

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-035

FEBRUARY 21, 2019

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2019-035**.

Location: 514 63rd Street, between Bloxham Ave and Northland Street

Real Estate Number(s): 033802-0000

Current Zoning District(s): Commercial Community/General-1 (CCG-1)

Proposed Zoning District: Residential Medium Density-A (RMD-A)

Current Land Use Category: Community/General Commercial

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Northwest, District 5

Applicant: Katrina Lamendola
JWB Real Estate Capital
7563 Philips Highway Suite 208
Jacksonville, Florida 32256

Owner: BCEL10 LLC
7563 Philips Highway Suite 208
Jacksonville, Florida 32256

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-035** seeks to rezone 0.11 acres (approximately 4791 square feet) of land from Commercial Community/General-1 (CCG-1) to Residential Medium Density-A (RMD-A). The applicant seeks to rezone the property to allow for the construction of a single-family dwelling. The property is surrounded by single-family dwellings and multi-family dwellings.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Community/General Commercial functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5338-19C (Ordinance 2019-034) that seeks to amend the subject property's land use category to Medium Density Residential (MDR). Staff is recommending that Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5338-19C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

2. Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. According to the Future Land Use Element (FLUE), MDR in the Urban Area, is intended to provide for medium density residential development. Development which includes: Single family and Multi-family dwellings.

The proposed application is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Objective 1.1

Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Medium Density Residential land use category along with the Residential Medium Density-A zoning district would allow for the development of a single-family

dwelling on the subject property. This undeveloped lot would allow for infill in a more urban area, which consists of smaller lots. The surrounding uses consist of multi- and single family dwellings. The land use category and zoning district provide for a gradual transition.

Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The Panama Park neighborhood is comprised of a mix of lot sizes but consistently zoned RLD-60. Some of the lots however are platted pre-consolidation and do not meet the minimum lot requirements of the RLD-60 zoning district as is the case for the subject property. The subject property abuts RLD-60 to the south and across the street to the north. RMD-A is an appropriate zoning district for the proposed use. RMD-B and RMD-C are present along 63rd St to the east.

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is currently served by JEA water and sewer.

Northwest Vision Plan

The subject property is located within the boundaries of the Northwest Jacksonville Vision Plan, in the area identified as the Trout River traditional building area. According to the Plan, the focus is to strengthen existing neighborhoods through revitalization and build on the character of older urban communities. The development of this property will help address that issue because it will allow for compatible residential development. Therefore, the proposed development is consistent with the recommendation of the Northwest Jacksonville Vision Plan.

3. ***Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property meets the requirements of the RMD-A Zoning District as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The surrounding uses, land use category and zoning are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use |
|--------------------------|--------------------------|------------------------|------------------------|
| North | LDR | RLD-60 | Church |
| South | LDR | RLD-60 | Single Family Dwelling |
| East | CGC | CCG-1 | Single Family Dwelling |
| West | CGC | CCG-1 | Single Family Dwelling |

The subject property is located in an area that is heavily residential in nature. The area is comprised of a mix of lot sizes but consistently zoned RLD-60. Some of the lots however are platted pre-consolidation and do not meet the minimum lot requirements of the RLD-60 zoning district as is the case for the subject property. The subject property abuts RLD-60 to the south and across the street to the north. RMD-A is an appropriate zoning district for the proposed use. RMD-B and RMD-C are present along 63rd St to the east.

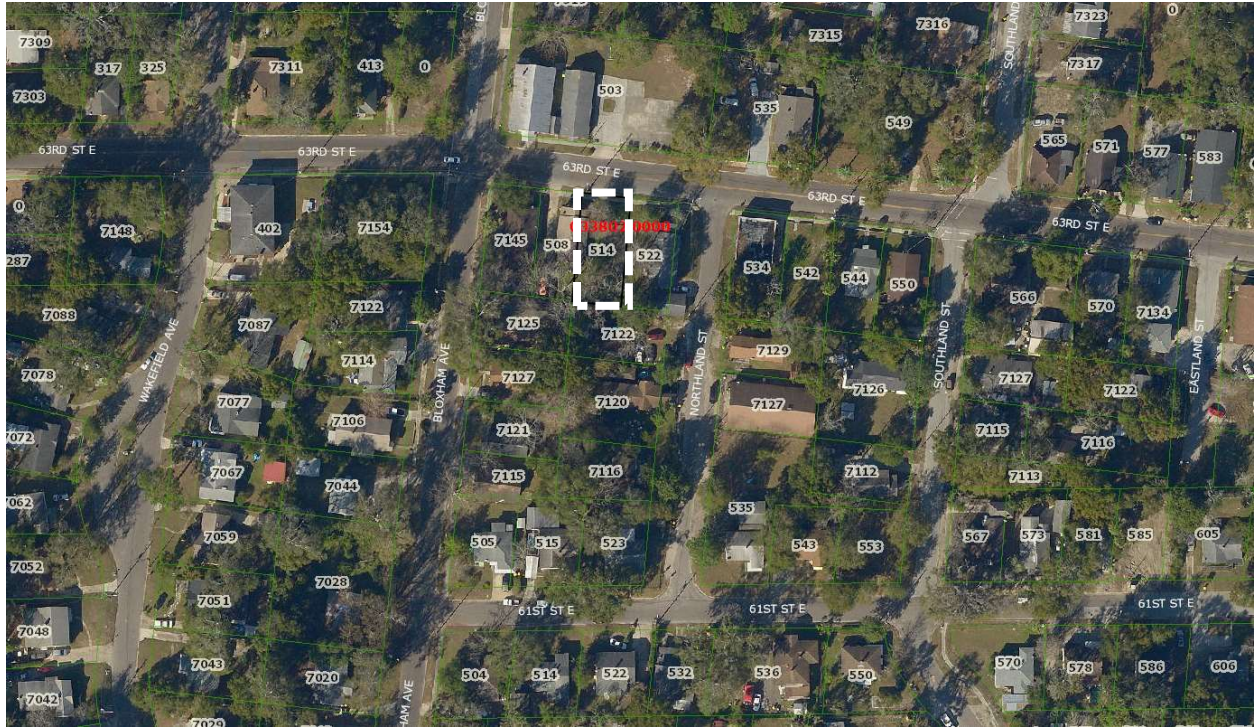
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on January 25, 2019 the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-035** be **APPROVED**.



