 7725 Lem Turner Road, Jacksonville, FL 32208 RE#(s): 024225-0000
& 0 Wainwright CT, Jacksonville FL 32208 023685-0000

To Whom it May Concern:

I Vicente Tome, as Manager of Burger King Company, LLC,
a Limited Liability Company organized under the laws of the state of Florida, hereby certify
that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s)
for Administrative Deviation submitted to the Jacksonville Planning and Development
& Sign Waiver
Department.

(signature) *[Signature]*

(print name) Vicente Tome

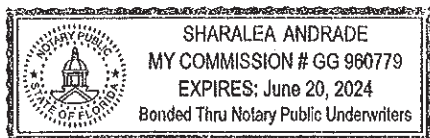
Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney,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

STATE OF FLORIDA

COUNTY OF DUVAL MIAMI-DADE

Sworn to and subscribed and acknowledged before me by means of ☒ physical
presence or ☐ online notarization, this 11 day of March 2024, by
Vicente Tome, as Manager, of
Burger King Company, LLC a FLORIDA corporation, who is personally
known to me or who has produced _____ as identification and who
took an oath.

[Signature]
(Signature of NOTARY PUBLIC)



Sharalea Andrade
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 6/20/24

Agent Authorization – Limited Liability Company (LLC)

Date: 3/05/2024

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: 7725 Lem Turner Road, Jacksonville, FL 32208 RE#(s): 024225-0000
& 0 Wainwright CT, Jacksonville FL 32208 023685-0000

To Whom It May Concern:

You are hereby advised that Vicente Tome, as Manager of Burger King Company, LLC, hereby certify that the Burger King Company, LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers John J Stoeckel, PE (MJ Stokes Consulting, LLC) to act as agent to file application(s) for Administrative Deviation & Sign Waiver 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) 

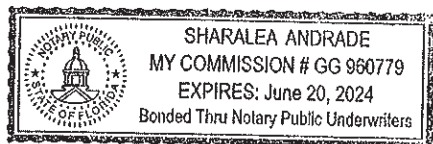
(print name) Vicente Tome

STATE OF FLORIDA

COUNTY OF ~~DUVAL~~ MIAMI-DADE

Sworn to and subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of March 2024, by Vicente Tome, as manager of Burger King company, a Florida corporation, who is personally known to me or who has produced _____ as identification and who took an oath.


(Signature of NOTARY PUBLIC)



Sharalea Andrade
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 6/20/24

4022 004695m

THIS INSTRUMENT PREPARED BY:

Heileen Bell, Esq.
Burger King Corporation
5707 Blue Lagoon Drive
Miami, Florida 33126

RETURN TO:

Sher Garner Cahill Richter Klein & Hilbert, L.L.C.
Attn: Jonathan B. Cerise, Esq.
909 Poydras Street, Suite 2800
New Orleans, Louisiana 70112

Note to Recorder: This instrument is exempt from Florida documentary stamp taxes pursuant to F.S. Sections 201.02 and 201.0201 as a transfer from a parent corporation to its wholly owned subsidiary without any change in beneficial ownership.

WARRANTY DEED

This Warranty Deed made effective the 31ST day of August, 2022, by **BURGER KING CORPORATION**, a Florida corporation, hereinafter called the "Grantor," whose address is 5707 Blue Lagoon Drive, Miami, Florida 33126, to **BURGER KING COMPANY LLC**, a Florida limited liability company, hereinafter called the "Grantee," whose address is 5707 Blue Lagoon Drive, Miami, Florida 33126

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Duval County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all the tenements, hereditaments, rights, ways, easements and appurtenances thereto belonging or in anywise appertaining, including, without limitation, any and all buildings and other improvements thereon.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021, reservations, restrictions and easements of record, if any.

