



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, March 23, 2026

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- A. Regular Planning Commission Meeting held on February 9, 2026
- B. Regular Planning Commission Meeting held on February 23, 2026

OLD BUSINESS

NEW BUSINESS

- A. **PC#** 02-26
ADDRESS: 504 2nd Street South
OWNER/APPLICANT: Jeffrey & Grace Maxwell
SUMMARY OF APPLICATION: **Conditional Use Application** conversion of a nonconforming single-family structure into a multi-family dwelling, to allow for expansion and additions, located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-1 Standards) of the Jacksonville Beach Land Development Code. The **property is addressed as** 504 2nd Street South **RE#175963-0000 legally described as** The North half of Lots 1 & 2, Block 53, *Pablo Beach South*.
- B. City Attorney Presentation on Tobacco Regulations.

PLANNING DEPARTMENT REPORT

ADJOURNMENT

- A. The next scheduled meeting is April 13, 2026

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 Commission. 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 Commission 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) Case Number; and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net; (2) Postal mail to Planning and Development, Planning Commission - 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.

**Minutes of Planning Commission Meeting
held Monday, February 9, 2026, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 6:03 P.M. by Senior Planner Christian Popoli. In the absence of the Chairperson and Vice- Chairperson, Commissioner Dean Haddock was nominated by Commissioner Matthew Filer to serve as the Chair Pro Tem for this meeting. Mr. Haddock accepted the nomination.

ADMINISTER OATH OF OFFICE

A. Administer Oath of Office to 2nd Alternate Lindsay Haga

The Oath of Office was administered to Ms. Haga prior to the Call to Order.

ROLL CALL:

<i>Chairperson:</i>	Nicholas Andrews (absent)		
<i>Vice- Chairperson:</i>	Justin Henderson (absent)		
<i>Board Members:</i>	David Dahl	Dean Haddock	Matthew Filer
<i>Alternates:</i>	John Leynes	Lindsay Haga	

Senior Planner Christian Popoli and Operation Support Specialist Monica McDaniel were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Filer, seconded by Mr. Dahl, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on January 26, 2026

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 01-26 Conditional Use Application

Owner: City of Jacksonville Beach
11 N 3rd Street
Jacksonville Beach, FL 32250

Applicant: Beaches Energy Services
1460 Shetter Avenue
Jacksonville Beach, FL 32250

Agent: Nicholas Johnson
Beaches Energy Services
1460 Shetter Avenue
Jacksonville Beach, FL 32250

Location: 1418 Penman Road

Conditional Use Approval to allow for the modification of conditions applied to the previously approved Conditional Use PC#22-02, which approved the construction of an electrical substation, to address conditioned landscaping requirements, located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-557 of the Jacksonville Beach Land Development Code. The property is addressed as 1418 Penman Road, RE#177467-1000 legally described as Part of the Castro Y Ferrer Grant, as further described in Official Record 10590-112, as recorded with the Duval County Clerk of Courts.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject property is located in the Commercial Limited Future Land Use category and in the Commercial Limited: C-1 zoning district. The property is currently developed with an electrical substation that serves Beaches Energy Services. The current substation was constructed in 2003 and completed in 2004. The use of the property for Essential Public Service was approved for Conditional Use by the Planning Commission on June 24, 2002. The development of the property began with an informational meeting held in May 2002. At the subsequent Planning Commission Hearing in June, the Planning Commission approved the Conditional Use with four conditions:

1. The facility shall be designed as a low-profile facility.
2. Vehicular gates shall be installed at the north and south entrances to the alley adjacent to the subject property to control access.
3. The facility shall be walled and landscaped substantially as shown on the site plan provided with the application.
4. There will be two public meetings conducted during the design phase of the perimeter wall and landscaping components of the proposed substation.

Based on the designs in the attached Conditional Use application, and the current structure and landscaping, it appears the substation was built in accordance with these conditions.

Based on testimony from the agent for Beaches Energy Services, the current landscaping has caused issues with the longevity and maintenance of the electrical infrastructure located behind the screen wall. Leaves and other debris fall into the facility and onto the equipment. This allows for the collection of water, which in turn accelerates rust and damage to the infrastructure. Additionally, it was noted that some of the ground cover and shrubbery make maintenance outside of the wall difficult for the purposes of landscape trimming and trash and debris removal along the bottom edge of the wall.