Aerial



Subject Property

Source: COJ, Planning & Development Department
Date: January 25, 2019



Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Connie Patterson
FROM: Jody McDaniel, City Planner III
Community Planning Division
RE: 2019-35
DATE: February 7, 2019

The following review is based on the information provided by the Current Planning Division staff

Description of Proposed Rezoning Application

| | | | |
|------------------------|-------|---------------------------|----------------|
| Current Land Use: | CGC | LU Companion Application: | 2019-34 to MDR |
| Current Zoning: | CCG-1 | Proposed Zoning: | RMD-A |
| Land Development Area: | Urban | Acres: | 0.11 |

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES

NO

ZONING REQUEST:

The request is for a conventional rezoning from CCG-1 to RMD-A in order to build an infill single family dwelling.

LAND USE CATEGORY CONSISTENCY REIEW:

The site has a companion land use amendment application to change the land use category from CGC to MDR. If the land use is changed to MDR then the zoning will be on consistent with the land use category.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

Objective 1.1

Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination

Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.22

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Airport Environment Zone

The site is located within the 300 foot Height and Hazard Zone for the Jacksonville Naval Air Station. Zoning will limit development to a maximum height of less than 300', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d). See Objective 2.5 of the Future Land Use Element below:

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Northwest Vision Plan

The subject property is located within the boundaries of the Northwest Jacksonville Vision Plan, in the area identified as the Trout River traditional building area. According to the Plan, the focus is to strengthen existing neighborhoods through revitalization and build on the character of older urban communities. The development of this property will help address that issue because it will allow for compatible residential development. Therefore, the proposed development is consistent with the recommendation of the Northwest Jacksonville Vision Plan.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2019-0035 **Staff Sign-Off/Date** CMP / 12/21/2018
Filing Date N/A **Number of Signs to Post** 1
Hearing Dates:
1st City Council 02/26/2019 **Planning Comission** 02/21/2019
Land Use & Zoning 03/05/2019 **2nd City Council** 03/12/2019
Neighborhood Association PANAMA WATCHERS ASSOC
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 2122 **Application Status** PENDING
Date Started 12/05/2018 **Date Submitted** 12/06/2018

General Information On Applicant

Last Name LAMENDOLA **First Name** KATRINA **Middle Name**
Company Name JWB
Mailing Address 7563 PHILIPS HWY
City JACKSONVILLE **State** FL **Zip Code** 32256
Phone 9046776777 **Fax** **Email** KATRINA@JWBCOMPANIES.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name LLC. **First Name** BCEL10 **Middle Name**
Company/Trust Name JWB REAL ESTATE CAPITAL
Mailing Address 7563 PHILIPS HWY STE. 208
City JACKSONVILLE **State** FL **Zip Code** 32256
Phone 9046776777 **Fax** **Email** KATRINA@JWBCOMPANIES.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

| Map RE# | Council District | Planning From Zoning District | Zoning District(s) | To Zoning District |
|-----------------|------------------|-------------------------------|--------------------|--------------------|
| Map 033802 0000 | 7 | 5 | CCG-1 | RMD-A |

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

Existing Land Use Category
 CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

5338

Total Land Area (Nearest 1/100th of an Acre) 0.11

Justification For Rezoning Application

THIS PROPERTY IS SURROUNDED BY SINGLE-FAMILY HOMES: - 522 E 63RD ST (033801-0000) - 508 E 63RD ST (033806-0000) - 544 E 63RD ST (033795-0000) - 550 E 63RD ST (033794-0000) THERE WAS ALSO A BUILDING PERMIT FOR A SINGLE FAMILY HOME IN NOVEMBER 2006 UNDER BUILDING PERMIT NUMBER: B06-27968. WE BELIEVE A SINGLE FAMILY HOME WOULD BE A GREAT ADDITION TO THE SURROUNDING NEIGHBORS.

Location Of Property

General Location

PANAMA PARK

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
| 514 | 63RD ST E | 32208 |

Between Streets

BLOXHAM AVE and NORTHLAND ST

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

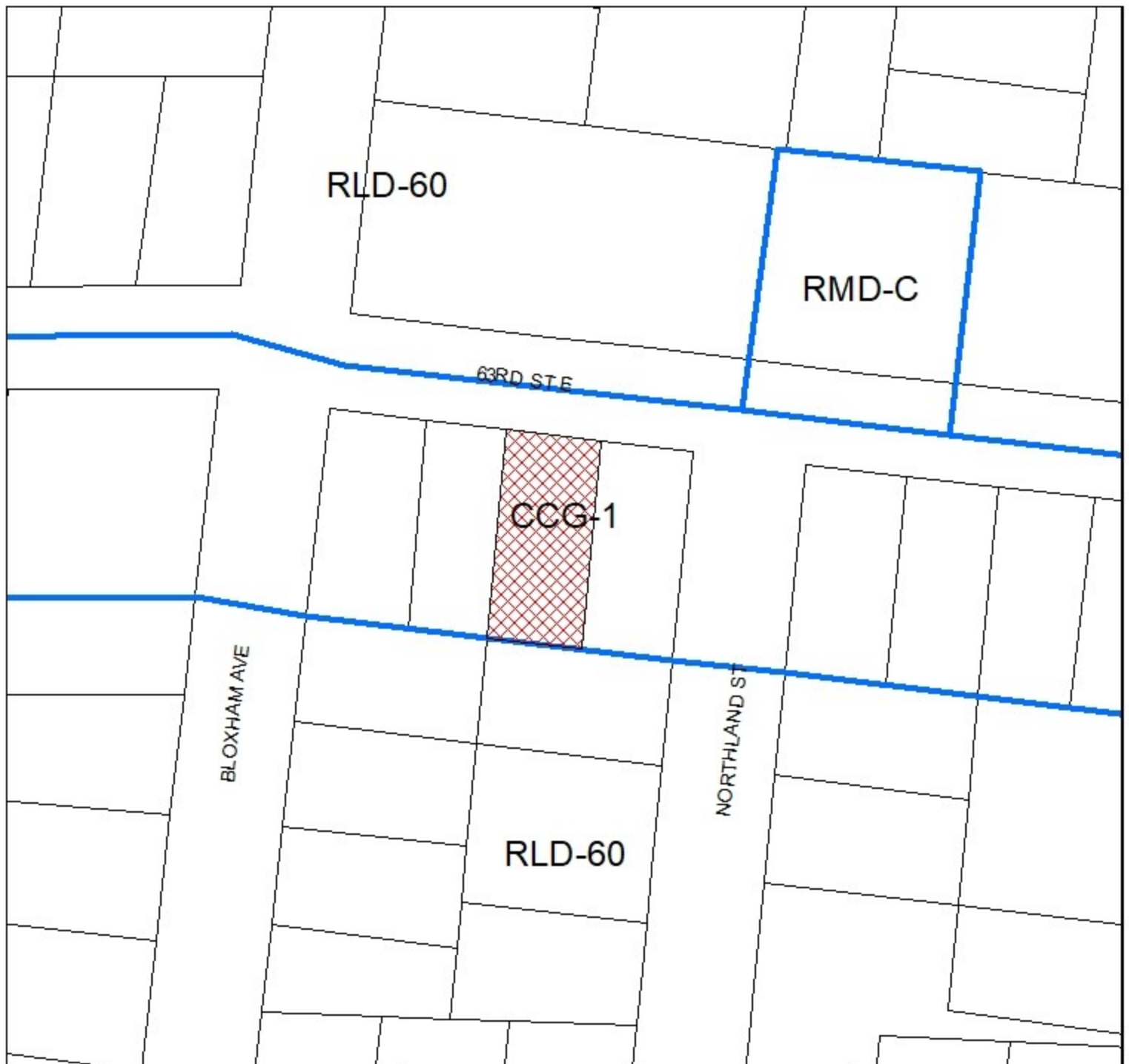
- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
0.11 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
65 Notifications @ \$7.00 /each: \$455.00
- 4) Total Rezoning Application Cost:** \$2,465.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