[signatures on following page(s)]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Catherine Garcia
 Print Name: Catherine Garcia
 Witness

BURGER KING CORPORATION, a Florida corporation

By: Michele Keusch
 Michele Keusch, Assistant Secretary

Kristal Ramirez
 Print Name: Kristal Ramirez
 Witness

STATE OF FLORIDA)
) SS.
 COUNTY OF MIAMI-DADE)

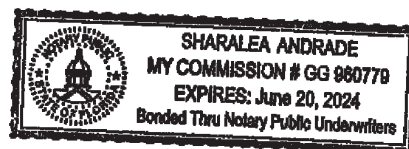
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of August, 2022, by Michele Keusch, as Assistant Secretary of Burger King Corporation, a Florida corporation, on behalf of the corporation.
 Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: N/A

Sharalea Andrade
 (Signature of Notary Public)

(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: _____



[Deed Signature Page for BK # 01958 - JACKSONVILLE, FL]

EXHIBIT "A"

Legal Description

A PART OF LOT 8, J.A. PICKETT'S SUBDIVISION, OF A PART OF THE SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND LOT 11, LAKE FOREST SECTION 3-B, AS RECORDED IN PLAT BOOK 20, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; AS DESCRIBED IN OFFICIAL RECORDS BOOK 3221, PAGE 232, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 3223, PAGE 38, TOGETHER WITH PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3239, PAGE 943, AND OFFICIAL RECORDS BOOK 3239, PAGE 945, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT PORTIONS CONVEYED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3239, PAGE 946, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Municipal Address: 7725 Lem Turner Road, JACKSONVILLE, Florida 32208-3254.

Tax I.D. No. 024225-0000 and Tax I.D. No. 023685-0000.

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Name: Richard J. Giusto, Esq.
Address: Greenberg Traurig, LLP
1221 Brickell Avenue
Miami, Florida 33131

Doc# 2004378159
Book: 12169
Pages: 1244 - 1246
Filed & Recorded
11/30/2004 10:27:17 AM
JIN FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 13.00
TRUST FUND \$ 2.00
DEED DOC STAMP \$ 4,507.40
REC ADDITIONAL \$ 12.00

(Space Reserved for Clerk of Court)

Parcel ID: # _____

SPECIAL WARRANTY DEED

Store # 1958

THIS SPECIAL WARRANTY DEED is made and entered into as of the 17th day of November, 2004 by Southern Industrial Corporation, a Florida corporation ("**Grantor**"), whose mailing address is 9009 Regency Square Boulevard, Jacksonville, FL 32211, to Burger King Corporation, a Florida corporation ("**Grantee**"), whose taxpayer identification number is _____ and whose mailing address is 5505 Blue Lagoon Drive, Miami, FL 33126. Wherever used herein, the terms "**Grantor**" and "**Grantee**" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's heirs, successors and assigns forever, the following described land situate and being in Duval County, Florida (the "**Property**"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: A. taxes and assessments for the year 2004 and all subsequent years; B. all laws and ordinances imposed by governmental authority; and C. restrictions and easements of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

(Signatures and acknowledgements appear on the following page)

WILL CALL - CHOCOLATE

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

[Signature]
Print Name: Jimmy Harms

[Signature]
Print Name: JOHN T JENKINS

Grantor:

SOUTHERN INDUSTRIAL CORPORATION, a
Florida corporation

By: [Signature] E. F. Hicks
Its: [Signature]

Address: 9009 Regency Square Boulevard,
Jacksonville, FL 32211

STATE OF FLORIDA)
) ss:
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 10th day of Nov., 2004 by Edward F. Hicks as President of Southern Industrial Corporation, a Florida corporation. He/she is personally known to me or produced _____ as identification.

[Signature]
Notary Public, State of Florida
[Notarial Seal]

My commission expires:



Ann E. Sikes
MY COMMISSION # DD083932 EXPIRES
March 19, 2006
SOUTHERN INDUSTRIAL CORPORATION

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L22000043924

Entity Name: BURGER KING COMPANY LLC

Current Principal Place of Business:

5707 BLUE LAGOON DR
MIAMI, FL 33126

Current Mailing Address:

5707 BLUE LAGOON DR
MIAMI, FL 33126 US

FEI Number: 59-0787929

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

C T CORPORATION SYSTEM
1200S PINE ISLAND RD
PLANTATION FL 33324 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 CURTIS IV, THOMAS B
Address 5707 BLUE LAGOON DR
City-State-Zip: MIAMI FL 33126

Title MGR
Name TOME, VICENTE
Address 5707 BLUE LAGOON DR
City-State-Zip: MIAMI FL 33126

Title MGR
Name KEUSCH, MICHELE
Address 5707 BLUE LAGOON DR
City-State-Zip: MIAMI FL 33126

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: MICHELE KEUSCH

MANAGER

03/20/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date



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

Detail by Entity Name

Florida Limited Liability Company
BURGER KING COMPANY LLC

Filing Information

Document Number	L22000043924
FEI/EIN Number	59-0787929
Date Filed	02/04/2022
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	12/22/2022
Event Effective Date	12/23/2022

