



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, August 5, 2025

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

The following Agenda of Business has been prepared for consideration and action at a Regular Meeting of the Board of Adjustment:

CALL TO ORDER

ROLL CALL

Owen Curley (Chairperson), Jeff Truhlar (Vice-Chairperson), Matt Metz, John Moreland, Jennifer Williams

Alternates: Douglas Dell, Laura Tierney

APPROVAL OF MINUTES

A. Board of Adjustment Meeting held on July 15, 2025

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#25-100044**

Applicant: Terry T. Freeman

Agent: N/A

Owner: Terry Freeman

Property Address: 816 Lincoln Ct

Parcel ID: 175755-0000

Legal Description: The north 60 feet of the south 120 feet of the east 50 feet of Lot 6, Block 29, *Pablo Beach South*

Current Zoning: RM-1

Motion to Consider: Section(s): 34-614(e)(1)(c)(1), for a front yard setback of 17 feet in lieu of 20 feet minimum, 34-614(e)(1)(c)(3), for a rear setback of 8 feet in lieu of 30 feet minimum, and 34-614(e)(1)(f), for 60% Impervious Surface in lieu of 50% maximum, all to construct a new single-family home, located at property addressed 816 Lincoln Ct RE# 175755-0000, legally described as The North 60 feet of The South 120 feet of The East 50 feet of Lot 6, Block 29, *Pablo Beach South*.

PLANNING DEPARTMENT REPORT

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are

entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net; (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Tuesday, July 15, 2025, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:00 P.M.

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Matt Metz
Board Members: John Moreland Jeff Truhlar (absent) Jennifer Williams
Alternates: Laura Tierney (absent) Douglas Dell

Senior Planner Christian Popoli, Planner Danevsky Joseph and City Clerk Molly Alleger were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Mr. Metz, seconded by Ms. Williams, and passed unanimously to approve the following minutes:

- Minutes for June 17, 2025 Meeting

CORRESPONDENCE: None

OLD BUSINESS:

A. Case Number: **BOA#25-100034**
Applicant: Anthony Martinez
Agent: N/A
Owner: Iron Oak Real Estate LLC
Property Address: 133 N 7th Ave
Parcel ID: 179381-0000

City of Jacksonville Beach Land Development Code Section(s): 34-614(e)(3)(c)(2), for a corner side yard setback of 11.3 feet in lieu of 12.6 feet minimum, 34-614(e)(3)(c)(1) for a front yard setback of 0 feet in lieu of 20 feet minimum, 34-614(e)(3)(c)(2) for a side yard setback of 6.8 feet in lieu of 10 feet minimum, 34-614(e)(3)(c)(3), for a rear yard setback of 14 feet in lieu of 20 feet minimum, 34-706.1, for zero (0) parking spaces at a two-unit multiple-family dwelling in lieu of two (2) spaces per dwelling unit requirement or, four (4) spaces total required, to rectify nonconformities for renovation, for staircase addition, new second story deck on the west side of the structure and expansion of an existing second story deck on the front, located on two nonconforming lots or record, located at property addressed 133 N 7th Ave RE# 179381-0000, legally described as The South 75 feet of Lot 54, Together With the West 12.5 feet of the South 75 feet of lot 55, Flagler Tract.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant: Anthony Martinez, 2009 San Piper Point, Neptune Beach, stated the hardship was a non-conforming lot. Mr. Martinez addressed questions and issues from the previous meeting held June 17, 2025, via PowerPoint presentation [on file].

A discussion ensued about the parking, driveway, garage, demolition, and staircase.

Public Hearing:

No one came forth to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Ms. Williams, to approve BOA#25-100034 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A brief discussion ensued about the number of parking spaces.

Motion to Amend: It was moved by Mr. Metz, seconded by Ms. Williams, to amend the motion for a rear yard setback of 18 feet in lieu of 20 feet minimum and two (2) parking spaces at a two-unit multiple-family dwelling in lieu of four (4) spaces per dwelling.

Discussion: A brief discussion ensued about parking criteria.

Motion to Amend Roll Call Vote: Ayes – John Moreland, Jennifer Williams, Matt Metz,
Douglas Dell

Nays – Owen Curley

The motion to amend passed 4-1.

Discussion: A brief discussion ensued about the Land Development Code.

Amended Motion Roll Call Vote: Ayes – John Moreland, Matt Metz, Douglas Dell
Nays – Jennifer Williams and Owen Curley

The amended motion passed 3-2.

NEW BUSINESS:

A. **Case Number:** **BOA#25-100037**
Applicant/Owner: Eduardo Rodrigues
Agent: Bella Builders Inc.
Property Address: 1328 S 1st St.
Parcel ID: 176262-0000

City of Jacksonville Beach Land Development Code Section(s): 34-615(e)(1)(c)(1), for a front yard setback of 3 feet in lieu of 20 feet minimum, 34-615(e)(1)(c)(2), for a northerly side yard setback of 4.4 feet in lieu of 5 feet minimum, 34-615(e)(1)(c)(2), for a southerly side yard setback of 3.8 feet in lieu of 5 feet minimum, 34-615(e)(1)(c)(3), for a rear yard setback of 5 feet in lieu of 20 feet minimum, 34-615(e)(1)(f), for 65% lot coverage in lieu of 60 % maximum, to construct a new single-family home, located at property addressed 1328 S 1st St RE# 176262-0000, legally described as The North 48 feet of The southerly 99 feet of Lot 12, Block 132, Pablo Beach South.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Agent(s): Paul Frees, 212 E. Street, St. Augustine and Wes Parker, 818 Summer Bay Drive, St. Augustine, stated the hardship was a non-conforming lot.