LOT 2, BLOCK 7, STOCKTON'S SUBDIVISION OF LOT 36 AND PART OF LOT 37,
PANAMA PARK, RECORDED IN PLAT BOOK 7, PAGE 41 OF THE CURRENT PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA

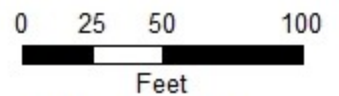
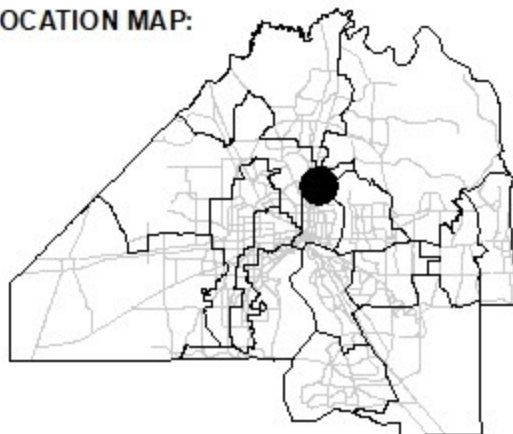
Submitted: 12/18/2018



REQUEST SOUGHT:

FROM: CCG-1
TO: RLD-60

LOCATION MAP:



COUNCIL DISTRICT:
7

TRACKING NUMBER

T-2018-2122

EXHIBIT 2

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 12/10/2018

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: 514 W 3rd St E. RE#(s): 033302 - 0000

To Whom it May Concern:

I Alex Sifakis, as owner of BCEL 10

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 Re-zoning submitted to the Jacksonville Planning and Development Department.

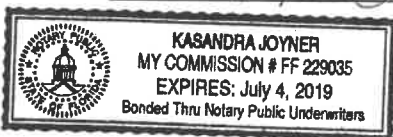
(signature) [Signature]

(print name) Alex Sifakis

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 this 10th day of December 2018, by Alexander Sifakis, as owner/manager of BCEL 10, a Limited Liability Company, who is personally known to me or who has produced _____ as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

BCEL 10 LLC
 7563 PHILIPS HWY #109
 JACKSONVILLE, FL 32256

Primary Site Address
 514 E 63RD ST
 Jacksonville FL 32208

Official Record Book/Page
 18308-00294

Title #
 7330

514 E 63RD ST

Property Detail

| | |
|-----------------------|---|
| RE # | 033802-0000 |
| Tax District | USD1 |
| Property Use | 1000 Vacant Comm |
| # of Buildings | 1 |
| Legal Desc. | For full legal description see Land & Legal section below |
| Subdivision | 00533 STOCKTONS S/D LOT 36 & PT |
| Total Area | 4637 |

Value Summary

| | 2018 Certified | 2019 In Progress |
|---------------------------------|-----------------|------------------|
| Value Method | CAMA | CAMA |
| Total Building Value | \$0.00 | \$0.00 |
| Extra Feature Value | \$0.00 | \$0.00 |
| Land Value (Market) | \$13,890.00 | \$13,890.00 |
| Land Value (Agric.) | \$0.00 | \$0.00 |
| Just (Market) Value | \$13,890.00 | \$13,890.00 |
| Assessed Value | \$13,890.00 | \$13,890.00 |
| Cap Diff/Portability Amt | \$0.00 / \$0.00 | \$0.00 / \$0.00 |
| Exemptions | \$0.00 | See below |
| Taxable Value | \$13,890.00 | 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

SJRWD/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 |
|-----------------------------|------------|-------------|---------------------------|-----------------------|-----------------|
| 18308-00294 | 3/7/2018 | \$100.00 | MS - Miscellaneous | Unqualified | Improved |
| 18170-00827 | 10/18/2017 | \$2,200.00 | TD - Tax Deed | Unqualified | Improved |
| 15321-00438 | 7/29/2010 | \$1,700.00 | TD - Tax Deed | Unqualified | Vacant |
| 14146-00505 | 8/20/2007 | \$100.00 | QC - Quit Claim | Unqualified | Vacant |
| 13666-01245 | 11/20/2006 | \$100.00 | QC - Quit Claim | Unqualified | Vacant |
| 13099-01911 | 2/23/2006 | \$12,000.00 | WD - Warranty Deed | Qualified | Vacant |
| 13099-01910 | 2/23/2006 | \$3,000.00 | WD - Warranty Deed | Unqualified | Vacant |
| 10112-01439 | 8/15/2001 | \$3,500.00 | QC - Quit Claim | Qualified | Vacant |
| 05611-00191 | 1/25/1983 | \$100.00 | WD - Warranty Deed | Unqualified | Vacant |

