

**7**

**AGENDA ITEM  
Planning & Zoning**

Meeting

2/15/2024

MEETING DATE

**TO:** Planning and Zoning Board Members

**DATE:** January 31, 2024

**FROM:** Justin Kelly, Senior Planner

**PHONE:** 904 209-0728

**SUBJECT OR TITLE:** REZ 2023-31 Biera Mar Lots

**AGENDA TYPE:** Business Item, Ex Parte Communication, Recommendation, Report

**PRESENTER:** Bill Miller | Premier Properties

**BACKGROUND INFORMATION:**

Request to rezone approximately .47 acres of land, located along the eastern side of A1A South, north of E. Palmetto Avenue, from Commercial General (CG) to Residential, Single Family (RS-3) to allow for three (3) single-family homes on each of the three (3) platted lots.

**SUGGESTED MOTION/RECOMMENDATION/ACTION:**

**APPROVE:** Motion to recommend approval of REZ 2023-31 Biera Mar Lots based on four (4) findings of fact, as provided in the Staff Report.

**DENY:** Motion to recommend denial of REZ 2023-31 Biera Mar Lots based on five (5) findings of fact, as provided in the Staff Report.



**Growth Management Department**  
**Planning Division Report**  
**Application for REZONING**  
**File Number: REZ 2023-31 Bier Mar Lots**

**To:** Planning and Zoning Agency

**From:** Justin Kelly, Senior Planner

**Date:** February 6, 2024

**Subject:** **REZ 2023-31 Bier Mar Lots**, a request to rezone approximately .47 acres of land from Commercial General (CG) to Residential, Single Family (RS-3) to allow for three (3) single-family homes on each of the three (3) platted lots.

**Applicant/  
Representative:** Bill Miller | Coldwell Banker Premier Properties

**Owner(s):** Phyllis Pari; Cynthia and Lou Carlson et al; and Southbreeze Properties, LLC

**Hearing date(s):** Planning and Zoning Agency – February 15, 2024  
Board of County Commissioners – March 16, 2024

**Commissioner  
District:** District 3

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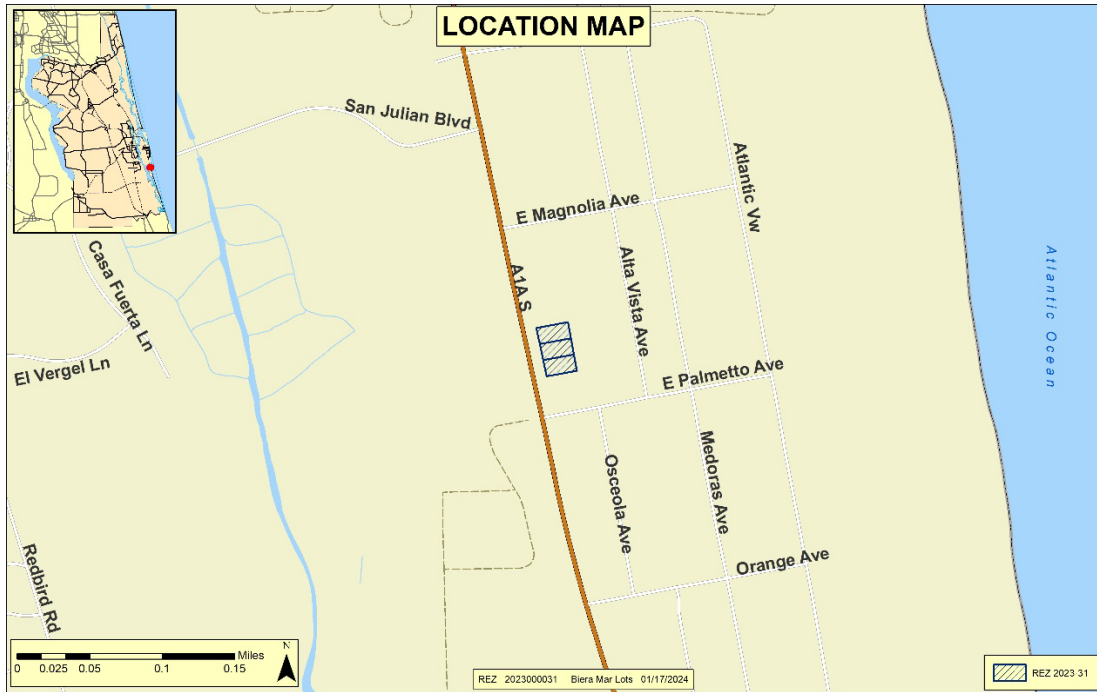
**SUGGESTED MOTION/RECCOMENDATION/ACTION:**

**APPROVE:** Motion to recommend approval of **REZ 2023-31 Bier Mar Lots** based on four (4) findings of fact, as provided in the Staff Report.

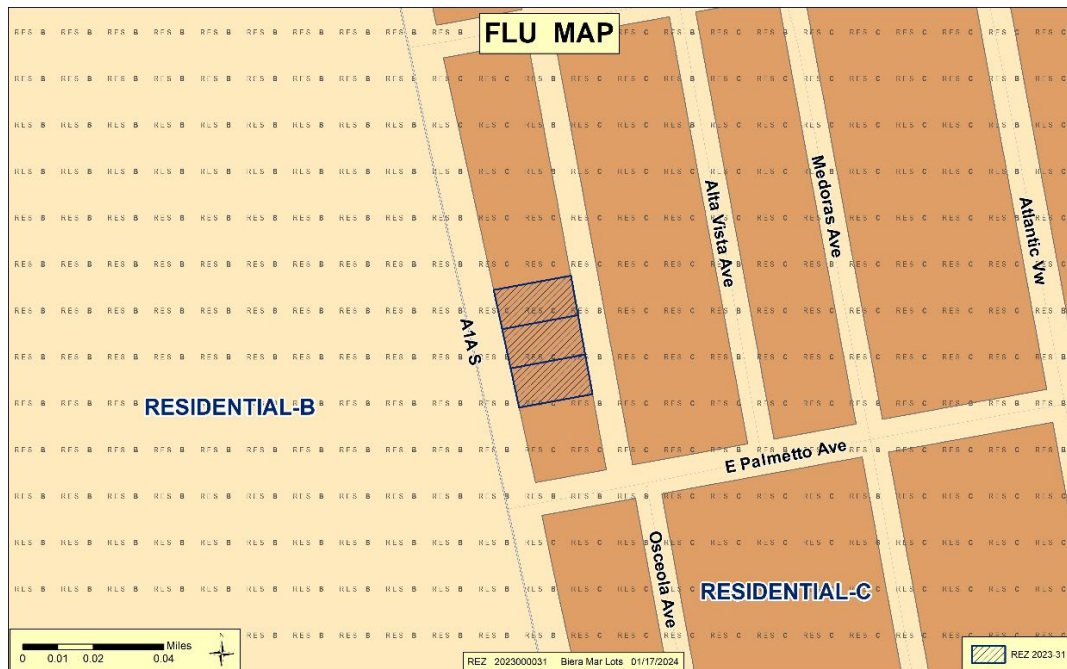
**DENY:** Motion to recommend denial of **REZ 2023-31 Bier Mar Lots** based on five (5) findings of fact, as provided in the Staff Report.

### MAP SERIES

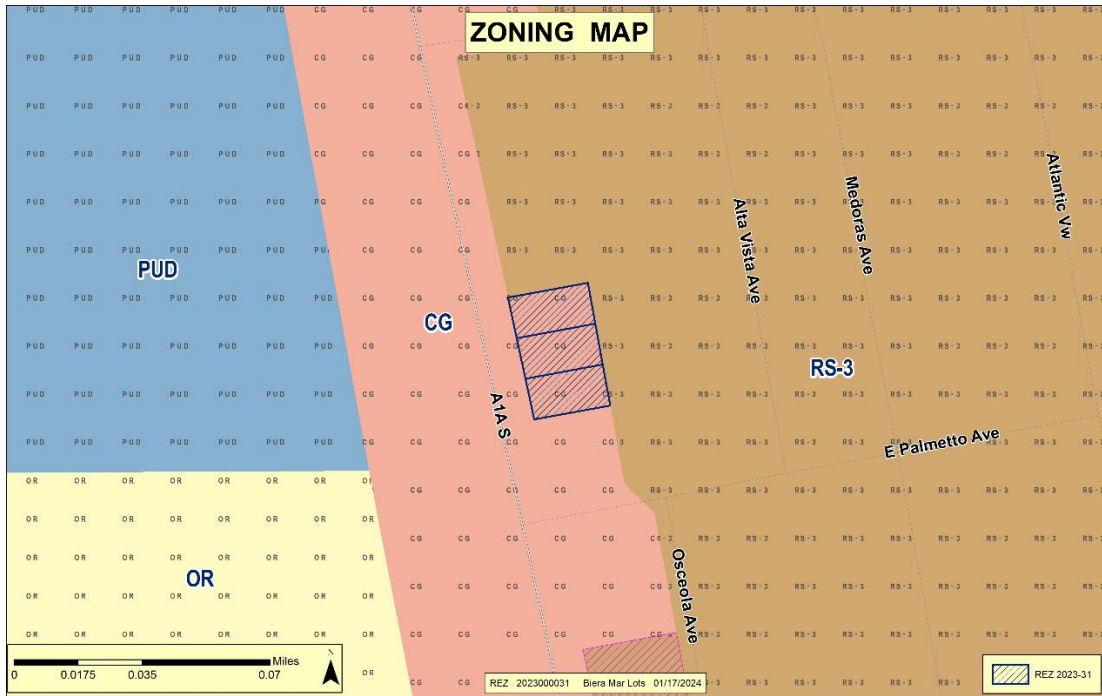
**Location:** The subject property is comprised of three (3) platted lots of record that are located within the Biera Mar (By the Sea) subdivision. The lots are located on the eastern side of A1A South, south of E. Magnolia Avenue, and north of E. Palmetto Avenue.