The applicant is proposing to remove the existing landscaping, and replant the area with smaller trees of different species, arranged in the manner shown on the attached site plan. The current trees are a mix of mature oaks and palms. The proposed trees would be ligustrums. While the original design was intended to help screen the wall, the long-term consequences of the specific species chosen were not anticipated at the time. Additionally, the trees have grown to such a height that they do not screen the wall, but the bulk of their canopy is above the top edge of the wall. Ligustrums are swift growing, and remain green throughout the year, which will allow for a mature screen to grow faster, and stay green all year. The proposed ligustrums will not grow nearly as tall, and therefore will provide a better visual screen for the wall from the various rights

of way, and eliminate the maintenance issues with the electrical equipment inside the substation screen wall.

The proposed site plan shows the replanting of the site with the same number of trees as were previously planted, specifically 43 trees. The trees on the proposed site plan are grouped in areas intended to have the most visual impact screening the wall. The groupings will be concentrated in the middle of the wall along Penman Road, with larger groups nestled inside the recessed alcoves along the wall, and smaller groups spaced in between the alcoves, so the majority of the trees are all in the same horizontal plain, with the additional trees behind the main row, closer to the inner wall from the alcoves. The remaining groups will be situated along the side street north and south of the facility along Coral Way to the north, and 12th Avenue North to the south side of the facility.

The proposed design mirrors the original planting design, with similar clusters of trees in similar locations. Upon visual inspection, it appears that some of the originally planted trees along the north and south side streets have been lost, likely due to disease or storms. The new planting scheme will replace these trees and help better screen the adjacent residential and commercial uses to the north and south. One element that differs in the new design from the old is the inclusion of low shrubs and ground cover. The new plan does not include anything beyond the ligustrums.

The shrubs were noted by the applicant as a hindrance to the maintenance of the exterior of the wall, and based on the attached Google street view images, it is clear the shrubs have grown up to the wall, making access to the area behind them difficult if not impossible in their current location and size. It is staff's recommendation that the shrubs provide necessary visual screening from the right of way, especially at the pedestrian scale. There is ample room to fit lower shrubs between the sidewalk and the wall. The applicant can choose different, easier to maintain species of shrubs to eliminate the maintenance issues going forward, but allow for the replacement of the existing vegetative screen at ground level between the trees.

Surrounding uses include: commercial offices to the north across Coral Way, commercial shopping centers with multiple tenants to the east across Penman Road, single-family residential to the south across 12th Avenue North, and single-family residential to the west across the mid-block alley. As the facility was approved as a conditional use and the structure is not increasing in size or intensity, staff finds the request is not contrary to any element of the 2050 Comprehensive Plan or the current Land Development Code. As the use is already approved and this is simply a request to amend the condition of the previous Planning Commission approval, a review of the full criteria for conditional use approval is not necessary as the use is not a part of the request. Staff recommends the Commission consider the two most relevant criteria as they relate to the current use and its impact on the surrounding property.

Criteria:

The conditional use is compatible with existing permissible uses in the immediate vicinity of the land proposed for development and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;

Yes, the replanting of the visual screening trees will allow continued compatibility with the surrounding development.

The design of the proposed conditional use minimizes adverse effects, including

visual impact such as massing, of the proposed use on adjacent properties and provides adequate screening and buffering;

Yes, as shown in the attached proposed site plan, and with the staff recommendation for the inclusion of additional shrubs and ground cover, the use will continue to minimize any adverse effects.

Based on the application and information included as well as the reasons outlined in the staff memo, the Planning and Development Department recommends **Approval of PC#01-26 with the condition that new shrubs and ground cover be included in the design and future plantings to ensure replication of the current visual screening at the pedestrian level.**"

Ex-Parte Communication: No Board member had ex-parte communication.

Agent: Nicholas Johnson, 803 6th Avenue North, Jacksonville Beach, was sworn in and provided additional background on the item.

A discussion ensued about Penman Road, landscaping, costs, ground cover, and native species.

Public Hearing:

No one came forth to speak. Chair Pro Tem Haddock closed the public hearing.

Motion: It was moved by Mr. Filer, seconded by Mr. Dahl, to approve #PC 01-26 with the conditions of bringing back the 43 medium-sized trees and fulfilling the landscaping plan as proposed.

Motion to Amend: It was moved by Mr. Filer, seconded by Mr. Dahl, to amend the motion to approve with the distribution of 43 medium-sized trees so they are more uniform on Penman Road.

Mr. Filer withdrew his motion.

Motion: It was moved by Mr. Filer, seconded by Mr. Dahl, to amend the motion to approve the provided landscaping plan with the distribution of 43 medium-sized trees so they are more uniform on Penman Road and consideration of native ground covers and additional grasses and shrubbery, providing it does not negatively affect budget or timeline.