Extra Features

No data found for this section

Land & Legal

Land

| LN | Code | Use Description | Zoning | Front | Depth | Category | Land Units | Land Type | Land Value |
|----|------|-----------------|--------|-------|-------|----------|------------|----------------|-------------|
| 1 | 1000 | COMMERCIAL | CCG-1 | 0.00 | 0.00 | Common | 4,630.00 | Square Footage | \$13,890.00 |

Legal

| LN | Legal Description |
|----|----------------------------------|
| 1 | 7-41 50-1S-27E .10 |
| 2 | STOCKTONS S/D LOT 36 & PT LOT 37 |
| 3 | PANAMA PARK |
| 4 | LOT 2 BLK 7 |

Buildings

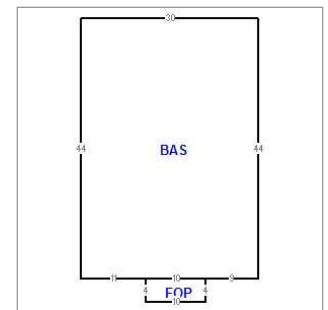
Building 1
 Building 1 Site Address
 514 E 63RD ST Unit
 Jacksonville FL 32208

| | |
|-----------------------|--------------------|
| Building Type | 0101 - SFR 1 STORY |
| Year Built | 2018 |
| Building Value | \$0.00 |

| Type | Gross Area | Heated Area | Effective Area |
|---------------------|-------------|-------------|----------------|
| Base Area | 1320 | 1320 | 1320 |
| Finished Open Porch | 40 | 0 | 12 |
| Total | 1360 | 1320 | 1332 |

| Element | Code | Detail |
|---------------|------|------------------|
| Exterior Wall | 6 | 6 Vertical Sheet |
| Roof Struct | 3 | 3 Gable or Hip |
| Roofing Cover | 3 | 3 Asph/Comp Shng |
| Interior Wall | 5 | 5 Drywall |
| Int Flooring | 14 | 14 Carpet |
| Heating Fuel | 4 | 4 Electric |
| Heating Type | 4 | 4 Forced-Ducted |
| Air Cond | 3 | 3 Central |

| Element | Code | |
|---------------|-------|--|
| Baths | 2.000 | |
| Bedrooms | 3.000 | |
| Stories | 1.000 | |
| Rooms / Units | 1.000 | |



2018 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 | \$13,890.00 | \$0.00 | \$13,890.00 | \$128.20 | \$158.93 | \$150.33 |
| Urban Service Dist1 | \$13,890.00 | \$0.00 | \$13,890.00 | \$0.00 | \$0.00 | \$0.00 |
| Public Schools: By State Law | \$13,890.00 | \$0.00 | \$13,890.00 | \$58.85 | \$56.19 | \$55.58 |
| By Local Board | \$13,890.00 | \$0.00 | \$13,890.00 | \$31.22 | \$31.22 | \$29.49 |
| FL Inland Navigation Dist. | \$13,890.00 | \$0.00 | \$13,890.00 | \$0.36 | \$0.44 | \$0.42 |
| Water Mgmt Dist. SJRWMD | \$13,890.00 | \$0.00 | \$13,890.00 | \$3.05 | \$3.56 | \$3.56 |
| Gen Gov Voted | \$13,890.00 | \$0.00 | \$13,890.00 | \$0.00 | \$0.00 | \$0.00 |
| School Board Voted | \$13,890.00 | \$0.00 | \$13,890.00 | \$0.00 | \$0.00 | \$0.00 |
| Urb Ser Dist1 Voted | \$13,890.00 | \$0.00 | \$13,890.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | Totals | \$221.68 | \$250.34 | \$239.38 |
| | Just Value | Assessed Value | Exemptions | Taxable Value | | |
| Last Year | \$13,890.00 | \$11,204.00 | \$0.00 | \$11,204.00 | | |
| Current Year | \$13,890.00 | \$13,890.00 | \$0.00 | \$13,890.00 | | |

2018 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.

2018

2017

2016

2015

2014

- 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](#) / [Detail By Document Number](#) /

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 |
|--------------------|-------------------|
| 2018 | 03/30/2018 |

Document Images

[03/30/2018 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/30/2017 -- Florida Limited Liability](#)

[View image in PDF format](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

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

JWB Real Estate Companies, LLC
7563 Philips Hwy
Ste 109
JACKSONVILLE, FL 32256

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2016 | 02/17/2016 |
| 2017 | 03/22/2017 |
| 2018 | 03/23/2018 |

Document Images

| | |
|---|--|
| 03/23/2018 -- ANNUAL REPORT | View image in PDF format |
| 03/22/2017 -- ANNUAL REPORT | View image in PDF format |
| 02/17/2016 -- ANNUAL REPORT | View image in PDF format |
| 02/20/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2014 -- ANNUAL REPORT | View image in PDF format |
| 11/18/2013 -- LC Amendment | View image in PDF format |
| 06/27/2013 -- LC Name Change | View image in PDF format |
| 03/27/2013 -- ANNUAL REPORT | View image in PDF format |
| 12/17/2012 -- ANNUAL REPORT | View image in PDF format |
| 02/07/2012 -- ANNUAL REPORT | View image in PDF format |
| 02/28/2011 -- ANNUAL REPORT | View image in PDF format |
| 03/30/2010 -- ANNUAL REPORT | View image in PDF format |
| 01/15/2009 -- ANNUAL REPORT | View image in PDF format |
| 03/19/2008 -- ANNUAL REPORT | View image in PDF format |
| 01/12/2007 -- ANNUAL REPORT | View image in PDF format |
| 04/05/2006 -- Florida Limited Liability | View image in PDF format |



Gregg Cohen, Chief Executive Officer

As a founding partner of JWB Real Estate Capital, Gregg Cohen has seen the company grow from humble beginnings to becoming the #12 fastest growing real estate company in the US in 2012. Cohen's recipe for success in business includes a belief that whatever is measured gets improved and a passion for building business systems that increase profitability and overall team morale. Cohen and his team have been featured in The Wall Street Journal, Inc. Magazine, The Jacksonville Business Journal, The Florida Times-Union, Advantage Business Magazine, and Entrepreneur Anchor Magazine. He also served on the Board of Directors for the Jacksonville Real Estate Investors Association from 2009 – 2010. Cohen is a graduate of the University of Florida and currently lives in Daytona Beach, FL, with his wife, Alejandra, their daughter, Isabella, and son Cameron.