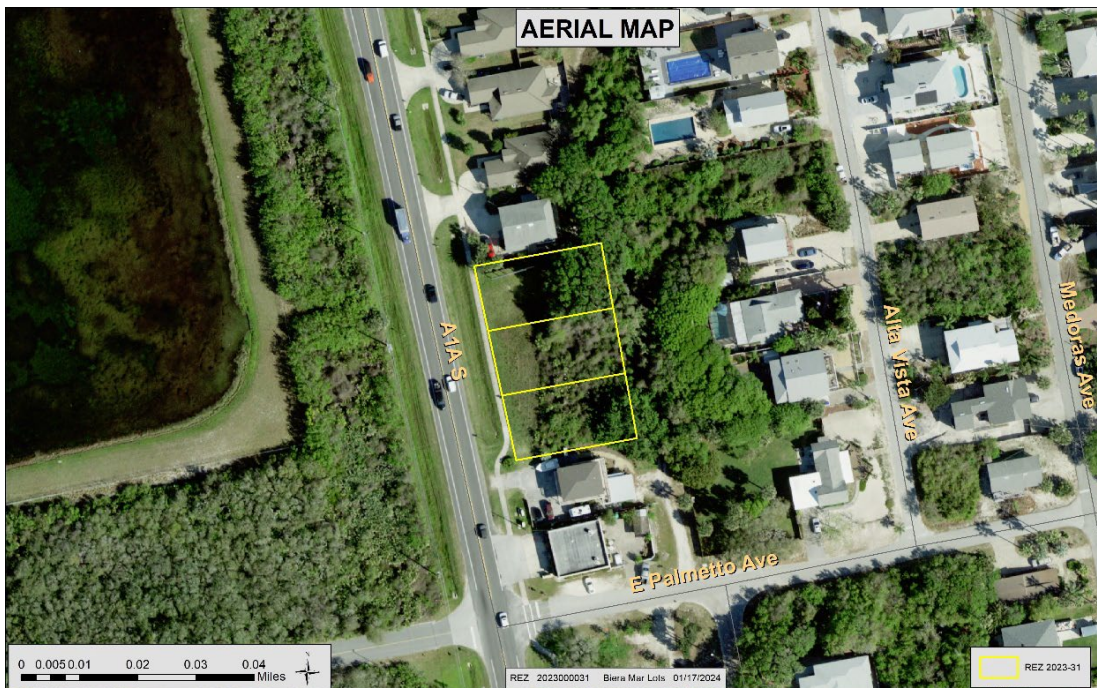
**Future Land Use:** The subject property and surrounding lots are designated Residential-C (Coastal) on the Future Land Use Map. The platted right-of-way's and land to the west, across A1A South, are designated Residential-B (Coastal).



**Zoning District:** The subject property is zoned Commercial General (CG) with a requested change to Residential, Single Family (RS-3). Lands to the south and west, across A1A South, are zoned CG. Lands to the north and east are zoned RS-3.



**Aerial Imagery:** The subject property is currently vacant, unimproved with portions of the lots nearest to A1A South cleared. The remaining areas towards the rear of the lots are vegetated. A majority of the surrounding lots are improved with single family dwelling units. Commercial uses are located to the south along the eastern side of A1A South. Saint Anastasia Catholic Church is located to the southwest, across A1A South.

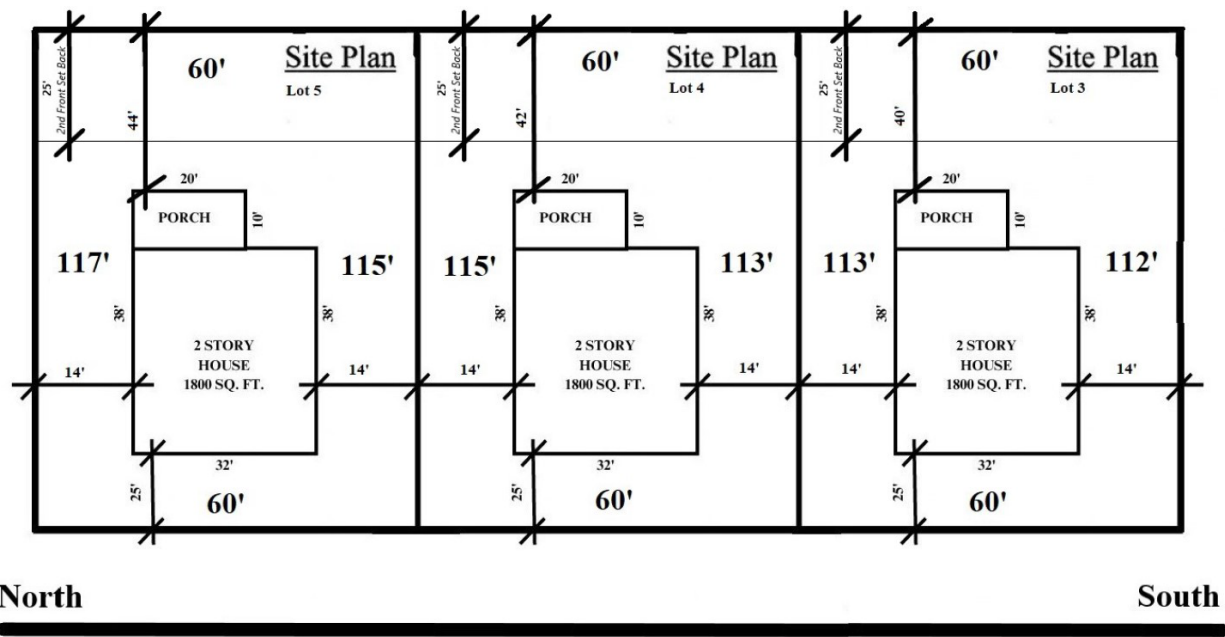




**APPLICATION SUMMARY**

The applicant is requesting to rezone three (3) platted lots of record that total approximately 0.47 acres or 20,473 +/- sq. ft. in size from Commercial General (CG) to Residential, Single Family (RS-3). Based on application materials provided, the applicant intends on constructing one (1) single family home on each of the platted lots. Under the existing CG zoning classification, the property owner is not permitted to construct a single-family residence on the platted lots unless such use is an accessory to a commercial establishment. Therefore, the applicant is requesting to rezone the subject property to RS-3 in order to facilitate the construction of three (3) single-family homes, remaining consistent with other similarly zoned residential properties in the surrounding area.

**Conceptual Site Plan:** The provided conceptual site plan shows the intended development for each of the three (3) platted lots. Staff notes that Site Plans are not required as a part of a rezoning application, and are subject to change, meeting all required design standards of the LDC, if approved.



**DEPARTMENTAL REVIEW**

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

**Office of the County Attorney Review:** This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468. Applicant bears the initial burden of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintain the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights,

vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s).

Planning & Zoning Division Review: The requested rezoning from Commercial General (CG) to Residential, Single Family (RS-3) is compatible with the Future Land Use Map designation of Residential-C (Coastal). Furthermore, the RS-3 zoning designation allows for the single-family residential uses that are proposed within the application materials. Records indicate that the subject property is comprised of Lots 3-5, Block 19 of the Biera Mar (By the Sea) Subdivision, which was platted in 1925. The three lots currently have a lot width of 60’ with lot depths ranging from 111’ to 117’. Per Table 6.01 of the LDC, the minimum required lot width prescribed for the RS-3 zoning district is 75 feet with a minimum lot are of 7,500 square feet, which the lots do not meet. However, per Section 10.03.02.G of the LDC, since the lots were recorded before the adoption of current Codes, they are exempt from meeting the required minimum lot width and area prescribed for the RS-3 zoning district. All other required yard dimensions, such as setbacks, shall conform to the regulations prescribed within Table 6.01 (below). Staff notes that the lots are located adjacent to a platted, unopened right-of-way to the east. Per Section 6.01.03.C, the lots are considered Through Lots, having two (2) Front Yards and two (2) Side Yards. The provided conceptual site plan accounts for this lot type, and demonstrates that the second Front Yard setback will be met.