Discussion: None.

Roll Call Vote: Ayes – Matthew Filer, David Dahl, John Leynes, Lindsay Haga, and Dean Haddock.

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on February 23, 2026.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:53 P.M.

Minutes of the Planning Commission
February 09, 2026

Submitted by: Monica McDaniel
Operations Support Specialist

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT

Roll Call Vote: Ayes – David Dahl, Dean Haddock, Matthew Filer, Justin Henderson, John Leynes, Lindsay Haga, and Nicholas Andrews.

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

- A. The scheduled Planning Commission Meeting for March 9, 2026 is canceled. No Business Scheduled.
- B. The City Attorney will present information related to tobacco regulations at the regularly scheduled Commission Meeting on March 23, 2026.

Mr. Popoli confirmed the March 9, 2026, meeting would be canceled and the City Attorney would be present on March 23, 2026, to present on tobacco regulations.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:18 P.M.

Submitted by: Monica McDaniel
Operation Support Specialist

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department: Christian Popoli, Senior Planner
DATE:	03/03/2026
SUBJECT:	PC#02-26 Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, March 23, 2026 Planning Commission Meeting.

**PC#02-26
Conditional Use Application**

OWNER: Jeffrey & Grace Maxwell
504 2nd Street South
Jacksonville Beach, FL 32250

APPLICANT: Jeffrey & Grace Maxwell
504 2nd Street South
Jacksonville Beach, FL 32250

AGENT: N/A

LOCATION: 504 2nd Street South

REQUEST: **Conditional Use Application** conversion of a nonconforming single-family structure into a multi-family dwelling, to allow for expansion and additions, located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-1 Standards) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is a single-family structure, built in 1934, per the Duval County Property Appraiser's information, but may be older. The property is located in the Commercial Future Land Use category, and in the Commercial Limited: C-1 zoning district. The property is classified as an "existing historic single-family" under the Land Development Code (LDC) list of uses for the C-1 zoning district. This is a new designation added to the revised 2025 LDC. The new designation allows for single-family uses in the C-1 zoning district to be renovated and remain as single-family uses. Under the previous LDC, there were no options for existing single-family. This new designation allows for the cap on renovation costs to be lifted for these uses, as the use is no longer non-conforming. The structure is considered to be a nonconforming structure, and therefore cannot be expanded in square footage or beyond its existing footprint.

AGENDA ITEM:	A.
MEETING DATE:	March 23, 2026



Single-family and commercial are inherently incompatible uses, and therefore the LDC does not encourage the enlargement of these uses, as they could then potentially create additional conflicts.

As the applicant is requesting to add on to the property, replace the existing detached garage with an attached garage, expand the structure to include a replacement of an older addition which was deteriorated and unsafe, with additional square footage added, they would be expanding the nonconforming structure, and going beyond the historic single family use. To address these issues, the applicant is proposing to convert the single family home into a multifamily structure. As new single family is not an allowed use in C-1, the lowest intensity use allowed is new or converted multifamily. Therefore, the applicant has decided to seek approval for the conversion to a two-unit multifamily, which is the lowest number of units allowed, and the only reasonable use of the property under these circumstances.

There is also a companion variance scheduled for hearing with the Board of Adjustment to address the nonconformities with the required dimensional standards due to the historic nature of the home and its construction prior to the current LDC.

Surrounding uses include: Commercial office and residential mixed use to the north, across 5th Avenue South, Multifamily to the east, across 2nd Street South, townhouse dwellings to the south, and adjoining, and multifamily to the west and adjoining. The proposed use will not create any anticipated nuisance, as it will be more compatible with the surrounding mix of uses, a majority of which are other multifamily uses. Staff does not find the proposed multifamily use to be contrary to the intent of the LDC, and further finds it meets the criteria outlined below:

Sec. 34-553. - Standards applicable to all conditional uses:

(a)The conditional use is consistent with the vision, intents and strategies of the comprehensive plan, including standards for building and commercial intensities and densities, and intensities of use;

Yes, the conversion to multifamily will ensure the furthering of the 2050 Comprehensive Plan by encouraging compatible uses in the Commercial Future Land Use designation, and will provide the lowest density allowed under C-1, ensuring they do not exceed the intensity of the surrounding uses.

(b)The conditional use is compatible with existing permissible uses in the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;

As noted above, the proposed multifamily use is both compatible with the surrounding uses, and the proposed designed additions will reflect the existing architecture, which predates the surrounding buildings.