A brief discussion ensued about setbacks.

Public Hearing:

No one came forth to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Ms. Williams, to approve BOA#25-100037 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A brief discussion ensued about lot coverage.

Roll Call Vote: Ayes – Jennifer Williams, Matt Metz, John Moreland, Douglas Dell, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held Tuesday, August 5, 2025, at 6:00 P.M. There is one scheduled case. Board Training is expected to be scheduled in August.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:10 P.M.

Submitted by: Molly Alleger
City Clerk

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	07/24/2025
SUBJECT:	BOA #25-100044 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, August 5, 2025 Board of Adjustment Meeting.

BOA #25-100044

ZONING: RM-1
RE NO.: 175755-0000
LEGAL: The North 60 feet of The South 120 feet of The East 50 feet of Lot 6, Block 29, *Pablo Beach South*
ADDRESS: 816 Lincoln Ct

REQUEST:

Section(s): 34-614(e)(1)(c)(1), for a front yard setback of 17 feet in lieu of 20 feet minimum, 34-614(e)(1)(c)(3), for a rear setback of 8 feet in lieu of 30 feet minimum, and 34-614(e)(1)(f), for 60% Impervious Surface in lieu of 50% maximum, all to construct a new single-family home, located at **property addressed** 816 Lincoln Ct **RE#** 175755-0000, **legally described as** The North 60 feet of The South 120 feet of The East 50 feet of Lot 6, Block 29, *Pablo Beach South*

EXISTING CONDITIONS:

The subject property consists of a lot of record, (circa 1909), located in the Medium Density Residential future land use category. The property is currently zoned Residential, multiple-family: RM-1. The subject property consists of the north 60 feet of the south 120 feet of the east 50 feet of Lot 6. The lot measures 50 feet wide by 60 feet deep with a total lot area of 3,000 square feet. The parcel is currently vacant. Due to the nonconforming size and configuration of the parcel, any reasonable attempt to construct a dwelling that meets all code requirements is infeasible.

The applicant is requesting relief in the form of variances for a front yard setback of 17 feet in lieu of 20 feet minimum, for a rear setback of 8 feet in lieu of 30 feet minimum, and for 60% Impervious Surface in lieu of 50% maximum, to construct a new single-family home. Additionally, the 60% will include only the structure and driveway, plus a small amount allocated to the AC pads in the rear. Several properties within the vicinity have successfully obtained similar variances, under similar circumstances.

The property is located within the RM-1 zoning district, which provides a number of residential development options allowed within this zone. A single-family home is the most compatible use, compared to the surrounding uses within the same block. This is a critical consideration, as maintaining consistency among neighboring properties is essential for preserving the character of the community. Finally, the property is only accessible from Lincoln Ct., which is an east-west mid-block

improved alley between 2nd and 3rd Avenues South. The property was created as a lot of record before the adoption of the 2050 Comprehensive Plan and the current LDC. The proposed dwelling is designed to be in harmony with the architectural features and styles of adjacent residences, ensuring that the new construction will enhance, rather than detract from, the neighborhood's aesthetic appeal.

There are no previous BOA Cases for the subject property.

STAFF ANALYSIS:

The subject property is substandard in total lot area, as it measures 3,000 square feet in total, rather than the 5,000 square feet minimum requirement in the RM-1 zoning district for single-family dwellings. The applicant is proposing to build a new single-family dwelling. Variances to allow the proposed project are a reasonable request, as the applicant cannot construct the proposed new single-family dwelling without exceeding lot coverage and encroaching on setbacks. The lot was legally created prior to the adoption of current zoning district dimensional standards and has remained undeveloped due to its substandard size. Its configuration, combined with the surrounding development, makes it distinct from other parcels in the area. Without the requested variances, the property cannot be used for any residential purpose, which constitutes a deprivation of reasonable use.

The zoning code effectively renders the parcel unbuildable in its current state. The hardship arises from the historical creation of the parcel and changes in zoning regulations over time, not from actions taken by the applicant. Staff recommends approval of the variance requests. Without this variance, the parcel remains undevelopable. The requested relief is justified, reasonable, and necessary to allow for the lawful use of the property. Granting the variances aligns with the spirit and intent of the zoning code while recognizing the practical limitations of the parcel.

MINIMUM DIMENSIONAL STANDARDS:

Sec. 34-614. Residential, Multiple-Family: RM-1 - Single-Family Use

- Minimum lot area: Five thousand (5,000) square feet.
- Minimum lot width: Fifty (50) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty (20) feet.
 - Side yard: Five (5), feet except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - Rear yard: Twenty (20) feet.
- Minimum floor area: A single-family dwelling unit shall contain a minimum of one thousand (1,000) square feet of conditioned living area and a one (1) car garage. Garages shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage for primary structure and required driveway: Thirty-five (35) percent.
- Maximum Impervious Surface: Fifty (50) percent.
- Height: Thirty-five (35) feet.

- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

1. There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.

Staff finds there **are** conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure. The subject lot is a nonconforming lot, and is substandard in total lot area. The property measures 3,000 square feet in total lot area rather than the 5,000 square feet minimum required. Additionally, the lot's limited depth would make it impractical to try and build a dwelling within the required setbacks, especially the front and rear setbacks, given the property is only 60 feet in depth.

2. The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.

Staff finds that circumstances **are not** the result of actions of the applicant. The substandard lot size makes any reasonable use of the property difficult without relief from the code. Additionally, the lot is a legal nonconforming lot of record, created prior to adoption of the current LDC, and as such is developable by right.

3. There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.

Staff finds that special privileges **will not** be afforded to the applicant by granting a variance. The request to add a new single-family dwelling to a lot that is vacant and does not meet the minimum lot area for the RM-1 single-family standards would not confer a special privilege as compared to other properties in the same zoning district. Without relief from some of the dimensional standards, the property cannot be reasonably used, and a single-family home is the least intense use allowed in the RM-1 zoning district.

4. Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land. If the lot were sized appropriately for the zoning district in which it exists, there would be room to accommodate the proposed dwelling, or other residential uses allowed by right.

5. The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.

Staff finds that the variance(s) requested **are** necessary to make possible a reasonable use of the parcel of land, building, or structure. The construction of a single-family home within the required lot coverage and setbacks would not be possible, and some relief is required to make reasonable use of the land.

6. The variance(s) request, if granted, will not result in the creation of a public nuisance.



Staff finds that the variance(s) **will not** result in the creation of a public nuisance. The requests, if granted, will not create a public nuisance. The request is to permit the development of a single-family home. Single-family is the lowest intensity and most compatible use for the area. The home will provide additional housing in Jacksonville Beach and will replace vacant, undeveloped land. Vacant land can result in a nuisance, as it is not regularly occupied, and can be prone to the collection of trash, junk and debris, or can result in overgrowth of vegetation.

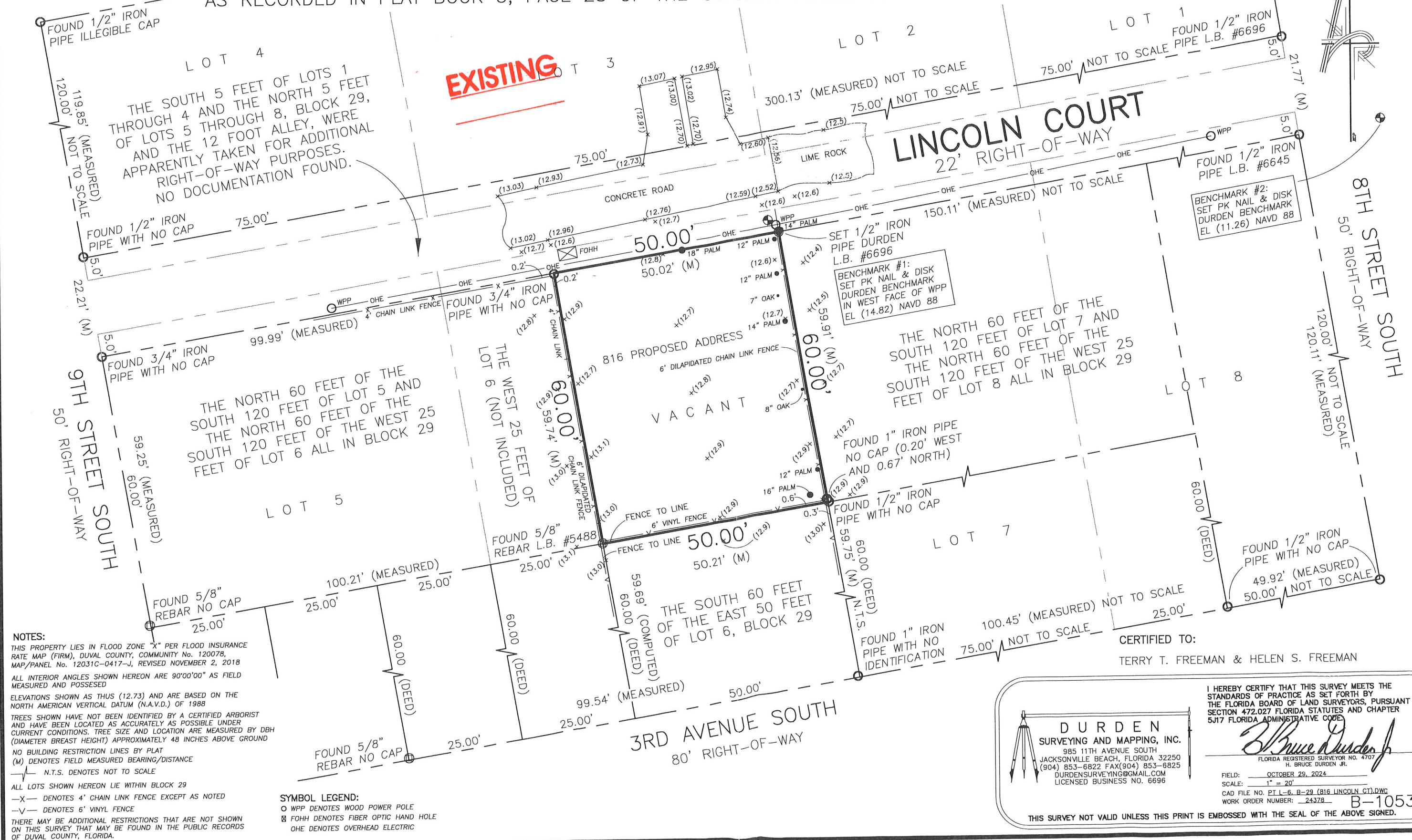
STAFF RECOMMENDATION:

Per Section 34-572 of the Land Development Code, and based on the provided application and analysis stated in this report, the Planning and Development Department recommends **Approval** of BOA#24-100044.