**LDC, Table 6.01 (Design Requirements)**

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS							
Zoning District	Minimum Lot Widths	Minimum Lot Area	Maximum Lot Coverage by All Buildings	Floor Area Ratio	Impervious Surface Ratio	Min. Yard Req. Front/ Side/Rear	Maximum Height of Structures
RS-3	75 feet*	7,500 sq. ft.*	35%	N/A	70%	25/8/10 feet	35 feet

\*Non-Conforming Lots of Record are exempt per Section 10.03.02.G

Review by Planning staff finds that the subject property is located in an area comprised largely of residential uses. For those nearby commercial use properties, a majority of the lots are improved with residential uses as an accessory use. Review by Planning staff found that there have been numerous rezonings approved along

this section of A1A South to facilitate residential development on land previously zoned for commercial uses. Overall, the requested rezoning from Commercial General (CG) to Residential, Single Family (RS-3) appears as if it would result in a development with similar characteristics to nearby residential properties located in the surrounding area.

Figure 1 provides a comparison of the use categories allowed within the Commercial General (CG) and Residential, Single Family (RS-3) zoning districts. Figure 2 is a compatibility analysis of the subject property in comparison with similarly zoned properties in the surrounding area.

**Figure 1: Table of Allowed Uses**

Use Category	Zoning District	
	CG	RS-3 (proposed)
Residential	X*	X
Cultural/Institutional	X	
Neighborhood Business and Commercial	X	
General Business and Commercial	X	
Office and Professional	X	
Outdoor Passive		X
Neighborhood Public Service	X	X
<i>*Single family dwelling or two (2) family dwelling permitted as an accessory to the commercial use; only for occupancy by the owners or employees thereof (LDC, Section 2.02.04.C.2)</i>		

**Figure 2: Compatibility Analysis**

Criteria	Subject Property (Proposed)	North	South	East	West (Across AIA S)
FLUM	Res-C	Res-C	Res-C	Res-C	Res-C
Zoning	RS-3	RS-3	CG	RS-3	CG
Use	Residential	Residential	Commercial	Residential	Vacant, Unimproved

Technical Division Review: All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations. The three (3) lots are located within Flood Zone X. It is noted that A1A South is a Florida Department of Transportation (FDOT) roadway with whom driveway access will need to be coordinated. Site access design must adhere to all requirements of Section 6.04.05 of the St. Johns County Land Development Code, as applicable, and permitted by FDOT, which may require shared driveways.

### **CORRESPONDENCE/PHONE CALLS**

Staff has not received any phone calls or correspondence regarding this request as of the writing of this Staff Report.

### **FINDINGS OF FACT/ACTION**

Staff has provided the Agency with four (4) Findings of Fact to recommend approval of this request. Five (5) Findings of Fact have been provided to recommend denial of the rezoning. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

### **ATTACHMENTS**

1. Recorded Documents Section
2. Application and Supporting Documents



**PROPOSED FINDINGS OF FACT**  
**REZ 2023-31 Biera Mar Lots**

APPROVE	DENY
1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to <b>Residential, Single Family (RS-3)</b> is consistent with the Comprehensive Plan, in that: <ul style="list-style-type: none"> <li>a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)</li> <li>b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)</li> <li>c) The proposed project is consistent with the goals, policies, and objectives of the 2025 St. Johns County Comprehensive Plan.</li> </ul>	2. The rezoning to <b>Residential, Single Family (RS-3)</b> is not consistent with the Comprehensive Plan, in that: <ul style="list-style-type: none"> <li>a) The rezoning is not compatible and not complementary to conforming adjacent land uses. (Objective A.1.3.11)</li> <li>b) The rezoning does not encourage an efficient and compact land use pattern and does not support balanced development. (Objective A.1.11)</li> <li>c) The proposed project is not consistent with the goals, policies, and objectives of the 2025 St. Johns County Comprehensive Plan.</li> </ul>
3. The rezoning to <b>Residential, Single Family (RS-3)</b> is consistent with the St. Johns County Land Development Code.	3. The rezoning to <b>Residential, Single Family (RS-3)</b> is not consistent with the St. Johns County Land Development Code.
4. The zoning district of <b>Residential, Single Family (RS-3)</b> is consistent with the land uses allowed in the land use designation of <b>Residential-C</b> as depicted on the 2025 Future Land Use Map.	4. The zoning district of <b>Residential, Single Family (RS-3)</b> is not consistent with the land uses allowed in the land use designation of <b>Residential-C</b> as depicted on the 2025 Future Land Use Map.
	5. Consistent with Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning.

**ATTACHMENT 1**  
**RECORDED DOCUMENTS**  
**SECTION**

**ORDINANCE NUMBER: 2024 - \_\_\_\_\_**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF COMMERCIAL GENERAL (CG) TO RESIDENTIAL, SINGLE FAMILY (RS-3); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.**

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:**

**WHEREAS**, the development of the lands within this rezoning shall proceed in accordance with the application, dated December 14, 2023 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File REZ 2023-31 Biera Mar Lots**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

**SECTION 1.** Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The rezoning to **Residential, Single Family (RS-3)** is consistent with the Comprehensive Plan, in that:
  - (a) The rezoning is compatible and complementary to conforming adjacent land uses. (Objective A.1.3.11)
  - (b) The rezoning encourages an efficient and compact land use pattern and supports balanced growth and economic development. (Objective A.1.11)
  - (c) The proposed project is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan.
3. The rezoning to **Residential, Single Family (RS-3)** is consistent with the St. Johns County Land Development Code.
4. The zone district of **Residential, Single Family (RS-3)** is consistent with the land uses allowed in the land use designation of Residential-C as depicted on the 2025 Future Land Use Map.

**SECTION 2.** Pursuant to this application **File Number REZ 2023-31 Biera Mar Lots** the zoning classification of the lands described within the attached legal description, Exhibit “A”,

**is hereby changed to Residential, Single Family (RS-3)**

**SECTION 3.** To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

**SECTION 4.** It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

**SECTION 5.** This Ordinance shall take effect upon receipt by the Secretary of State.

**SECTION 6.** This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

**SECTION 7.** Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.**

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

**BY:** \_\_\_\_\_  
**Sarah Arnold, Chair**

**ATTEST: Brandon J. Patty, Clerk of the  
Circuit Court & Comptroller**

**BY:** \_\_\_\_\_  
**Deputy Clerk**

**EFFECTIVE DATE: \_\_\_\_\_**



## EXHIBIT A

### Legal Descriptions

#1774600000 / 5068 A1A S

Lot 5, Block 19, BIERA MAR SUBDIVISION, according to plat thereof as recorded in Map Book 3, Page 69, of the Public Records of St. Johns County, Florida.

#1774500000 / 5072 A1A S

Lot 4, Block 19, BIERA MAR SUBDIVISION, according to plat thereof as recorded in Map Book 3, Page 69, of the Public Records of St. Johns County, Florida.

#1774400000 / 5084 A1A S

Lot 3, Block 19, BIERA MAR SUBDIVISION, according to plat thereof as recorded in Map Book 3, Page 69, of the Public Records of St. Johns County, Florida.

**END OF RECORDED  
DOCUMENTS SECTION**

**ATTACHMENT 2**  
**APPLICATION AND**  
**SUPPORTING DOCUMENTS**



# St. Johns County Growth Management Department

Application for: **Rezoning**

Date **January 10, 2024** Property Tax ID No **17746-00000 / 17745-00000 / 17744-00000**

Project Name **Biera Mar Rezone: A1A**

Property Owner(s) **Multiple, See Attached List** Phone Number   
Address  Fax Number   
City  State  Zip Code  e-mail

Are there any owners not listed?  No  Yes If yes please provide information on separate sheet.

Applicant/Representative **Bill Miller** Phone Number **(904) 315-8930**  
Address **661 A1A Beach Boulevard** Fax Number   
City **St. Augustine** State **FL** Zip Code **32080** e-mail **BillMillerSells@gmail.com**

Property Location **5068 A1A S (Lot 5) / 5072 A1A S (Lot 4) / 5084 A1A S (Lot 3), St. Augustine, FL 32080**

Major Access **A1A** Size of Property **0.47 Acres** Cleared Acres (if applicable)

Zoning Class **CN** No. of lots (if applicable) **3** Overlay District (if applicable) **South Anastasia Island**

Water & Sewer Provider **St. Johns County** Future Land Use Designation **RS3**

Present Use of Property **Commercial Vacant** Proposed Bldg. S.F. **1824 Ea**

### Project Description (use separate sheet if necessary)

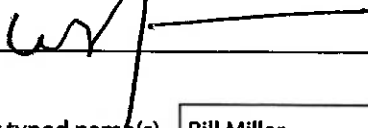
Rezone 3 lots from CN to RS3. School Concurrency has been submitted. The following documents were attached with online submittal.