(c)The design of the proposed conditional use minimizes adverse effects, including visual impact such as massing, of the proposed use on adjacent properties, and provides adequate screening and buffering;



The proposed use will match the surrounding land uses. Therefore, buffering is not required. The continued use of the existing historic structure will be the least impactful on the surrounding area, and keeping the additions to less than three stories will also help ensure compatibility as well.

(d)The proposed conditional use will not have an adverse effect on the permitted uses of the zoning district where it is located;

The proposed use will be more compatible with the surrounding uses, and will not have a negative impact on permitted uses in the surrounding C-1 properties.

(e)The proposed conditional use will not have a demonstrated adverse effect on the value of adjacent property;

Though staff cannot be certain of the impact on property values, reinvestment in existing properties can only benefit the surrounding properties.

(f)There are adequate public facilities and services pursuant to article IX, adequate public facility standards;

Yes, the property is currently served by city services, and the addition of one more dwelling unit will not have a substantial impact.

(g)There is adequate ingress and egress to the proposed conditional use;

Yes, there is currently an existing driveway, which will continue to be used as the primary access.

(h)The proposed conditional use is consistent with the requirements of the LDC;

The proposed conditional use will be consistent with the LDC, and with the approval of the proposed variance, all further nonconformities will be addressed.

(i)The applicant has guaranteed the provision of open space and other improvements, as may be required, associated with the proposed conditional use;

Not applicable.

(j)The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirements of the LDC including specific conditional uses below.

The proposed conditional use is consistent with the 2050 Comprehensive Plan, and furthers the intent related to neighborhood preservation and the focus on additional housing units.

Based on the application and information included, as well as the reasons outlined in the staff memo, the Planning and Development Department recommends **Approval of PC#02-26.**



ATTACHMENTS:

1. PC#02.26 Packet

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she 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.



CONDITIONAL USE APPLICATION

PC No. 02-26
AS/400# 26-100010
HEARING DATE 3/23

RECEIVED
APR 17 2005
PLANNING DEPARTMENT

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

APPLICANT INFORMATION

Land Owner's Name: Jeffrey and Grace Maxwell
Mailing Address: 504 2nd Street South, Jacksonville Beach, Florida 32250

Telephone: (904) 553-8785
Fax: _____
E-Mail: jeffwmaxwell@gmail.com

Applicant Name: Jeffrey and Grace Maxwell
Mailing Address: 504 2nd Street South, Jacksonville Beach, Florida 32250

Telephone: (904) 553-8785
Fax: _____
E-Mail: jeffwmaxwell@gmail.com

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
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.

PROJECT DATA

Street address of property and/or Real Estate Number: 504 2nd Street South, Jacksonville Beach, Florida 32250 / 175963-0000


Legal Description of property (attach copy of deed): 3-28 33-2S-29E PABLO BEACH SOUTH N 1/2 LOTS 1,2 BLK 53

Current Zoning Classification: C-1 Future Land Use Map Designation: _____

An 8 1/2 x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: 34-617(d)(14), Conditional use approval for Multifamily in C-1.

Describe the proposed conditional use and the reason for the request: Chapter 34 Section 34-617(d)(14), Conditional use approval for Multifamily in the C-1 zoning district.

Applicant Signature: 

Date: 2.17.08

Variance Application: Jeffrey and Grace Maxwell, 504 2nd Street South, Jacksonville Beach, Florida 32250

The subject property contains an existing historic single-family residence constructed in the early 1900s, is representative of Jacksonville Beach's original residential development pattern, and features early concrete block construction. Over time, the foundation and structural systems have deteriorated and now require substantial rehabilitation to ensure the continued safety and viability of the building.

The structure predates adoption of modern zoning standards and is therefore legally nonconforming as to setbacks and lot coverage. Its long-established footprint, corner lot orientation, and masonry block construction make relocation or redesign to meet current dimensional standards impractical without demolition. Rather than remove a historic structure, the Applicant seeks to preserve, stabilize, and modernize the home while adding a second dwelling unit so the property may function as multifamily, a permitted use within the C-1 zoning district. A companion Conditional Use application is being submitted concurrently.

Requested Variances:

For a front yard setback of 3.7 feet in lieu of 20 feet minimum, for an interior corner side yard of 3.9 feet in lieu of 10 feet minimum, for a corner side yard setback of 4.5 feet in lieu of 12.5 feet minimum, For a rear yard of 5 feet in lieu of 20 feet minimum, and for lot coverage of 75% in lieu of 65% maximum. The request is to address existing nonconformities with the existing structure, and to allow for the expansion of the structure to accommodate a second dwelling unit, to bring the use into conformity with the C-1 zoning district requirements for multifamily, as we cannot expand an existing, historic single family dwelling in C-1.