Alex Sifakis, President

As a founding partner of JWB Real Estate Capital, Alex Sifakis is the company visionary and real estate expert. A respected national real estate voice, Alex has been quoted in The Wall Street Journal, Bloomberg, and several more publications. He speaks nationally at various institutional real estate conferences such as IMN and FICON. Also a community leader, Alex was named to the 2014 class of Leadership Jacksonville, the JBJ's 40 Under 40 List for 2012, sits on various event and non-profit boards, and is a regular real estate commentator on Jacksonville news and radio stations. Alex resides in Jacksonville Beach, FL with his fiance, Britt.

Agent Authorization – Limited Liability Company (LLC)

Date: 12/16/2018

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: 514 W 3rd St E. RE#(s): 033802 - 0000

To Whom It May Concern:

You are hereby advised that Alex Sifakis, as OWNER of BCEL 10, 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. Said owner hereby authorizes and empowers Katrina Lamendola to act as agent to file application(s) for REZONING 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) Alex Sifakis

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 16th day of December 2018, by Alexander Sifakis, as owner/manager of BCEL 10, a Limited Liability Company, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)



(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

Tax Deed File No. 17-0840

Property Identification No. 033802-0000

Tax Deed

State of Florida

County of Duval

RETURN TO GRANTEE

FOR OFFICE USE ONLY

The following Tax Deed Certificate Numbered **05617** issued on **May 27, 2015** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the date of **Oct 18, 2017**, offered for sale as required by law for cash to the highest bidder and was sold to

BCEL 10, LLC 7563 PHILIPS HWY #109 JACKSONVILLE, FL 32256

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this **18 day of October, 2017** in the County of Duval, State of Florida, in consideration of the sum **\$2,200.00 TWO THOUSAND TWO HUNDRED DOLLARS AND ZERO CENTS**

being the amount paid pursuant to Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:



7-41 50-1S-27E .10 STOCKTONS S/D LOT 36 & PT LOT 37 PANAMA PARK LOT 2 BLK 7

Annette Byrd

Deborah McLean

Janette Watt (Seal)
Seanette Watt
Deputy Clerk of the Court Duval County, Florida

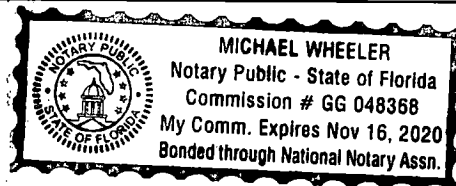
On this 18 day of October, 2017, before me a Notary Public personally appeared *Seanette Watt* Deputy Clerk of the Court Duval County, Florida known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

Documentary Stamp \$ 15.40

Recording Fee \$ 10.00

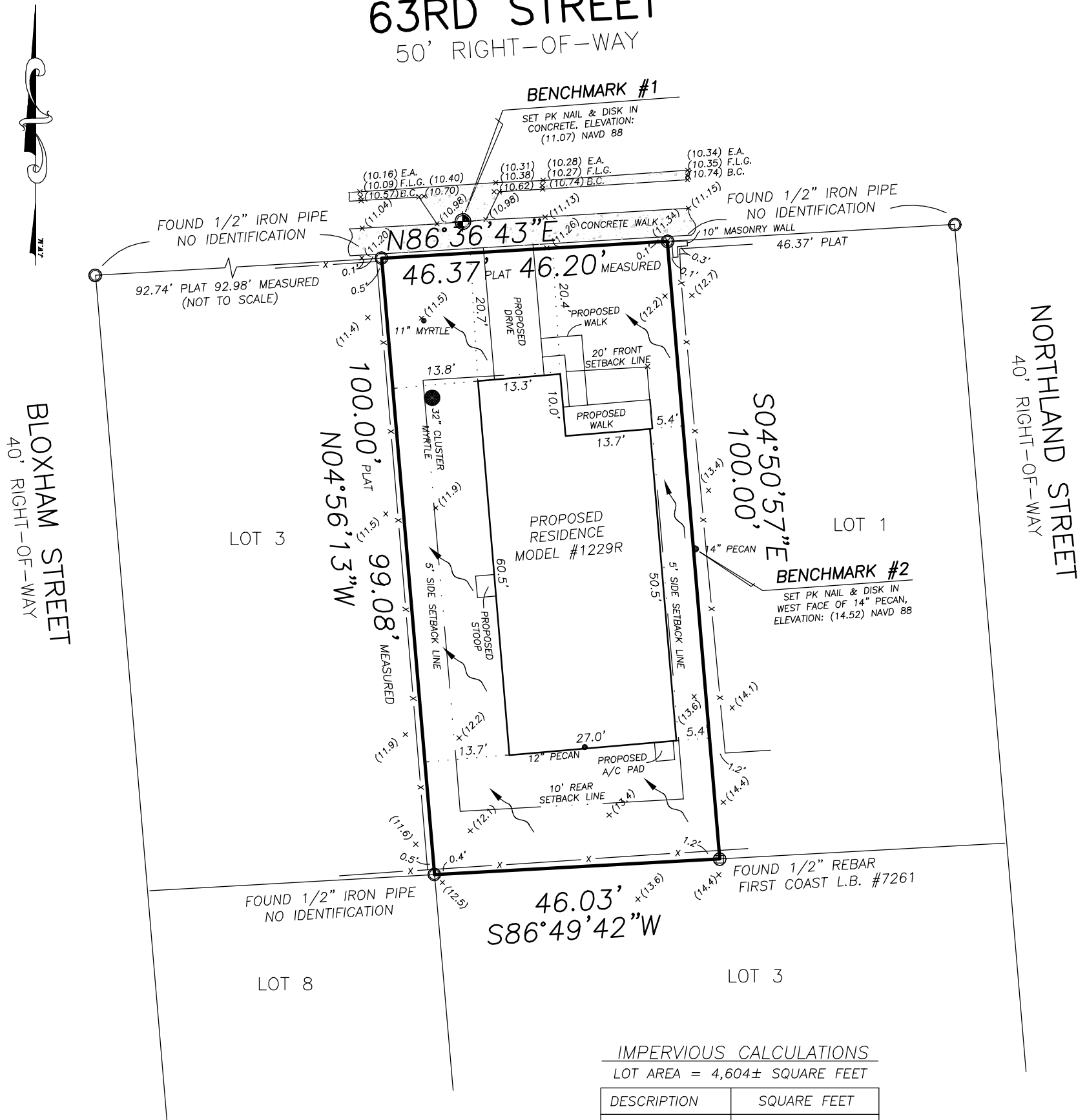
Michael Wheeler
Michael Wheeler



MAP SHOWING SITE PLAN OF

LOT 2, BLOCK 7, STOCKTON'S SUBDIVISION OF LOT 36 AND PART OF LOT 37,
PANAMA PARK, RECORDED IN PLAT BOOK 7, PAGE 41 OF THE CURRENT PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA

63RD STREET
50' RIGHT-OF-WAY



IMPERVIOUS CALCULATIONS
LOT AREA = 4,604± SQUARE FEET

| DESCRIPTION | SQUARE FEET |
|---------------|-------------|
| BUILDING AREA | 1,497± |
| ENTRY PORCH | 66± |
| FLATWORK | 229± |
| A/C PAD(S) | 9± |

TOTAL IMPERVIOUS AREA = 1,801±
TOTAL DENSITY = 39%

NOTES:
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120077, MAP/PANEL No. 12031C-0194-H, REVISED JUNE 3, 2013
BEARINGS ARE ASSUMED AND BASED ON THE SOUTH RIGHT-OF-WAY LINE OF 63RD STREET AS BEING N86°36'43"E
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 7
—X— DENOTES 4' CHAIN LINK FENCE EXCEPT AS NOTED
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
ELEVATIONS SHOWN AS THUS: (11.2) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

CERTIFIED TO:
JWB CONSTRUCTION GROUP LLC

DURDEN
SURVEYING AND MAPPING, INC.
1825-B 3RD STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 383.147 Florida Statutes and Chapter 5J17 Florida Administrative Code

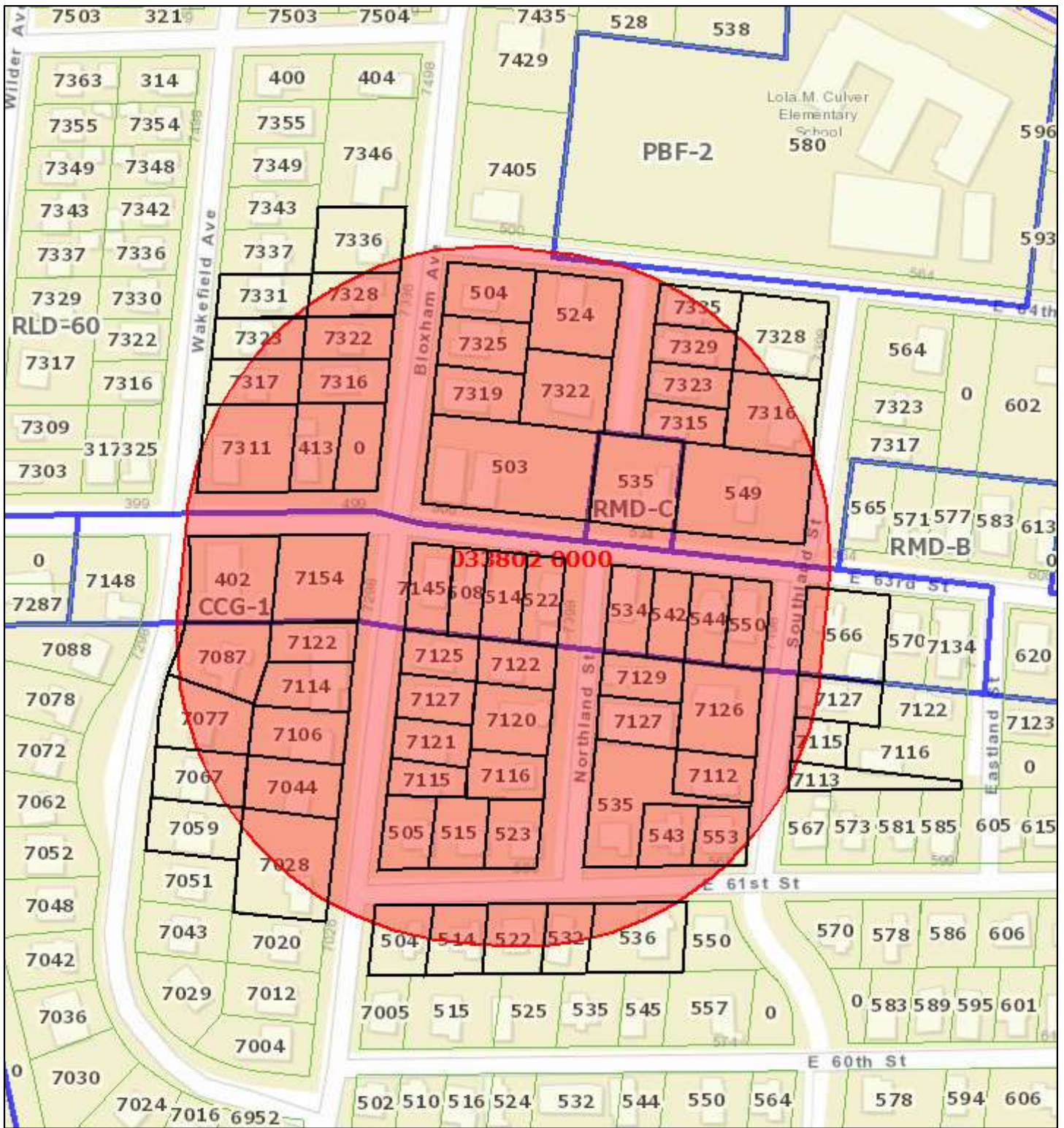
Bruce Durdan Jr.
FLORIDA REGISTERED SURVEYOR No. 4707
H. BRUCE DURDEN, Jr.