Principal Address

5707 BLUE LAGOON DR
MIAMI, FL 33126

Mailing Address

5707 BLUE LAGOON DR
MIAMI, FL 33126

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200S PINE ISLAND RD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

CURTIS IV, THOMAS B
5707 BLUE LAGOON DR
MIAMI, FL 33126

Title MGR

TOME, VICENTE
5707 BLUE LAGOON DR
MIAMI, FL 33126

Title MGR

KEUSCH, MICHELE
5707 BLUE LAGOON DR
MIAMI, FL 33126

Annual Reports

Report Year	Filed Date
2023	03/20/2023

Document Images

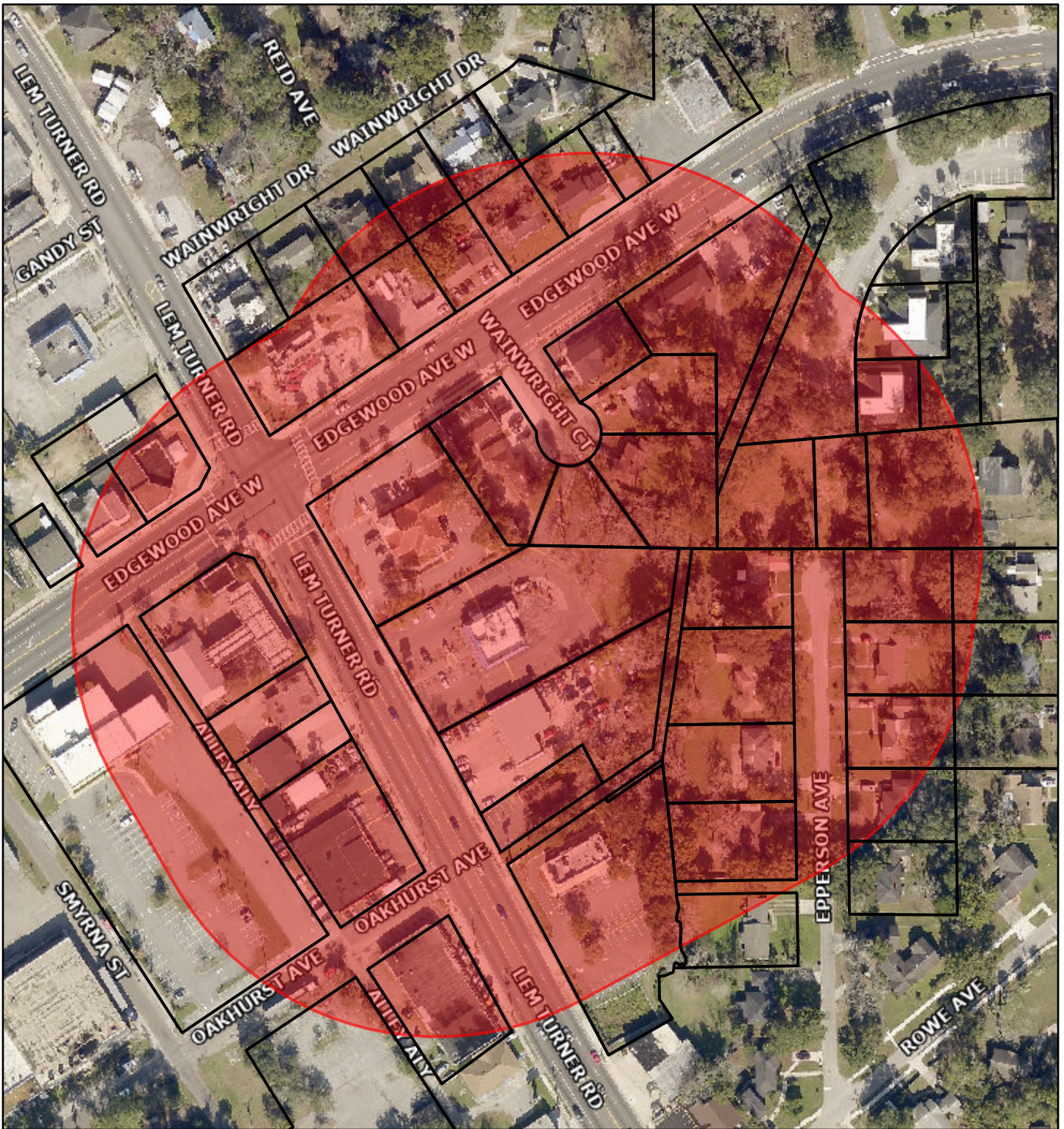
03/20/2023 – ANNUAL REPORT	View image in PDF format
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12/22/2022 – Merger	View image in PDF format
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02/04/2022 – Florida Limited Liability	View image in PDF format
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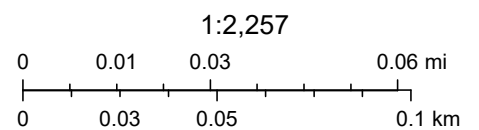
Florida Department of State, Division of Corporations