Special Conditions. The historic structure's pre-existing placement, narrow yards, and corner configuration uniquely constrain the lot and limit conforming expansion opportunities.

Not Self-Created. The dimensional nonconformities were established decades before current regulations and were not created by the Applicant.

No Special Privilege. Granting the requested variances will not confer any special privilege denied to other properties in the C-1 district. The relief allows this historically developed, pre-existing structure to continue and be reasonably improved under constraints that are unique to the lot and building. Other similarly situated nonconforming or historic properties with comparable conditions would be eligible for the same relief. The request does not seek additional density beyond what is otherwise permitted in the district, but only the minimum dimensional flexibility necessary to rehabilitate the property for a permitted multifamily use.

Literal Enforcement Hardship. Strict application of current setbacks and lot coverage would effectively prevent meaningful reinvestment or expansion of the existing structure and would make it impractical to adapt the property to a conforming multifamily use permitted in the C-1 district. Without relief, the property would be limited to an aging structure that cannot be modernized or improved. Strict enforcement would effectively prevent reinvestment, structural rehabilitation, or adaptation of the property and would discourage preservation of the historic home.

Minimum Relief. The design works largely within the established footprint and avoids increasing impacts toward adjacent properties. The requested relief is the minimum necessary to stabilize the structure, complete foundation improvements, and accommodate a modest second unit.

Consistency with Code Intent. The request supports continued productive use of an existing structure, encourages redevelopment and housing opportunities, and furthers Comprehensive Plan goals related to preservation and compatible infill development. Approval promotes preservation of an early 1900s residence rather than demolition, improves safety and building code compliance, and maintains neighborhood scale and character. The project represents reinvestment in an aging property and aligns the use with C-1 zoning through multifamily residential.

Prepared by and return to:
Craig M. Herzog
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110
St. Augustine, Florida 32086
File Number: 12-7572

Space Above this Line for Recording Data

THIS SPECIAL WARRANTY DEED

Made this day of, Friday, May 18th, 2012 by Tiger Investment Group, Inc., a Florida Corporation (hereinafter referred to as grantor) to Jeffrey Maxwell and Grace Maxwell, husband and wife whose post office address is 170 A1A North, Suite 200, Ponte Vedra Beach, FL 32082 (Hereinafter referred to as grantee).

(Wherever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representation, and assigns of individuals, and the successors and assigns of corporation.)

WITNESSETH, That the grantor, for and in consideration of the sum of \$211,600.00 (Two Hundred Eleven Thousand Six Hundred dollars & no cents) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in Duval County, State of Florida, viz:

The North half of Lots 1 & 2, Block 53, Pablo Beach South, according to the plat thereof, recorded in Plat Book 3, Page 28, of the Public Records of Duval County, Florida.

Parcel ID Number: 175963-0000

Property is not the homestead of the grantor.

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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; and that the said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011 and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the said grantor has hereto set his/her hand(s) and seal(s) the day and year first above written.
Signed, sealed and delivered in our presence:

Joyce Guthrie
Witness
Printed Name Joyce Guthrie

Michelle Bushway (Seal)
Tiger Investment Group, Inc.
by Michelle Bushway, Its Vice President
Address: 10151 Deerwood Park Blvd, Building 100, Ste 410,
Jacksonville, FL 32256

Jane Del Puiggatoric
Witness
Printed Name Jane Del Puiggatoric

State of Florida Pinellas
County of Pinellas

The foregoing instrument was acknowledged before me this May 18th, 2012, by Michelle Bushway, Vice President of Tiger Investment Group, Inc., a Florida Corporation, who is/are personally known to me or who has produced as identification and who has taken an oath.

