



City of
PALM COAST

Community Development Department
Building Services Division

160 Lake Avenue
Palm Coast, FL 32164
386-986-3780

NOTICE OF COMMENCEMENT

PERMIT NUM 2026010634

TAX FOLIO NUM 29-12-31-2965-00000-00B0

STATE OF FLORIDA

COUNTY OF FLAGLER

THE UNDERSIGNED HEREBY GIVES NOTICE THAT IMPROVEMENT WILL BE MADE TO CERTAIN REAL PROPERTY AND, IN ACCORDANCE WITH CHAPTER 713, FLORIDA STATUTES, THE FOLLOWING INFORMATION IS PROVIDED IN THIS NOTICE OF COMMENCEMENT.

ADDRESS: 4 WINDMILL PALM WAY PALM COAST FL 32164

LEGAL DESCRIPTION OF PROPERTY GRAND LANDINGS PHSE 5A MB 43 PG 36 TRACT "B" (0.52ac) OPEN SPACE AND SIGNAGE
(PLAT DEDICATION TO THE SEMINOLE TRACE HOA, INC.)
DESCRIPTION OF IMPROVEMENT ENTRANCE SIGN-Seminole TRACE (WEST)

OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR IMPROVEMENT

NAME JTL GRAND LANDINGS DEVELOPMENT LLC INTEREST IN PROPERTY owner
ADDRESS 16660 DALLAS PARKWAY STE 1600 DALLAS TX 75248
NAME AND ADDRESS OF FEE SIMPLE
TITLEHOLDER - (IF OTHER THAN OWNER)

CONTRACTOR NAME Robert Tanaka Masiku - Signature Privacy Walls of FL Inc. PHONE 727-967-4044
ADDRESS 4653 Linnet Street New Port Richey FL 34652

SURETY NAME PHONE
ADDRESS BOND AMOUNT

LENDER NAME PHONE
ADDRESS

PERSONS WITHIN THE STATE OF FLORIDA DESIGNATED BY OWNER UPON WHOM NOTICES OR OTHER DOCUMENTS MAY BE
SERVED AS PROVIDED BY SECTION 713.13(1)(A)7., FLORIDA STATUTES

NAME PHONE
ADDRESS

IN ADDITION TO HIM/HERSELF, OWNER DESIGNATES THE FOLLOWING PERSON(S) TO RECEIVE A COPY OF THE LIENOR'S NOTICE
AS PROVIDED IN SECTION 713.13(1)(B), FLORIDA STATUTES

NAME PHONE
ADDRESS

EXPIRATION DATE OF NOTICE OF COMMENCEMENT

THE EXPIRATION DATE IS 1 YEAR FROM THE DATE OF RECORDING UNLESS A DIFFERENT DATE IS SPECIFIED HERE:

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT
ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN
RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE
RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT
WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

SIGNATURE OF OWNER OR LESSEE, OR OWNER'S OR LESSEE'S AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

SIGNATORY'S TITLE / OFFICE

Texas Dallas
STATE OF ~~FLORIDA~~ COUNTY OF ~~FLAGLER~~

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION,

THIS 4th DAY OF May 2026 BY David Weiss
YEAR NAME OF AFFIANT

PERSONALLY KNOWN ☒ OR PRODUCED IDENTIFICATION

SIGNATURE OF NOTARY PUBLIC STATE OF ~~FLORIDA~~
TEXAS

PRINT, TYPE OR STAMP