SURVEYOR'S NOTE:
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

SIGNED MAY 7, 2018
SCALE: 1" = 20'
WORK ORDER NUMBER: 18307

B-9211

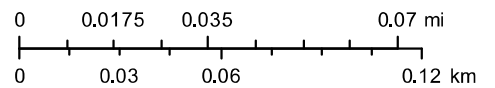
Land Development Review



December 18, 2018

1:2,257

- Parcels
- Zoning



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

| | A | B | C | D | E | F | G | H | I |
|----|-------------|--|--------|---------------------------------|------------|------|------------------|--------|------------|
| 1 | RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL | MAIL_CITY | MAIL_S | MAIL_ZIP |
| 2 | 033798 0005 | 534 EAST 63RD STREET LAND TRUST | | 12839 LACOSTA CT | | | JACKSONVILLE | FL | 32225 |
| 3 | 033752 0000 | 543 E 61ST ST JACKSONVILLE LLC | | P O BOX 8099 | | | TAMPA | FL | 33674 |
| 4 | 033831 0000 | ALEEM ASSETS LLC | | 1535 SUMMERDOWN WAY | | | JACKSONVILLE | FL | 32259 |
| 5 | 033915 0000 | ALEEM ASSETS LLC ET AL | | 1535 SUMMERDOWN WAY | | | JACKSONVILLE | FL | 32259 |
| 6 | 033790 0000 | ANDREWS JENNIFER | | 10425 TIMBERSTONE RD | | | ALPHARETTA | GA | 30022 |
| 7 | 033911 0000 | ASME HOLDINGS LLC | | 2951 SUMNER WAY | | | PALM HARBOR | FL | 34684 |
| 8 | 033760 0000 | BASS ROBERT K | | 2784 EGRET WALK TER | | | JACKSONVILLE | FL | 32226 |
| 9 | 033796 0000 | BAZZELL JEANETTE DOBSON | | 7126 SOUTHLAND ST | | | JACKSONVILLE | FL | 32208-4854 |
| 10 | 033802 0000 | BCEL 10 LLC | | 7563 PHILIPS HWY #109 | | | JACKSONVILLE | FL | 32256 |
| 11 | 033807 0000 | BET FAMILY INVESTMENTS INC | | PO BOX 19775 | | | JACKSONVILLE | FL | 32245 |
| 12 | 033794 0000 | BROWARD LISA J | | 55053 COOK DR | | | CALLAHAN | FL | 32011 |
| 13 | 033791 0000 | CHAIRES JUSTIN CARL | | 243 W 68TH ST | | | JACKSONVILLE | FL | 32208 |
| 14 | 034064 0000 | CONKLIN RICHARD A | | 7028 BLOXHAM AVE | | | JACKSONVILLE | FL | 32208-4844 |
| 15 | 033793 0000 | DENTON MICHAEL | | 6838 LUBEC CT | | | JACKSONVILLE | FL | 32244 |
| 16 | 033912 0000 | EMMONS MARK E & MARK E EMMONS | | 6301 INDIAN SCHOOL RD SUITE 614 | | | ALBUQUERQUE | NM | 87110 |
| 17 | 034063 0000 | F A N INVESTMENTS JAX LLC | | 360 E 88TH ST APT 6B | | | NEW YORK | NY | 10128 |
| 18 | 033754 0000 | FLOWERS BARBARA A | | 504 E 61ST ST | | | JACKSONVILLE | FL | 32208-4828 |
| 19 | 033755 0000 | FRANK ALBERTA ET AL | | 514 E 61ST ST | | | JACKSONVILLE | FL | 32208-4828 |
| 20 | 033775 0000 | GONZALEZ LAURA | | 535 E 63RD ST | | | JACKSONVILLE | FL | 32208-4864 |
| 21 | 033914 0000 | GOOSBY SANDY A | | 7317 WAKEFIELD AVE | | | JACKSONVILLE | FL | 32208 |
| 22 | 033778 0000 | GOSPEL TEMPLE CHURCH OF GOD IN CHRIST | | 503 E 63RD ST | | | JACKSONVILLE | FL | 32208 |
| 23 | 033795 0000 | HALL THELMA I | | 544 E 63RD ST | | | JACKSONVILLE | FL | 32208-4866 |
| 24 | 033753 0000 | HANEY CHARLES A | | 6 TAMARAC CIR | | | ASHEVILLE | NC | 28806 |
| 25 | 033832 0000 | HANSBROW PROPERTIES 1 LLC | | 2371 E 1610 S | | | SPANISH FORK | UT | 84660 |
| 26 | 033801 0000 | HARRISON WARREN | | PO BOX 2454 | | | JACKSONVILLE | FL | 32203 |
| 27 | 033910 0000 | HAVEN HOMES 401K TRUST | | 59 HASBROUCK AVE | | | CORNWALL | NY | 12518 |
| 28 | 033759 0000 | KELLEY KATHERINE C ET AL | | 515 61ST ST E | | | JACKSONVILLE | FL | 32208-4862 |
| 29 | 033810 0000 | KINSER WAYNE E | | P O BOX 211954 | | | ROYAL PALM BEACH | FL | 33421-1954 |
| 30 | 033825 0000 | KRAYENBORG JOSHUA ET AL | | 7319 BLOXAM AV | | | JACKSONVILLE | FL | 32208-4263 |
| 31 | 033826 0000 | KRAYENBORG ROGER | | 7325 BLOXHAM AVE | | | JACKSONVILLE | FL | 32208-4263 |
| 32 | 033799 0000 | LEGGETT MICHAEL K | | 11624 FORT CAROLINE LAKES DR | | | JACKSONVILLE | FL | 32225-3510 |
| 33 | 033797 0000 | LEOLAS RENTAL PROPERTY | | 1408 WEST STATE ST | | | JACKSONVILLE | FL | 32209 |
| 34 | 034059 0000 | LEU TERRY G ET AL | | 7087 WAKEFIELD AVE | | | JACKSONVILLE | FL | 32208-4855 |
| 35 | 034058 0000 | LOTENBERG STANLEY LEWIS | | 5379 ZACHARY DR | | | STONE MOUNTAIN | GA | 30083-3870 |
| 36 | 033739 0000 | LUNDY WILLIAM D | | 2194 NEWBERRY RD | | | JACKSONVILLE | FL | 32218-5328 |
| 37 | 033756 0000 | MALONE EDWARD | | 1180 SUNRAY CT | | | JACKSONVILLE | FL | 32218 |
| 38 | 034056 0000 | MEMORY GREGORY A | | 2125 QUARTER HORSE CIR N | | | JACKSONVILLE | FL | 32259 |
| 39 | 034057 0000 | MEYERS RICHARD ALBERT | | 7067 WAKEFIELD AVE | | | JACKSONVILLE | FL | 32208-4855 |
| 40 | 033918 0000 | MIDDLEKAUFF RICHARD M II | | 7311 WAKEFIELD AVE | | | JACKSONVILLE | FL | 32208 |
| 41 | 033828 0000 | MIKE NAT LLC | | 263 HADAS ST | | | MOSHAV EMUNIM | ISRAEL | 7926500 OC |
| 42 | 033774 0000 | NOWAKOWSKI JASON | | 3234 ABBEYFIELD LN | | | JACKSONVILLE | FL | 32277 |
| 43 | 034060 0000 | ORTIZ MIGUEL A JR | | 7122 BLOXHAM AVE | | | JACKSONVILLE | FL | 32208-4846 |
| 44 | 033908 0000 | OUTLAW ALTHA | | 7336 BLOXHAM AV | | | JACKSONVILLE | FL | 32206 |
| 45 | 033805 0000 | PEARSON JACKIE L S SR | | 85436 LINDA HALL RD | | | FERNANDINA | FL | 32034 |
| 46 | 033823 0000 | PEGG CARLA DENISE ET AL | | 8298 AUTUMNWIND DR | | | JACKSONVILLE | FL | 32218 |
| 47 | 033824 0000 | PEGG CARLA KRAYENBORG ET AL | | 8298 AUTUMNWIND DR | | | JACKSONVILLE | FL | 32218-6073 |
| 48 | 033901 0000 | PMRG PROPERTIES LLC | | PO BOX 110157 | | | CAMPBELL | CA | 95011 |
| 49 | 033916 0000 | PMRG PROPERTIES LLC | | 8791 HARPERS GLEN CT | | | JACKSONVILLE | FL | 32256 |
| 50 | 033758 0000 | PREMIER CUSTOM HOMES LLC | | 318 LAURINA ST | | | JACKSONVILLE | FL | 32216 |
| 51 | 033792 0000 | R & R INVESTMENT PROPERTIES OF JAX LLC | | 2012 WALNUT ST | | | JACKSONVILLE | FL | 32206 |