1) Water/Sewer Availability Request Form	4) Site Plan	7) Legal Description
2) Future Land Use Map	5) Rendering / Floor Plan	8) Owners' Authorization
3) Current Zoning Map	6) Warranty Deed	9) Multi Use Application

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:  
Signature of owner or person authorized to represent this application:

Signed By   
Printed or typed name(s) **Bill Miller**



**BIERA MAR REZONE: A1A - LIST OF OWNERS**

**5068 A1A S, ST. AUGUSTINE, FL 32080**

*Parcel ID Number:* 17746-00000

*Owner's Name:* Kimberly D. Watkins, MGR – South Breeze Properties LLC

*Owner's Address:* 460 A1A Beach Blvd, St. Augustine, FL 32080

*Phone Number:* (904) 347-3002

*Email Address:* KDelisa@ginnpatrou.com

**5072 A1A S, ST. AUGUSTINE, FL 32080**

*Parcel ID Number:* 17745-00000

*Owner 1's Name:* Cynthia L. Carlson

*Owner 1's Address:* 137 Fonseca Dr, St. Augustine, FL 32080

*Phone Number:* (240) 483-7502

*Email Address:* cyndyc33@yahoo.com

*Owner 2's Name:* Saribel S. Olivero

*Owner 2's Address:* 1425 A1A S, St. Augustine, FL 32080

*Phone Number:* (904) 501-5297

*Email Address:* treasureseekersgold@yahoo.com

*Owner 3's Name:* Stephanie S. Fish, Trustee – Fish Living Trust

*Owner 3's Address:* 120 Calle El Jardin, Building 120, Unit 104, St. Augustine, FL 32095

*Phone Number:* (301) 751-9925

*Email Address:* stefish421@yahoo.com

**5084 A1A S, ST. AUGUSTINE, FL 32080**

*Parcel ID Number:* 17744-00000

*Owner's Name:* Phyllis M. Pari

*Owner's Address:* 12 Quarry Ln, Hamden, CT 06518

*Phone Number:* (203) 407-8454

*Email Address:* pari@laflegal.com



# St. Johns County Growth Management Department

Application for:

Date  Property Tax ID No

Project Name

Property Owner(s)  Phone Number   
Address  Fax Number   
City  State  Zip Code  e-mail

Are there any owners not listed?  No  Yes If yes please provide information on separate sheet.

Applicant/Representative  Phone Number   
Address  Fax Number   
City  State  Zip Code  e-mail

Property Location

Major Access  Size of Property  Cleared Acres (if applicable)

Zoning Class  No. of lots (if applicable)  Overlay District (if applicable)

Water & Sewer Provider  Future Land Use Designation

Present Use of Property  Proposed Bldg. S.F.

### Project Description (use separate sheet if necessary)


Rezone 3 lots from CN to RS3. School Concurrency has been submitted. The following documents were attached with online submittal.

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I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:  
Signature of owner or person authorized to represent this application:

Signed By   
Printed or typed name(s)

**BIERA MAR REZONE: A1A - LIST OF OWNERS**

**5068 A1A S, ST. AUGUSTINE, FL 32080**

*Parcel ID Number:* 17746-00000

*Owner's Name:* Kimberly D. Watkins, MGR – South Breeze Properties LLC

*Owner's Address:* 460 A1A Beach Blvd, St. Augustine, FL 32080

*Phone Number:* (904) 347-3002

*Email Address:* KDelisa@ginnpatrou.com

**5072 A1A S, ST. AUGUSTINE, FL 32080**

*Parcel ID Number:* 17745-00000

*Owner 1's Name:* Cynthia L. Carlson

*Owner 1's Address:* 137 Fonseca Dr, St. Augustine, FL 32080

*Phone Number:* (240) 483-7502

*Email Address:* cyndyc33@yahoo.com

*Owner 2's Name:* Saribel S. Olivero

*Owner 2's Address:* 1425 A1A S, St. Augustine, FL 32080

*Phone Number:* (904) 501-5297

*Email Address:* treasureseekersgold@yahoo.com

*Owner 3's Name:* Stephanie S. Fish, Trustee – Fish Living Trust

*Owner 3's Address:* 120 Calle El Jardin, Building 120, Unit 104, St. Augustine, FL 32095