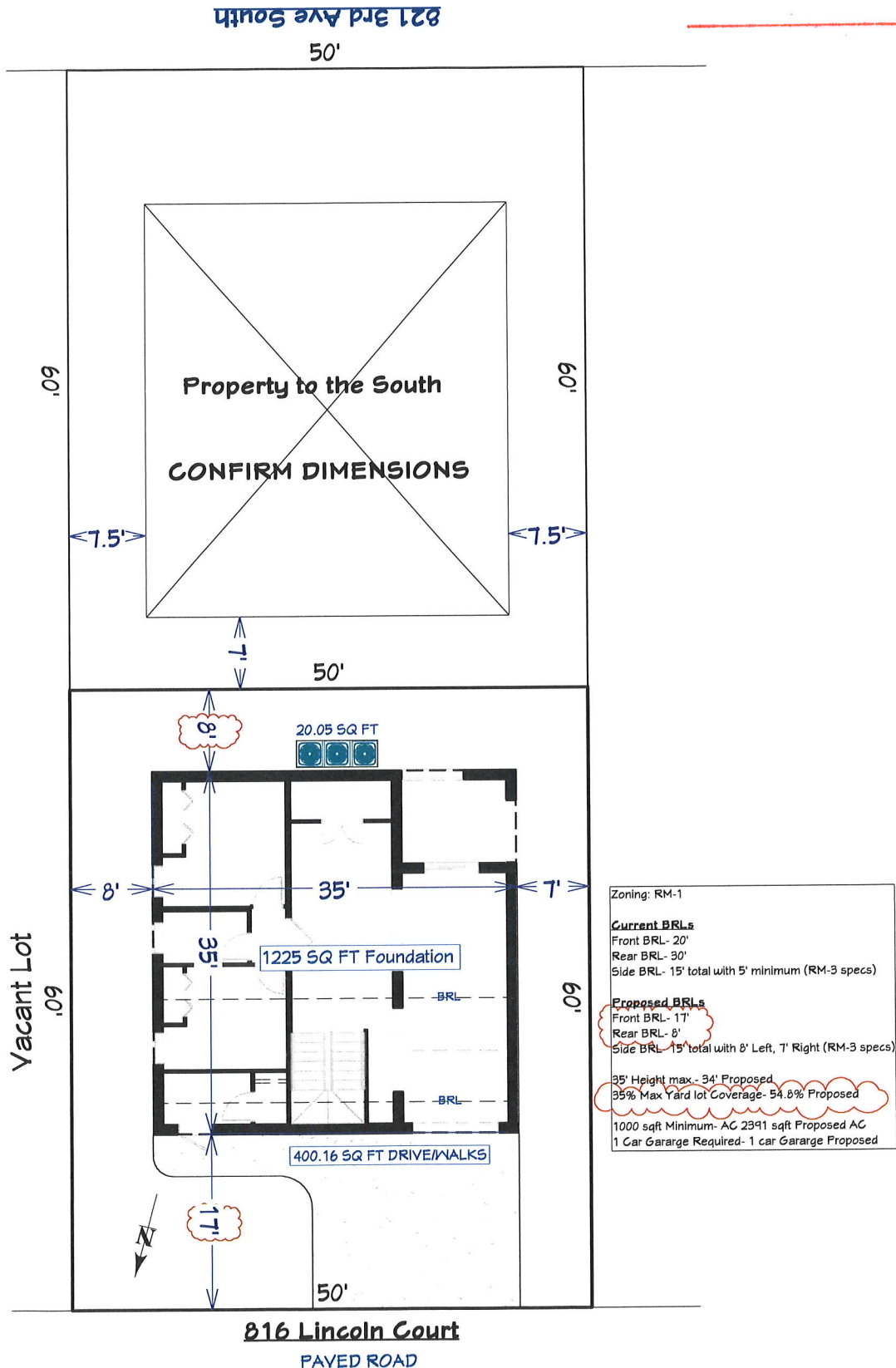
ATTACHMENTS:

1. 25-100044pics
2. 25-100044

THE NORTH 60.00 FEET OF THE SOUTH 120.00 FEET OF THE EAST 50.00 FEET OF LOT 6, BLOCK 29, PABLO BEACH SOUTH,
AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



PROPOSED



1 of 2

SHEET:

SCALE:

6/13/2025

DATE:

CBC 021101

Freeman Variance

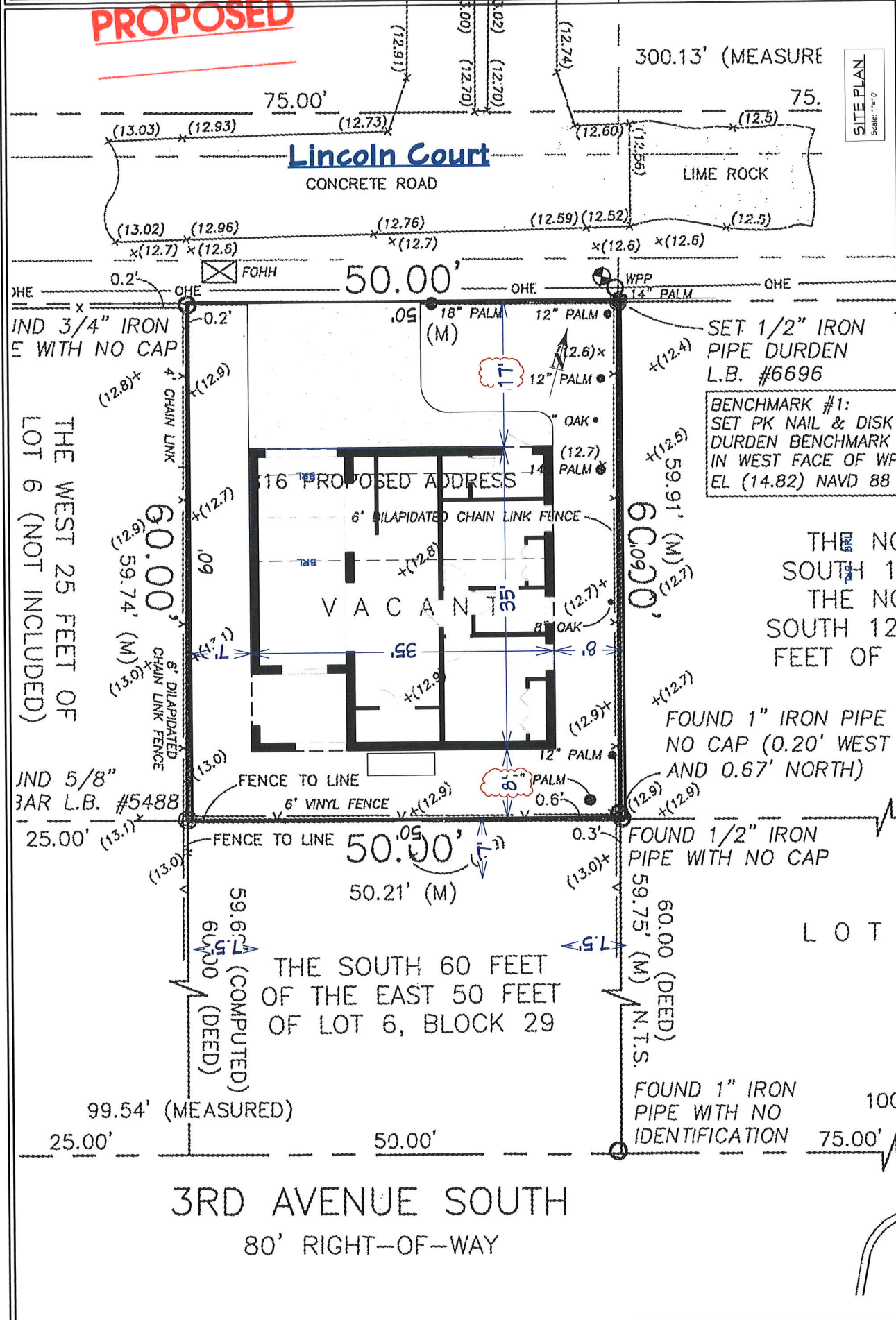
816 Lincoln Court- GM Reed
Jacksonville Florida 32250

**PROPOSED SITE
PLAN**

REVISION #

PROPOSED

SITE PLAN
 Scale: 1"=10'





July 24, 2025

 Parcels

1:564

0 0 0.01 0.02 mi
0 0.01 0.01 0.02 km



VARIANCE APPLICATION

BOA No. 25100044HEARING DATE 8/5

This form is intended to be submitted along with all required documents for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code. Planning and Development Department staff will evaluate an application for a variance for sufficiency within ten (10) days of receipt. If the application is found to be complete and sufficient, the Jacksonville Beach Board of Adjustment, at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, **to scale** (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

APPLICANT INFORMATION

Applicant Name: Terry T. Freeman Telephone: 904-534-7892
Mailing Address: 1046 Matthew Way E-Mail: terryfreeman3622@icloud.com
New Castle, DE 19720
Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____
Landowner Name: Same as above Telephone: Same as above
Mailing Address: _____ E-Mail: _____

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and Real Estate Number: RE # 175755-0000
Legal description of property (Attach copy of deed): 816 Lincoln Ct Jax Bch FL 32250
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

Variance request as follows:

Front Setback from 20' to 17'

Rear Setback from 30' to 8'

Lot Coverage from 35% to 60%

See Plans for Details.

Please confirm all other items on Proposed Plan meet current zoning.