Land Development Review



January 23, 2024

 23114026_T-2024-5398



RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
023651 0000	ARC CAFEUSA001 LLC		4300 W CYPRESS ST SUITE 600			TAMPA	FL	33607
024218 0040	BAILEY HOLLY		16288 DOWING CREEK DR			JACKSONVILLE	FL	32218
023678 0000	BEST PRICE DRY CLEANING CORP		3920 REDS GAIT LN			JACKSONVILLE	FL	32233
024225 0000	BURGER KING COMPANY LLC		C/O RYAN LLC	PO BOX 460189		HOUSTON	TX	77056
024238 0000	BUTLER ROSEMARIE WASHINGTON		11522 SIR BARTON CT			JACKSONVILLE	FL	32218-6236
024222 0000	CALEOPIS LLP		10818 NW 51 LN			DORAL	FL	33178
024226 0000	CEED ASHLEY SAYMAEY GRACE ET AL		6826 RAPID RIVER DR			JACKSONVILLE	FL	32219
026898 0000	DELUXE CORP		3651-1 ST JOHNS AV			JACKSONVILLE	FL	32205
023679 0000	DIVINE PURPOSE REAL ESTATE LLC		1257 EDGEWOOD AVE W			JACKSONVILLE	FL	32208
026918 0010	EAST SPRINGS LLC		2200 WINTER SPRINGS BLVD STE 106 122			OVIEDO	FL	32765
026907 0000	ECM BG2 JACKSONVILLE, FL 5 UT LLC		4747 WILLIAMS DR			GEORGETOWN	TX	78633
023689 0000	FIFTH THIRD BANK		MD 10ATA1 CORP. FAC.	38 FOUNTAIN SQUARE PLAZA		CINCINNATI	OH	45263
024252 0000	FOSTER SHIRLEY		709 CHESTNUT OAK DR N			JACKSONVILLE	FL	32218
024217 0030	FOYE LATAVIA JENEE		7615 EPPERSON AVE			JACKSONVILLE	FL	32208
024243 0000	FRANCOIS NANCY		1229 CORTE DE VELA			CHULA VISTA	CA	91910
026901 0010	GREATER REFUGE TEMPLE CHURCH OF OUR LORD INC		1317 ROWE AVE			JACKSONVILLE	FL	32208-3201
024235 0000	HALSEY HEATHER ANNE		7607 EPPERSON AVE			JACKSONVILLE	FL	32208
023687 0000	HOSEA SMALL CONSTRUCTION GROUP INC		1268-3 EDGEWOOD AV W			JACKSONVILLE	FL	32208
023682 0000	JENKINS ALFRED		1944 BROWARD RD			JACKSONVILLE	FL	32218
023680 0030	JONES CLARENCE L		6804 MEDILLIN CT			JACKSONVILLE	FL	32210
026910 0000	JUN MYUNG JAE		2143 SHENLEY PARK LN			DULUTH	GA	30097
024251 0000	KEETON LISA D		3020 PRESERVE LANDING DR			JACKSONVILLE	FL	32226
026919 0000	KIRKPATRICK RUBY CLARA LIVING TRUST		7819 LUEDERS ST			JACKSONVILLE	FL	32208
026920 0000	KIRKPATRICK RUBY CLARA TRUST		1309 EDGEWOOD AVE W			JACKSONVILLE	FL	32208-3212
023650 0000	KISSOONLAL HANIF R II		2828 ELISA DR E			JACKSONVILLE	FL	32216
023655 0000	KOLANO MICHELE KAY		1250 WAINWRIGHT DR			JACKSONVILLE	FL	32208
	LAKE FOREST RESIDENTS	MARCO & PAULETTE TURNER	P.O. BOX 9840			JACKSONVILLE	FL	32208
	LAKE PARK HOMEOWNERS INC.	PHYLLIS MACK	2415 BARRY DR S			JACKSONVILLE	FL	32208
024217 0000	LUEDERS CHARLES		7728 LUEDERS AVE			JACKSONVILLE	FL	32208-3444