*Phone Number:* (301) 751-9925

*Email Address:* stefish421@yahoo.com

**5084 A1A S, ST. AUGUSTINE, FL 32080**

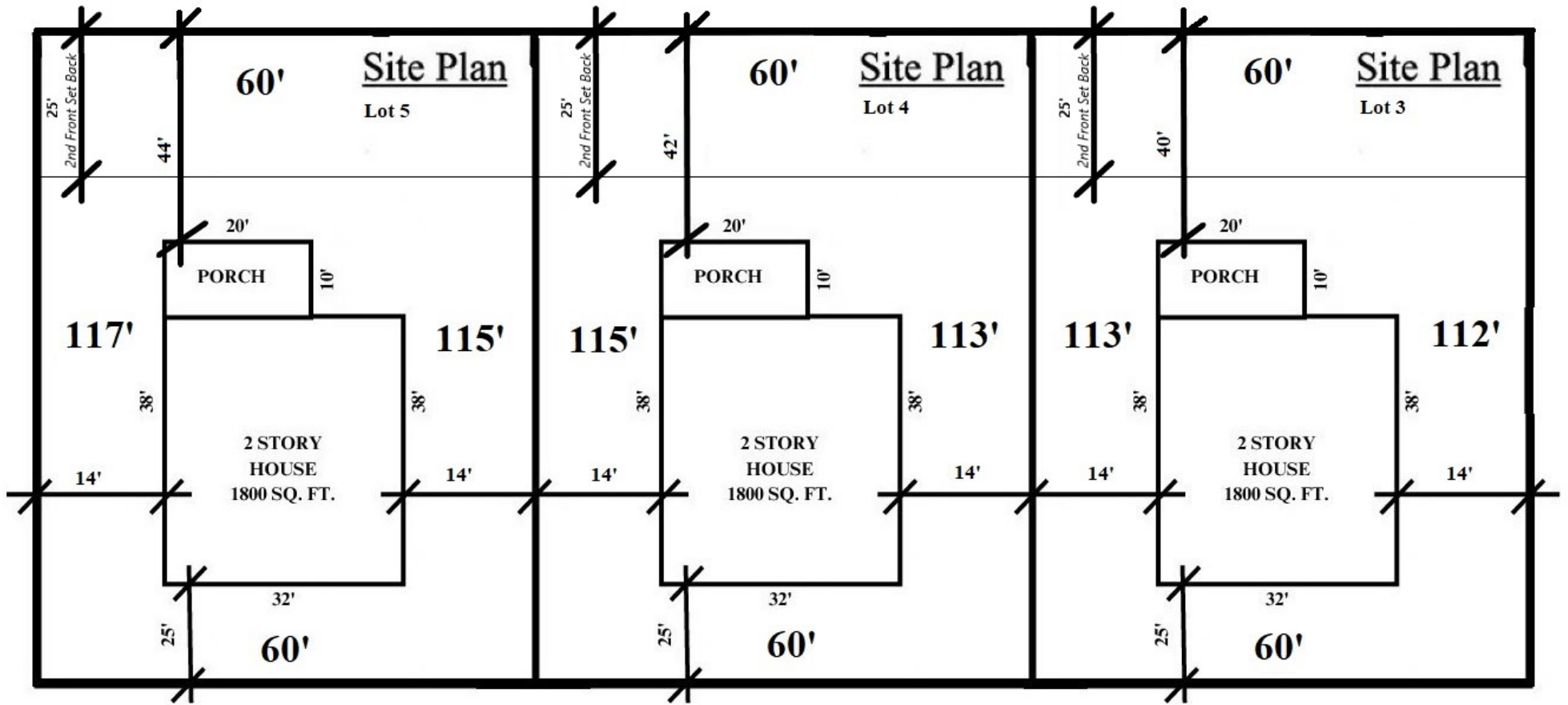
*Parcel ID Number:* 17744-00000

*Owner's Name:* Phyllis M. Pari

*Owner's Address:* 12 Quarry Ln, Hamden, CT 06518

*Phone Number:* (203) 407-8454

*Email Address:* pari@laflegal.com



North

South

SR A1A

# HOUSE PLANS FOR 100 LANCASTER PLACE ST. JOHNS COUNTY, FLORIDA

## GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
  - THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
  - ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
  - SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 3,000 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE DESIGNER & OWNER PRIOR TO COMMENCING WORK.
  - STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATION AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
  - ALL BOLTS, NUTS, WASHERS, STRAPS AND FASTENERS INCLUDING NAILS, SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS AND FOOTINGS WITH USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN.
  - ALL SPECIFIED FASTENERS MAY ONLY BE SUBSTITUTED IF APPROVED BY THE ENGINEER IN WRITING. THE INSTALLATION OF THE FASTENERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
  - WIND BRACING (1ST AND 2ND FLOORS) WITH 16 GA X 1 1/4" GALVANIZED STRIPS 10'-0" LONG PLACED DIAGONALLY AT ALL BEARING WALLS AT CORNERS OR WITH 4'-0" X 10'-0" OR 8'-0" X 5/8" EXTERIOR GRADE PLYWOOD SIDING.
  - THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUIDES, OR THE DOWNS.
- CONCRETE:**
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318.
  - ALL CONCRETE SLABS ON GRADE SHALL BE THE THICKNESS INDICATED ON THE DRAWINGS, OVER MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER. SUCH SLABS SHALL BE REINFORCED WITH 6" X 6" #10/10 WELDED WIRE FABRIC LAPPED 8" AT EDGES AND ENDS.
  - FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
  - FOOTINGS SHALL BEAR UPON UNDISTURBED TREATED SOIL OR UPON SOIL COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557) FOR A DEPTH OF AT LEAST THREE (3) FEET BELOW THE BOTTOM OF THE FOOTING.
  - WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT OR FEA GRAVEL CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND REINFORCING STEEL AS INDICATED ON THE DRAWINGS.
  - REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 DEFORMED NEW BILLET STEEL CONFORMING TO ACI 301, ACI 315, ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE LATEST EDITIONS. MINIMUM LAP-SPICES SHALL BE 36 BAR DIAMETER.
  - ALL CONTINUOUS VERTICAL AND HORIZONTAL REINFORCING STEEL IN FOOTING, BEAMS AND COLUMNS SHALL BE SPLICED A MINIMUM OF 36 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.

- CONCRETE COVER OF REINFORCING STEEL SHALL BE AS FOLLOWS:
  - FOOTINGS: 3" BOTTOMS AND SIDES, 2" TOP.
  - 1 1/2" BOTTOM, SIDES AND TOP.
  - COLUMNS: 1 1/2".
  - SLABS ON GRADE: 2" BOTTOM, 1" TOP.
  - OTHERS PER ACI.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS, OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES.
- CONCRETE TESTING IF REQUIRED:
 

TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST-IN-PLACE CONCRETE.

  - ASTM C143 "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." SLUMP RANGE SHALL BE 4-6 INCHES.
  - ASTM C39 "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:
    - 1 AT 7 DAYS
    - 2 AT 28 DAYS

ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER MAY BE DISCARDED.

## WOOD FRAMING:

- ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER AIC AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE THE FOLLOWING MINIMUM GRADES SHALL BE USED:
  - STRUCTURAL LIGHT FRAMING SIZE 2" TO 4" THICK X 2" TO 4" WIDE; NO. 2 NON-DENSE OR BETTER.
  - STUDS SIZE 2" TO 4" THICK X 2" TO 6" WIDE; NO. 2 DENSE OR BETTER.
  - STRUCTURAL JOIST AND PLANKS SIZE 2" TO 4" THICK X 5" TO 8" WIDE; NO. 2 OR BETTER; 8" TO 12" WIDE; NO. 1 OR BETTER.
  - LIGHT FRAMING SIZE 2" TO 4" THICK X 3" TO 4" WIDE; NO. 2, NON-DENSE OR BETTER.
  - STUD GRADE S.P.F. CAN BE USED IN LIEU OF SOUTHERN YELLOW PINE FOR STUDS ONLY.
- PLYWOOD SHEETING SHALL BE APA STRUCTURAL 1, SEE TYPICAL WALL SECTION, NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.
- ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
- CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES AS SHOWN ON THE DRAWINGS AND AS NECESSARY AND SUITED FOR EACH APPLICATION. FASTENINGS SUBJECT TO MOISTURE SHALL BE HOT-DIP GALVANIZED TO ASTM A-153-80, OR STAINLESS STEEL.
- ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
- SOLID BLOCK ALL JOISTS AND RAFTERS AT POINTS OF SUPPORT.
- PREFABRICATED STRUCTURAL TRUSSES SHALL COMPLY WITH NEPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, TPI DESIGN SPECIFICATIONS FOR METAL PLATE-CONNECTED WOOD TRUSSES AND AIC 100.
- STRUCTURAL 1, 7/16 ZIP FULL LENGTH PANEL WALL IN PLACE OF THREAD RODS. STRUCTURAL 1, 7/16 ZIP FULL LENGTH PANEL WALL MUST GO FROM THE TOP PLATE TO THE BOTTOM PLATE. NAIL PATTERN FOR THE STRUCTURAL 1, ZIP PANEL WALL IS NAIL WITH 8D NAILS (COMMON OR GUN) AT 6" O.C. ALONG PANEL EDGE AND 6" O.C. AT INTERMEDIATE SUPPORTS.

- ALL TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER'S STATE OF FLORIDA REGISTERED ENGINEER.
- CONTRACTOR SHALL CORRELATE WITH TRUSS MANUFACTURER TO ENSURE THAT ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL ORDER TRUSSES.
- TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO THE CONTRACTOR AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS, MATERIALS AND CONDITIONS.
- AT VOLUME CEILING CONDITIONS, ALIGN TRUSSES TO PROVIDE A SMOOTH AND UNBROKEN EXTERIOR WALL SURFACE FROM FLOOR TO CEILING.
- BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI BWT-76.
- MICRO-LAMS (OR EQUAL PARALAMS, LVL'S, ETC.) SHALL BE USED WHERE SPECIFIED ON ENGINEERED PLANS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ANY EDGES OR ENDS EXPOSED TO THE WEATHER SHALL BE PROTECTED BY THE INSTALLATION OF 36 GA. MIN., GALVANIZED STEEL FLASHING.
- SPLICES IN MULTI-BOARD CONTINUOUS BEAMS SHALL BE ALLOWED FOR ONE BOARD ONLY PER SPAN AND ONLY AT THE QUARTER POINT OF THE SPAN, UNLESS SHOWN OTHERWISE.

## MASONRY:

- CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS, TYPE 1, GRADE N-1, NORMAL WEIGHT.
- MORTAR SHALL CONFORM TO ASTM C270, 1 AND BE TYPE M OR S.
- HORIZONTAL MASONRY JOINT REINFORCEMENT SHALL BE GALVANIZED TRUSS-TYPE WITH 6" LAP AT ALL SPLICES AND PLACED AT EVERY OTHER BLOCK COURSE.

## ALTERNATES TO EMBEDDED TIEDOWNS (SIDE ANCHORED TO TIEBEAM)

MAXIMUM UPLIFT	STRAP		FASTENERS	
	SIMPSON	HUGHES	TRUSSES/RAFTERS	TIEBEAM
500#	LTS16	RT16TW	6-10d OR 4-16d	(4)A OR (2)C
1,000#	THA218 (2) LTS16	HD2X (2) RT16TW	----	(6)A OR (4)C (EACH AS ABOVE FOR 500#)
2,000#	THA29	HD2X	----	(10)B OR (8)C
3,000#	THA218-2	HD2-2X	----	(10)D OR (6)E

## FASTENER DESCRIPTIONS

- 0.152" DIA. X 1" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL).
- 0.152" DIA. X 1-1/4" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL).
- 1/4" X 1-1/4" METAL HIT ANCHOR (HILT) OR TAPCON
- 0.170" DIA. X 1-1/2" PENETRATION, POWER ACTUATED FASTENER (RAMSET/RED HEAD, OR EQUAL)
- 1/4" X 1-3/4" WEDGE TYPE EXPANSION ANCHOR (HILT) KWIK BOLT, OR EQUAL)

## VENTILATION SYSTEM

SHALL BE:  
VENTILATED VINYL SOFFIT WITH (4) 4" OFF RIDGE VENTS UNIVERSAL TRIPLE 4" SOFFIT 5.9" OF NET FREE AIR PER SQUARE FOOT OFF RIDGE VENT: 1 1/2" H 5.5" AREA NET FREE SQUARE INCHES 138

## COMPONENT & CLADDING PRESSURES (C&C) PRESSURES

WIND 130/C AREA	ROOFS (all values negative -1x "UP" FT)				WALLS (incl. Windows & Doors)				
	ZONE "P" CORNERS	ZONE "I" ENDWALL	ZONE "I" INTERIOR	OVERHANG CORNERS	OVERHANG INTERIOR	NEGATIVE	POSITIVE	NEGATIVE	POSITIVE
12	-28.78	-28.78	-24.61	-41.72	-41.72	-32.96	24.61	-26.70	24.61
30	-27.53	-27.53	-23.36	-40.46	-40.46	-32.87	23.57	-26.66	23.57
30	-25.96	-25.96	-21.69	-38.90	-38.90	-32.74	21.90	-23.99	21.90
100	-24.61	-24.61	-20.44	-37.64	-37.64	-32.61	20.96	-22.94	20.96

## TRUSS FASTENING SCHEDULE

HEADER AND HOLD DOWN SIMPSON EMBEDDED TRUSS ANCHORS	UP/RT	DEVICE	WOOD NAILING	
			W2 (10M/TOTAL)	W4 (10M/TOTAL)
THA12	1205	HD2	16D	16D
THA16	1810	HD2	16D	16D
THA20	1810	HD2	16D	16D
THA24	1810	HD2	16D	16D
THA40	1810	HD2	16D	16D

## 100 X 1 1/2" NAILS

FASNER	TABLE 804.5.2 FASTENER SPACING INTERVALS FOR WOOD STRUCTURAL PANELS			
	MAX. SPAN	MAX. END	MAX. END	MAX. END
16D WIDE-FLAT	16	16	16	8
16D WIDE-FLAT	16	16	16	8
16D WIDE-FLAT	16	16	16	8
16D WIDE-FLAT	16	16	16	8

## DESIGN LOADS:

THE STRUCTURAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 6TH EDITION 2017 FLORIDA BUILDING CODE. THE FOLLOWING WIND LOAD REQUIREMENTS, IN ACCORDANCE WITH 6TH EDITION 2017 FLORIDA BUILDING CODE - BUILDING, CHAPTER 16, STRUCTURAL DESIGN SECTION 1609 AND ASCE 7-10, WERE USED IN THE DESIGN OF THE STRUCTURE.

THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF: TO LIVE LOAD- 20 PSF  
TO DEAD LOAD- 7 PSF  
BC DEAD LOAD- 10 PSF

LIVING AREAS: LIVE LOAD-40 PSF  
DEAD LOAD-15 PSF

WIND: SECTION 1609 OF THE 6TH EDITION 2017 FLORIDA BUILDING CODE FOR THE 130 MPH WIND ZONE.

CHAPTER 3 (USE & OCCUPANCY) GROUP OCCUPANCY: "R"

CHAPTER 5 (BUILDING HEIGHTS & AREAS) HEIGHT < 20 FT

CHAPTER 6 (TYPE OF CONSTRUCTION) TYPE OF CONSTRUCTION: (VB) FULLY ENCLOSED  
IMP = 1  
EXP=C  
RISK CAT #2

STRUCTURAL CALCULATIONS USING GRAVITY LOADS HAVE BEEN PERFORMED IN THE DESIGN OF THIS STRUCTURE. CODE COMPLIANCE:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES & AS NOTED:

1) THE 6TH EDITION 2017 FLORIDA BUILDING CODE



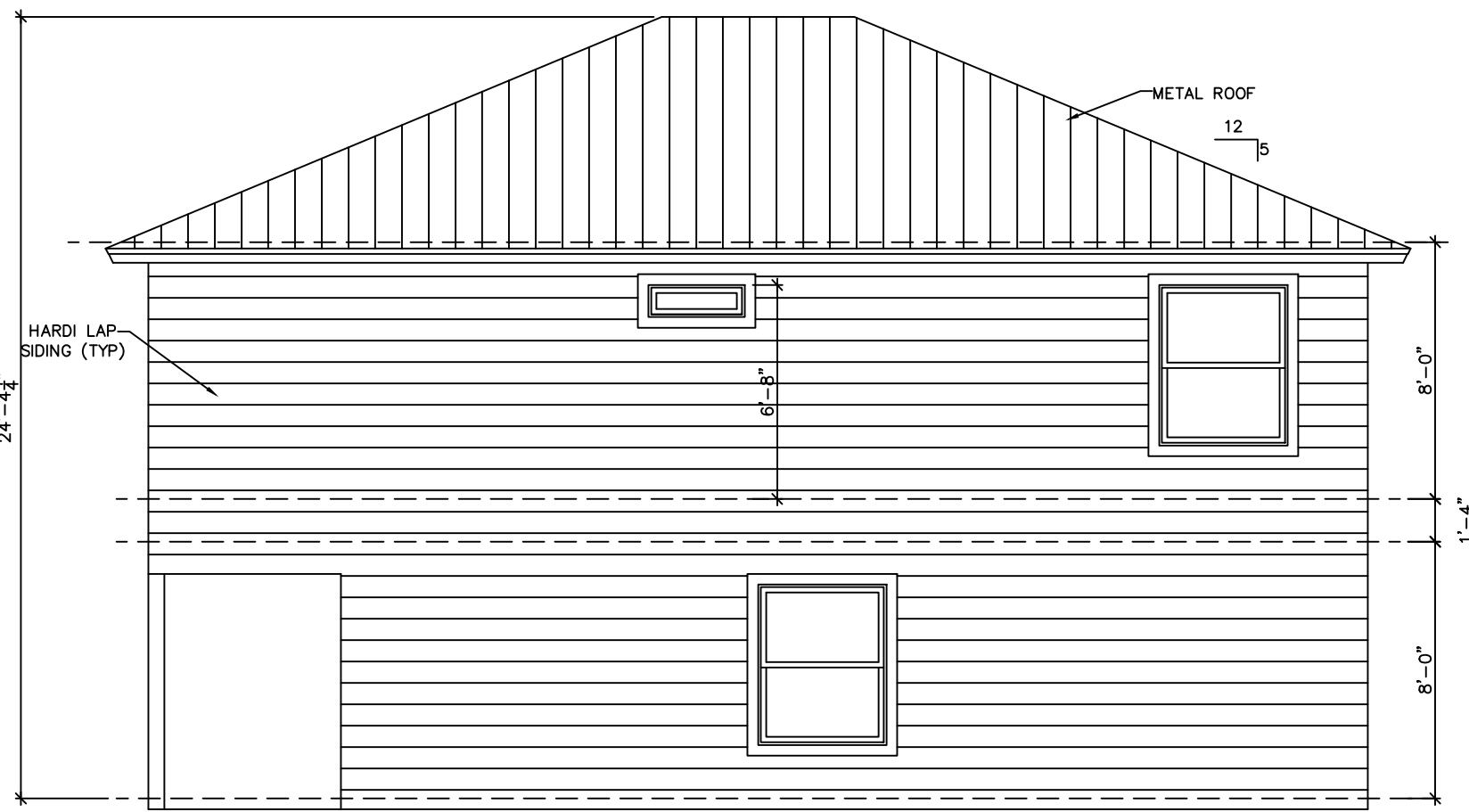
FRONT ELEVATION  
SCALE: 3/16"=1'-0"



LEFT ELEVATION  
SCALE: 3/16"=1'-0"



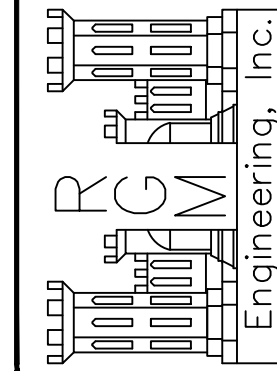
REAR ELEVATION  
SCALE: 3/16"=1'-0"



RIGHT ELEVATION  
SCALE: 3/16"=1'-0"

DRAWING SHEET INDEX	
1	COVER SHEET & ELEVATIONS PLANS
2	FOUNDATION & FLOOR PLANS
3	ELECTRICAL PLANS
4	DETAILS & DECKS FLOOR JOISTS
5	DETAILS
6	
7	
8	
9	
10	

ROBERT G. MORGAN JR., P.E.  
#65118  
1928 RIVER LAKE TRAIL  
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904-814-7633



SIGNED (DESIGNER)

STEVE CONTENT  
100 LANCASTER PLACE  
ST. JOHNS COUNTY

DRAWN BY  
K.E.B.