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: _____

FLOOD ZONE: _____

CODE SECTION (S): _____



VARIANCE APPLICATION AFFIDAVIT

BOA No. _____

AFFIDAVIT

I, Terry T. Freeman, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE

Terry T. Freeman

PRINT APPLICANT NAME

06/16/2025

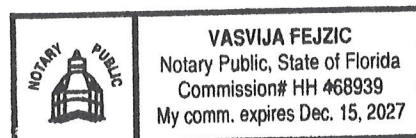
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of X physical presence or online notarization, this 16th day of June, 20 25, by Terry T. Freeman, who is personally known to me or produced DEDL as identification.

NOTARY PUBLIC SIGNATURE

VASVIJA Fejzic
PRINT NOTARY NAME



(Affix Notary Seal Above)

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

Section 34-566

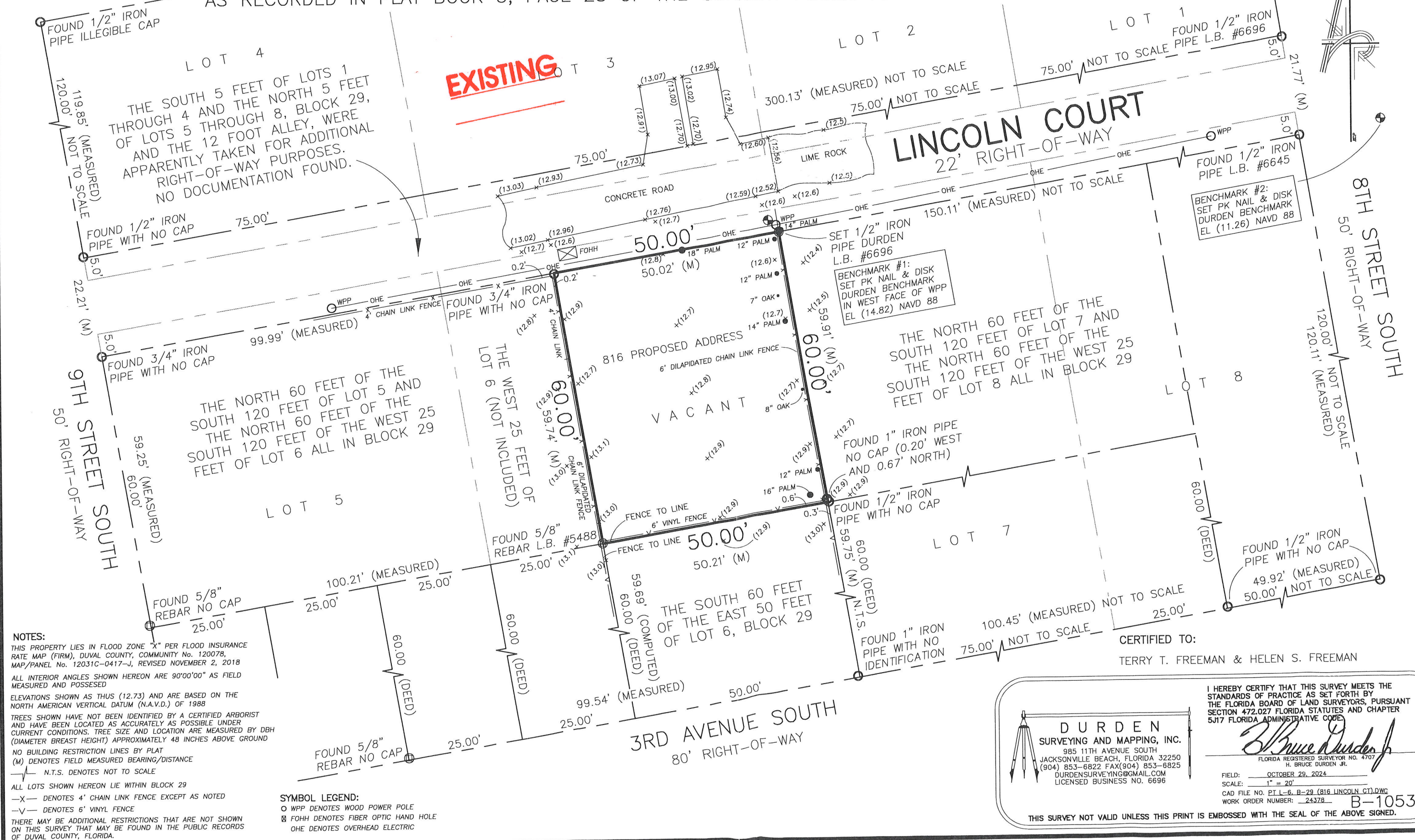
Purpose. Variances are deviations from the terms of the LDC which would not be contrary to the public interest when owing to special circumstances or conditions, the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship. Variances shall not be inconsistent with the Comprehensive Plan. It is understood that the granting of a variance shall not create a precedence for future requests.

Section 34-572.