| | A | B | C | D | E | F | G | H | I |
|----|-------------|---|---------------------|---------------------------------|-------------------------|---|-------------------|----|------------|
| 52 | 033806 0000 | RALYS STEVE IRA | | 3725 DUPONT STATION COURT SOUTH | SUITE 1 | | JACKSONVILLE | FL | 32256 |
| 53 | 033798 0000 | RAULERSON CLAUDE W | | 54513 MARLEE RD | | | CALLAHAN | FL | 32011-7707 |
| 54 | 034062 0000 | REWIND PROPERTY SOLUTIONS 401K TRUST | | 3497 JOHNSON FERRY RD NE | | | ROSWELL | GA | 30075 |
| 55 | 033822 0000 | RODNEY HORACE | | 12089 PROSPECT CREEK DR | | | JACKSONVILLE | FL | 32218 |
| 56 | 033809 0000 | RUTH PRESTON | | 2870 KIOWA AVE | | | ORANGE PARK | FL | 32065 |
| 57 | 033829 0000 | SIMMONS J GREGG | | 4225 N PEARL ST | | | JACKSONVILLE | FL | 32206 |
| 58 | 033738 0000 | SMALLING ZOYA ET AL | | 536 61ST ST E | | | JACKSONVILLE | FL | 32208 |
| 59 | 033803 0000 | STATISTICALLY INFORMED DECISIONS SIDS LLC | | 2365 MC QUADE ST | | | JACKSONVILLE | FL | 32209 |
| 60 | 033913 0000 | SULLIVAN WAYNE | | 7323 WAKEFIELD AVE | | | JACKSONVILLE | FL | 32208 |
| 61 | 033900 0000 | TAX RECEIVABLES CORPORATION | | C/O REO AMERICA | 940 CENTRE CIR STE 2005 | | ALTAMONTE SPRINGS | FL | 32714 |
| 62 | 033809 0010 | TURNBULL JOHN HENRY | | 457 SAGO AVE | | | JACKSONVILLE | FL | 32218 |
| 63 | 033917 0000 | WATSON JANICE E | | 413 63RD ST E | | | JACKSONVILLE | FL | 32208 |
| 64 | 033827 0000 | WELLS HOWARD | | 85109 JOANN RD | | | YULEE | FL | 32097-7510 |
| 65 | 033808 0000 | WELLSEN LIMITED INC | | 144 ARLINGTON RD S STE 2 | | | JACKSONVILLE | FL | 32216 |
| 66 | 034061 0000 | WILLIAMS EMMA L | | 7114 BLOXHAM AVE | | | JACKSONVILLE | FL | 32208-4846 |
| 67 | | NORTHWEST | TYRONA CLARK MURRAY | 1030 DETROIT ST | | | JACKSONVILLE | FL | 32254 |
| 68 | | PANAMA WATCHERS ASSOCIATION | PATTI NEWTON | 7004 BLOXHAM AV | | | JACKSONVILLE | FL | 32208 |

**Duval County, City Of Jacksonville
Jim Overton , Tax Collector**

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR488125
User: Patterson, Connie

Date: 12/20/2018
Email: ConstanceP@coj.net

REZONING/VARIANCE/EXCEPTION

Name: KATRINA LAMENDOLA/BCEL10/JWB

Address: 7563 PHILIPS HWY

Description: Conventional Rezoning of 0.11 acres from CCG-1 to RMD-A Z-2122

| TranCode | IndexCode | SubObject | GLAcct | SubsidNo | UserCode | Project | ProjectDtl | Grant | GrantDtl | DocNo | Amount |
|----------|-----------|-----------|--------|----------|----------|---------|------------|-------|----------|-------|---------|
| 701 | PDCU011 | 342504 | | | | | | | | | 2465.00 |

Control Number: 750287 | Paid Date: 12/21/2018

Total Due: \$2,465.00

**Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County**

Account No: CR488125
REZONING/VARIANCE/EXCEPTION
Name: KATRINA LAMENDOLA/BCEL10/JWB
Address: 7563 PHILIPS HWY
Description: Conventional Rezoning of 0.11 acres from CCG-1 to RMD-A Z-2122

Date: 12/20/2018

Total Due: \$2,465.00