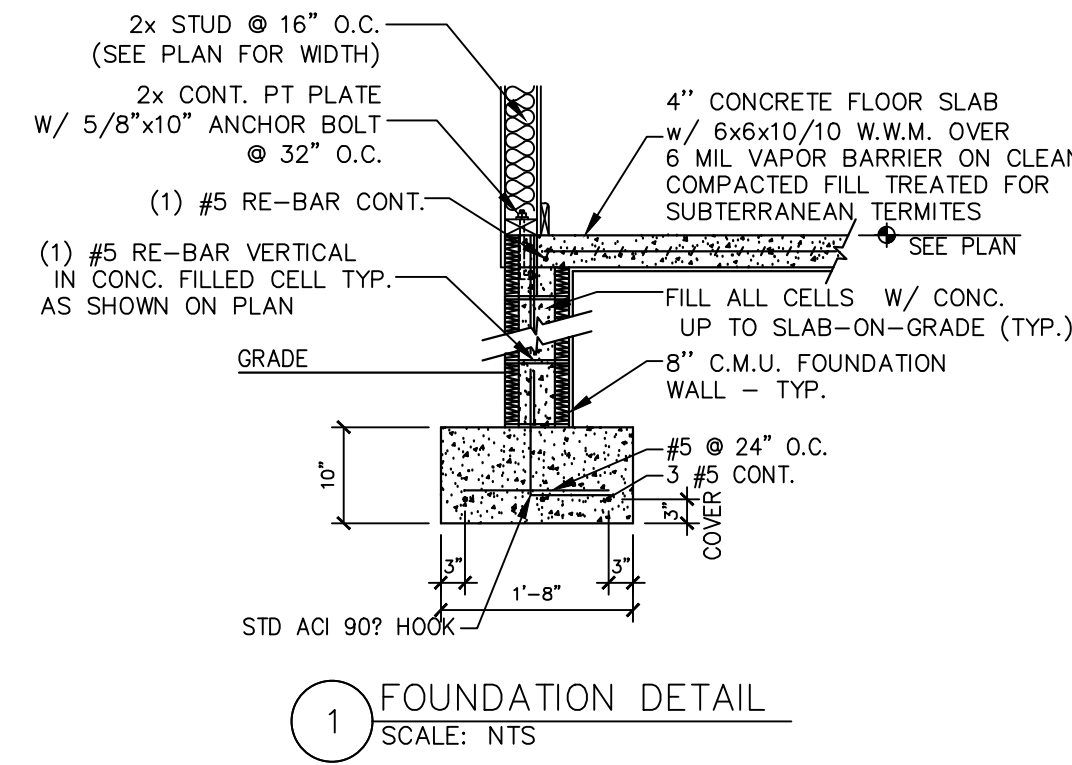
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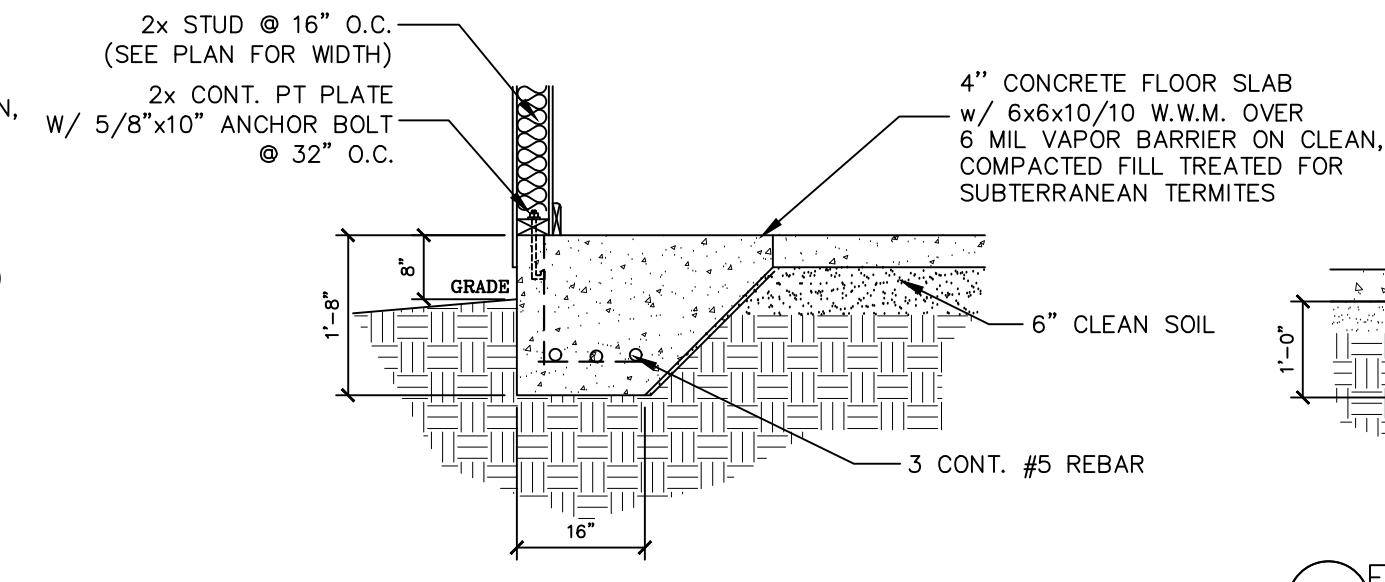
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R.G.M.

PLAN NO

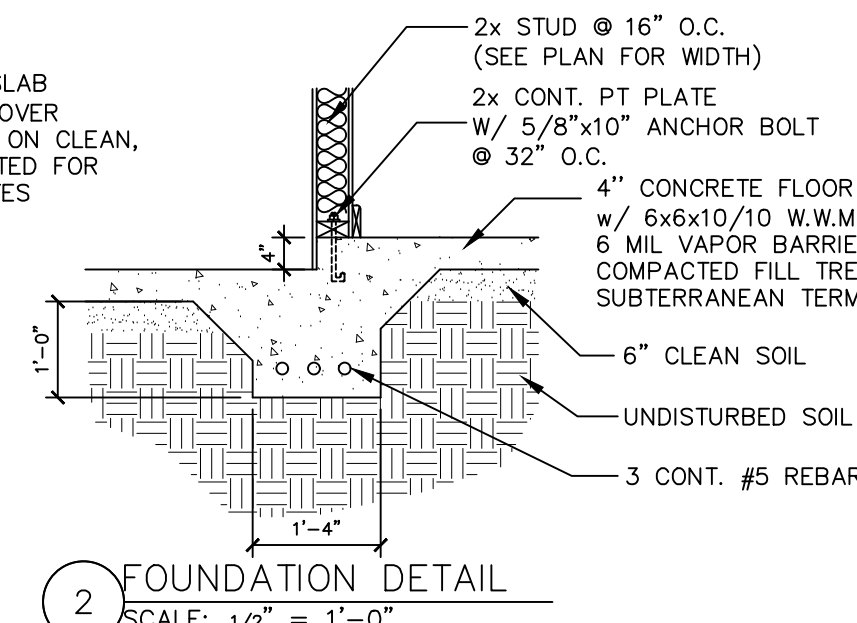
SHEET NO  
1 OF 5



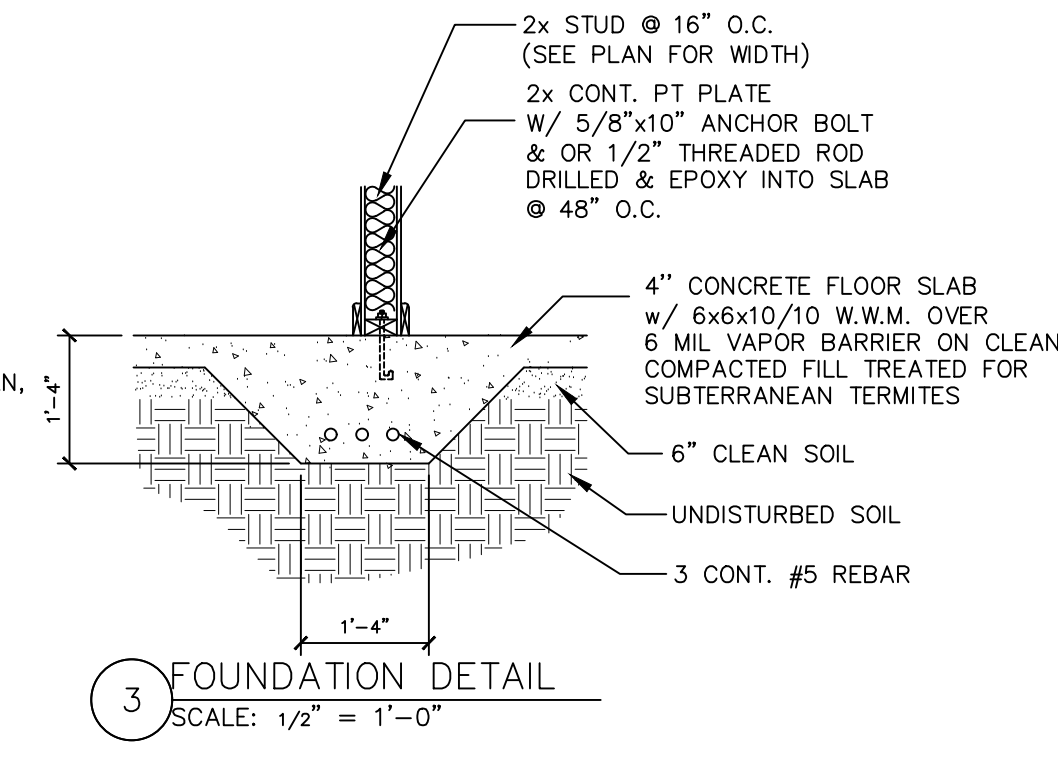
1 FOUNDATION DETAIL  
SCALE: NTS



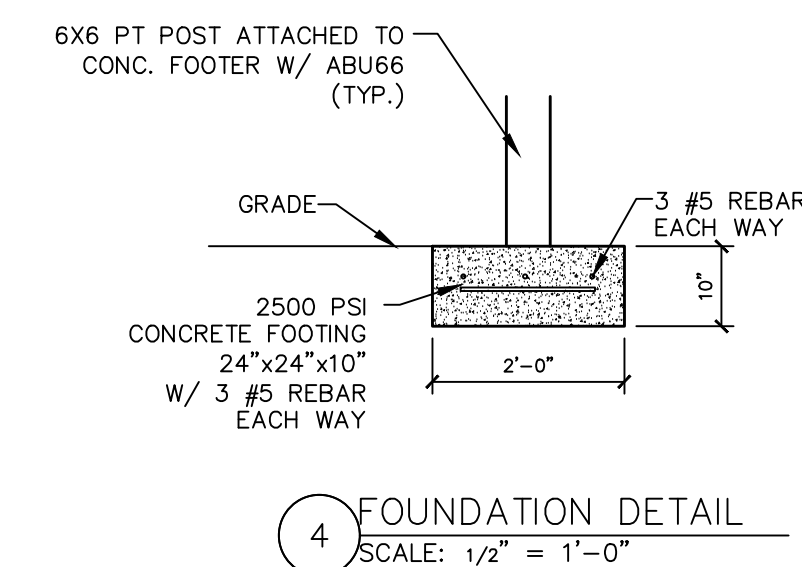
1 ALTERNATE FOUNDATION DETAIL  
SCALE: NTS