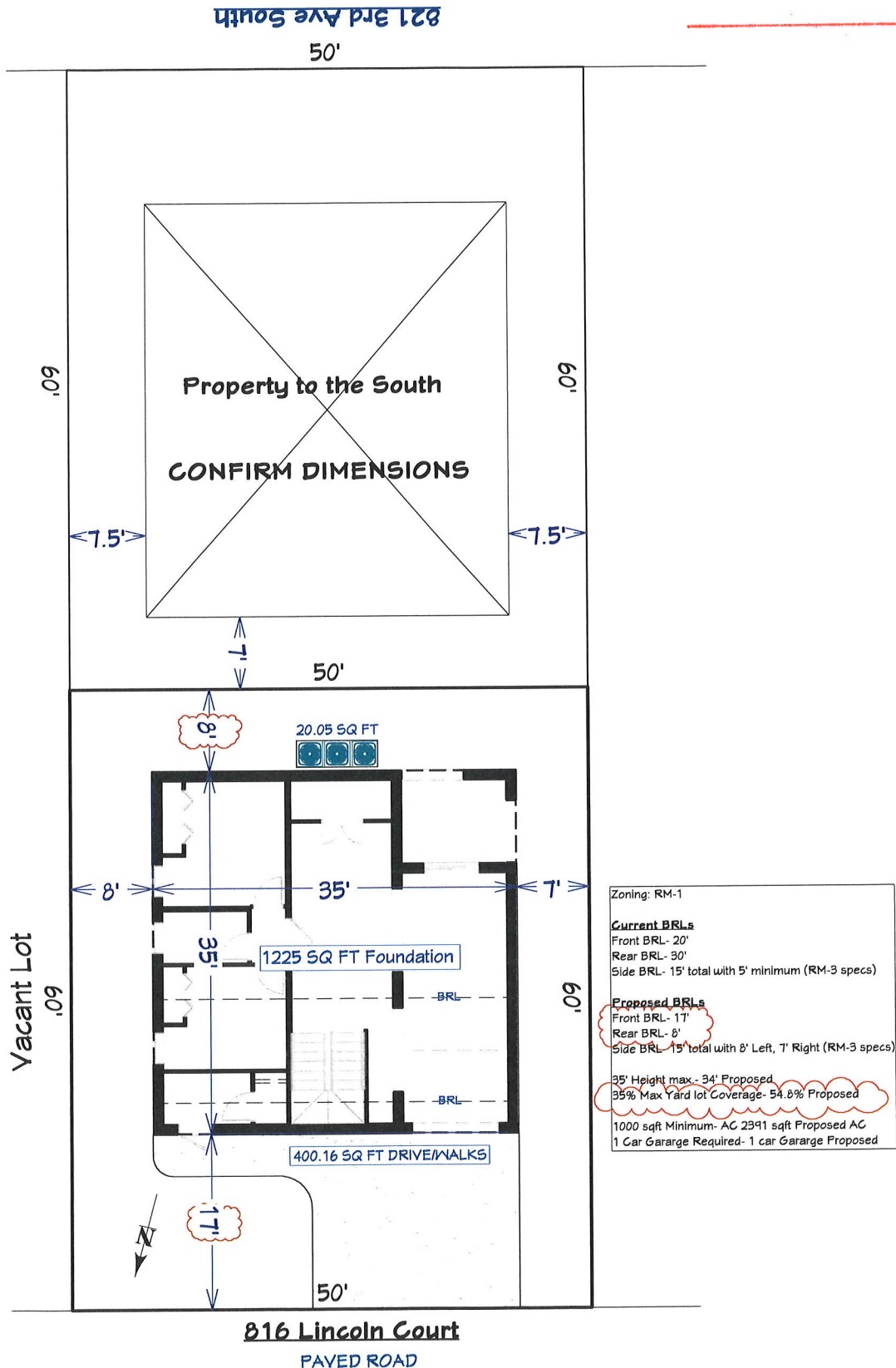
Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following standards have been met. To assist the Board in making a finding, please complete the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
(a) There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.	Yes	The Current Setbacks and Lot Coverage rules do not allow reasonable residential construction.
(b) The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.	Yes	No changes have been or will be made to the property that change its intended use.
(c) There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.	Yes	Other properties in the area have been provided variances, including adjacent lots.
(d) Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.	Yes	Proposed residential structure is conducive to properties in the area.
(e) The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.	Yes	A variance would allow for a single family residential structure as proposed.
(f) The variance(s) request, if granted, will not result in the creation of a public nuisance.	Yes	If the variance is accepted, the proposed residence will keep and add to the integrity of the community.

THE NORTH 60.00 FEET OF THE SOUTH 120.00 FEET OF THE EAST 50.00 FEET OF LOT 6, BLOCK 29, PABLO BEACH SOUTH,
AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



PROPOSED



1 of 2

SHEET:

SCALE:

6/13/2025

DATE:

CBC 021101

Freeman Variance

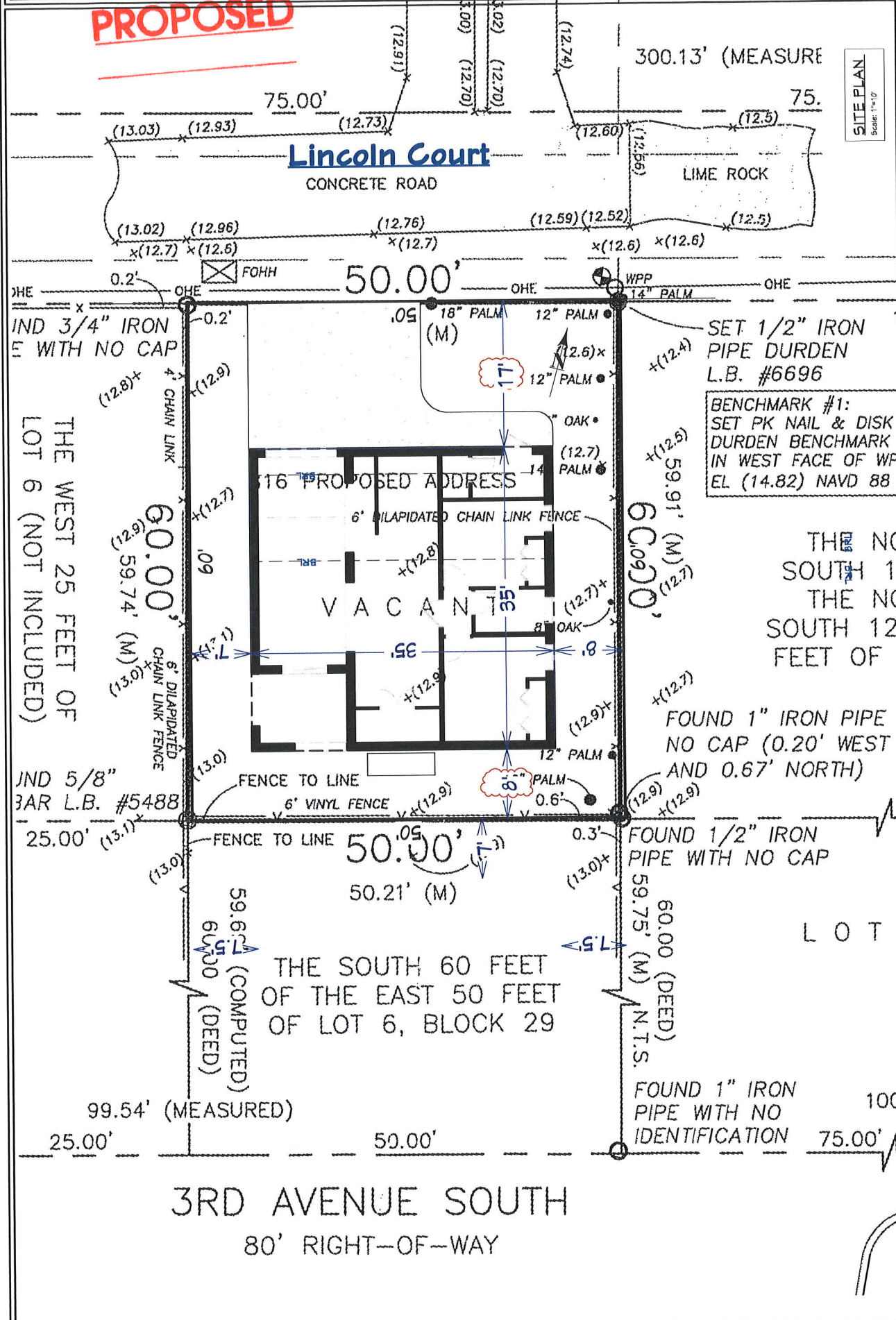
816 Lincoln Court- GM Reed
Jacksonville Florida 32250

**PROPOSED SITE
PLAN**

REVISION #

PROPOSED

SITE PLAN
 Scale: 1"=10'



OFFICIAL RECORDS Warranty Deed

THIS INDENTURE, Made this 3rd day of December, A.D. 1991 BETWEEN
Prepared by: Terry T. Freeman

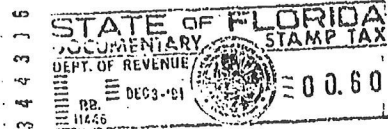
Return to of the County of Montgomery, State of Ohio, party of the first part, and
Terry T & Helen S Freeman,
452 Briarwood Avenue, Apartment "H", Dayton, 45403

of the County of Montgomery, State of Ohio, party of the second part,
WITNESSETH: That the said party of the first part, for and in consideration of the sum of
Ten (\$10.00) and other valuable consideration //////////////// Dollars,
to him in hand paid by the said party of the second part, the receipt whereof is hereby acknow-
ledged, has granted, bargained and sold to the said party of the second part,
his heirs and assigns forever, the following described land, situate, lying and being in the
County of Duval, State of Florida, to wit:

North 60 Feet of South 120 Feet of East 50
Feet of Lot 6, Block 29, PABLO BEACH,
South, according to Plat Book 3, Page 28,
current public records of Duval County,
Florida.

91 DEC -9 PM 1:14

RECORD VERIFIED
Theresa J. Pate
CLERK OF CIRCUIT COURT



91-0126664

FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY, FLA

And the said party of the first part do hereby fully warrant the title to said land, and will defend
the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and
seal the day and year first above written

SIGNED AND SEALED IN OUR PRESENCE:

Grant F. Spinner
Grant F. Spinner

Terry T. Freeman (SEAL)
TERRY T. FREEMAN

Betty R. York (SEAL)
Betty R. York

(SEAL)

(SEAL)

STATE OF FLORIDA
COUNTY OF Duval,

ss.

Before me personally appeared TERRY T FREEMAN

and XX, his wife, to me well known
and known to me to be the individual described in and who executed the foregoing instrument, and
acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 3rd day of December
1991 at Jacksonville, County and State aforesaid.

Betty R. York
Notary Public for the County and State Aforesaid.
My commission expires: Notary Public, State of Florida
My Commission Expires May 20, 1995
Bonded thru Trex-Tain Insurance Inc.

1



July 24, 2025

 Parcels