026923 0000	MITCHELL LARRY D ET AL		5439 EMERALD REEF CT			JACKSONVILLE	FL	32277-1381
024246 0000	MITCHELL PHILLIP M		7606 EPPERSON AVE			JACKSONVILLE	FL	32208-6408
	MONCRIEF IMPROVEMENT ASSOCIATION	YVONNE WARD	7435 FERNANDINA AV			JACKSONVILLE	FL	32208
024223 0000	MORRIS DELBERT R ET AL		C/O DON PRESLEY	P O BOX 23		JACKSONVILLE	FL	32201-0023
024218 0000	MSN OFFICE PARK INC		1190 W EDGEWOOD AVE SUITE A			JACKSONVILLE	FL	32208-3419
	NATURE SPARKS INC	BRITTNEY BROWN	7527 TAMPA AVE			JACKSONVILLE	FL	32208
023681 0000	NELSON LATASHA THOMAS		1061 BERTHA ST			JACKSONVILLE	FL	32218
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W			JACKSONVILLE	FL	32209
023683 0000	ORSO MARIA M ESTATE ET AL		1252 WAINWRIGHT CT			JACKSONVILLE	FL	32208-2749
024245 0000	PALMER SHARON LIFE ESTATE		7632 LUEDERS AVE			JACKSONVILLE	FL	32208-3444
023680 0000	PAMELA D SORENSEN LLC		3610 SAN VISCAYA DR			JACKSONVILLE	FL	32217
024244 0000	RAY MICHAEL J		7624 LUEDERS AVE			JACKSONVILLE	FL	32208
026909 0000	REGINA WRIGHT LAW FIRM P A		7724 LEM TURNER RD			JACKSONVILLE	FL	32208
023654 0000	RMS CAPITAL LLC		6031 GARDEN VIEW CT			CINCINNATI	OH	45247
024237 0000	ROSIER OTIS GREGORY		7577 EPPERSON AVE			JACKSONVILLE	FL	32208
024236 0000	RS RENTAL HI A LLC		32 MERCER ST 4TH FL			NEW YORK	NY	10013
023653 0000	SANDERS INVESTMENT GROUP LLC		7800 POINT MEADOWS DR UNIT 733			JACKSONVILLE	FL	32256
024218 0030	SMITH MILDRED B		1190 W EDGEWOOD AVE STE B			JACKSONVILLE	FL	32208-3419
023656 0000	SOLOMON MARK TIMOTHY LIFE ESTATE		1242 WAINWRIGHT DR			JACKSONVILLE	FL	32208-2750
023720 0000	SOUR APPLE EDGEWOOD INC		1215 EDGEWOOD AVE W			JACKSONVILLE	FL	32208
024247 0000	THOMPSON TERRY EMERSON		7600 EPPERSON AVE			JACKSONVILLE	FL	32208
024217 0040	TOMLIN DONALD ANTWAIN		7614 EPPERSON AVE			JACKSONVILLE	FL	32208
024239 0000	TOUPIN THOMAS C		7427 PETRELL DR			JACKSONVILLE	FL	32222
	TROUT RIVER JAX	GLENN WEISS	3404 TROUT RIVER BLVD			JACKSONVILLE	FL	32208
026908 0000	VAINAVI INC		2291 HENRY LN			DELTONA	FL	32738
026912 0010	WACHOVIA BANK N A		C/O THOMSON REUTERS	PO BOX 2609		CARLSBAD	CA	92018-2609
023652 0000	WILLIAM STONE REAL ESTATES LLC		14912 NE 248TH AVE RD			FORT MCCOY	FL	32134
024249 0000	WILLIAMS CRYSTAL		7576 EPPERSON AVE			JACKSONVILLE	FL	32208
024215 0000	WORLDWIDE MOTORS LLC		7308 ATLANTIC BLVD			JACKSONVILLE	FL	32211
023684 0000	WPV ASSET MANAGEMENT LLC		59 MOUNT HOREB RD			WARREN	NJ	07059