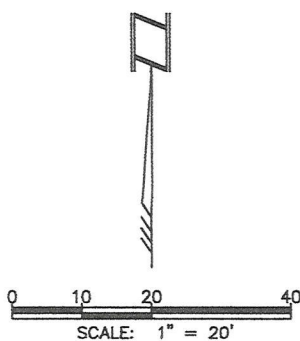
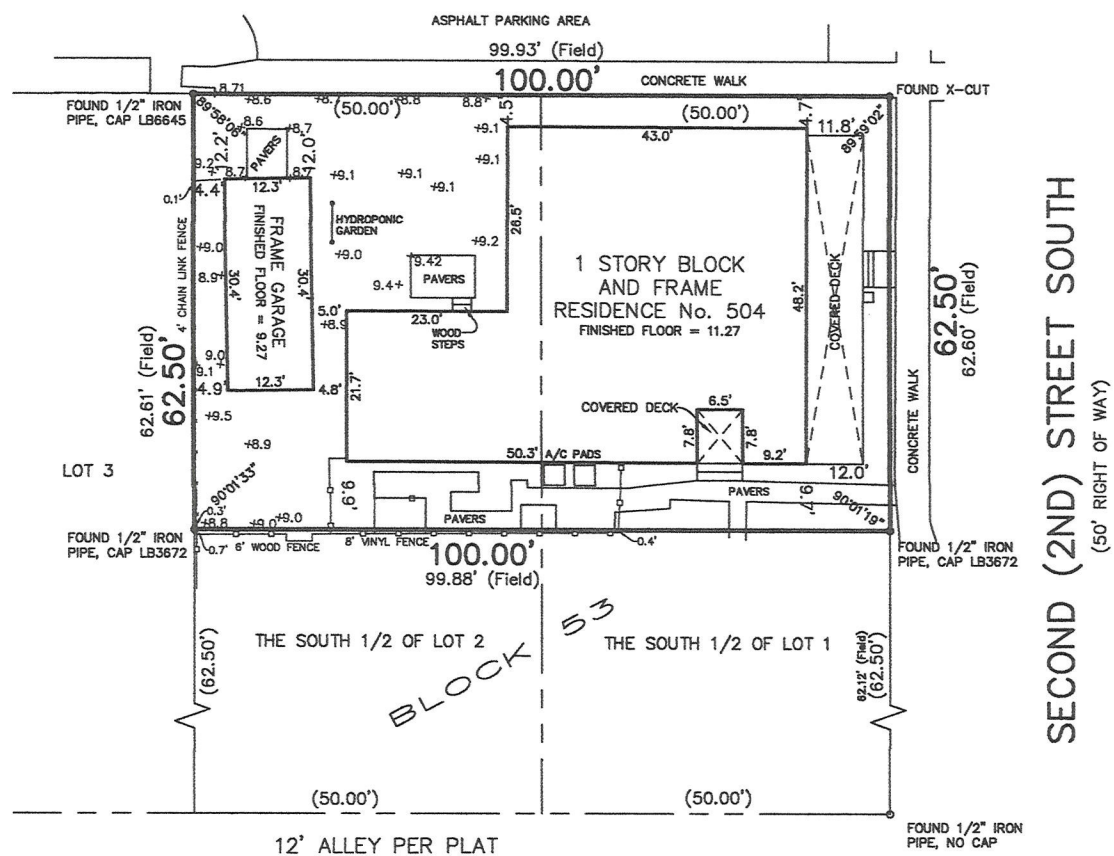
Joyce Guthrie
Notary Public
Print Name: Joyce Guthrie
My Commission Expires _____



MAP SHOWING SURVEY OF

THE NORTH 1/2 OF LOTS 1 AND 2, BLOCK 53, PABLO BEACH SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

FIFTH (5TH) AVENUE SOUTH (FORMERLY MANN AVENUE) (80' RIGHT OF WAY)



BENCH MARK: FOUND
MAGNAIL & DISK (LB3672)
ELEVATION = 9.06
N.A.V.D. 1988

IMPERVIOUS CALCULATIONS (IN SQUARE FEET (S.F.))

LOT AREA	= 6,250 S.F.
HOUSE AREA	= 2,523 S.F.
GARAGE AREA	= 374 S.F.
CONCRETE/PAVERS	= 419 S.F.
DECKS AND STEPS	= 464 S.F.
TOTAL IMPERVIOUS	= 3,780 S.F.
	= 60.5%

NOTES

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
2. ALL ANGLES WERE FIELD VERIFIED.
3. NORTH PROTRACTED FROM PLAT.
4. NO BUILDING RESTRICTION LINES PER PLAT.
5. BENCH MARK AS SHOWN HEREON WAS ESTABLISHED FROM NGS BENCH MARK No. U 323

THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM FLOOD INSURANCE RATE MAP No. 12109C0417J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY WAS MADE FOR THE BENEFIT OF
JEFFREY & GRACE MAXWELL.

[Signature]
DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: SWC
FILE: 2020-1452

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE:
NOVEMBER 24, 2020
SHEET 1 OF 1

2012-0246

existing.