2 FOUNDATION DETAIL  
SCALE: 1/2" = 1'-0"



3 FOUNDATION DETAIL  
SCALE: 1/2" = 1'-0"



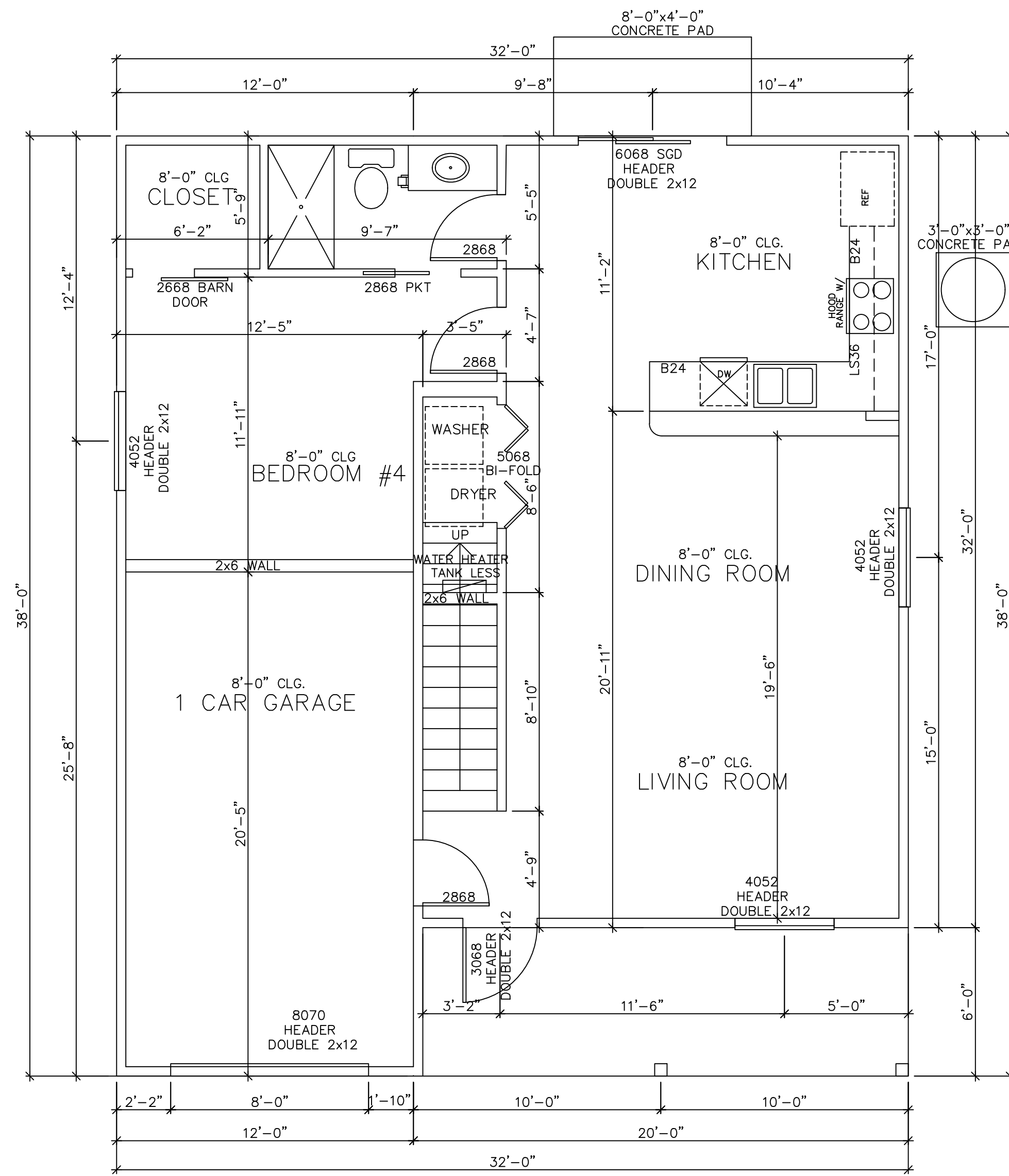
4 FOUNDATION DETAIL  
SCALE: 1/2" = 1'-0"

**GARAGE / RESIDENCE SEPARATION REQUIREMENTS**

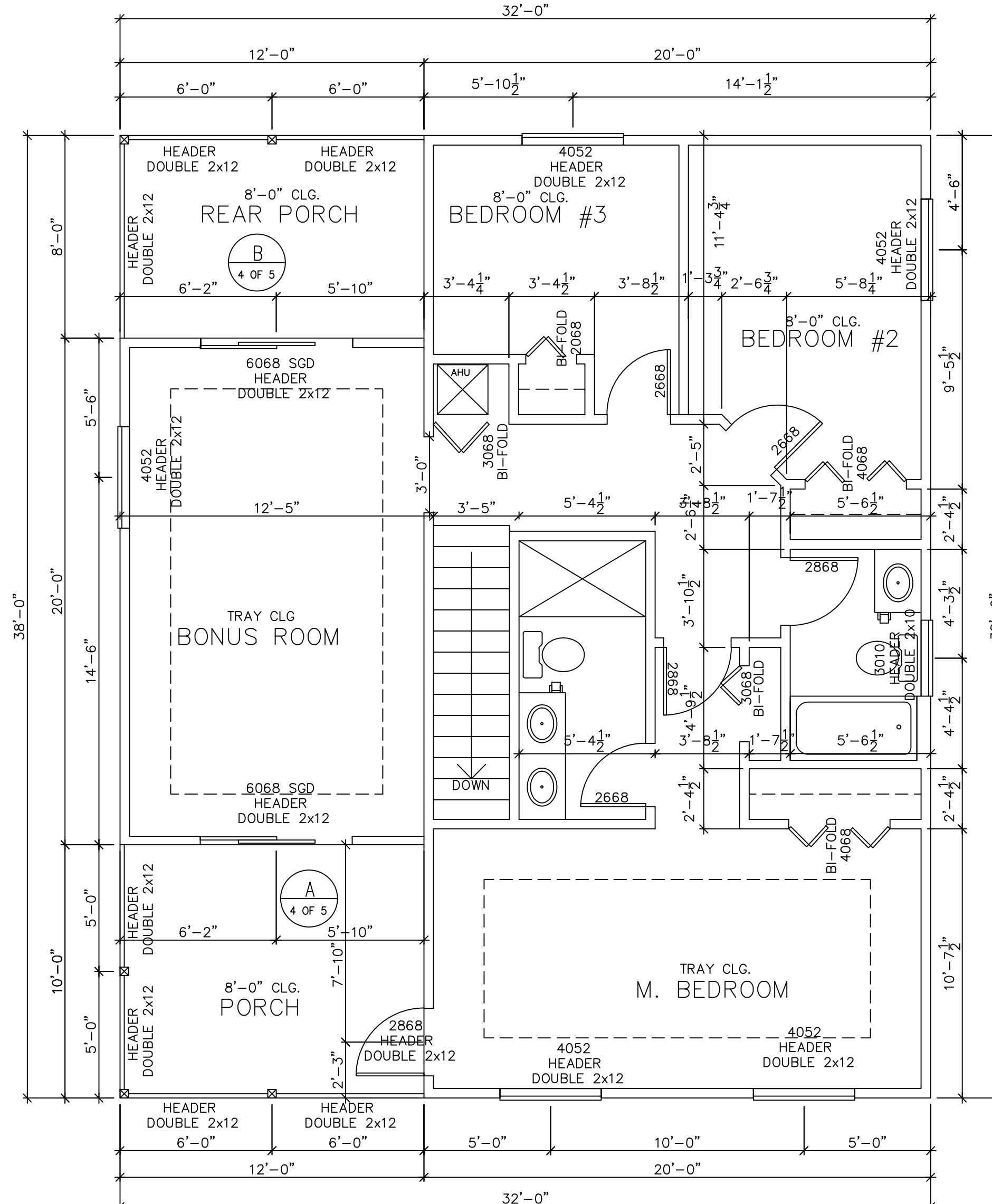
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage equivalent	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

**SQUARE FOOTAGE TABULATION**

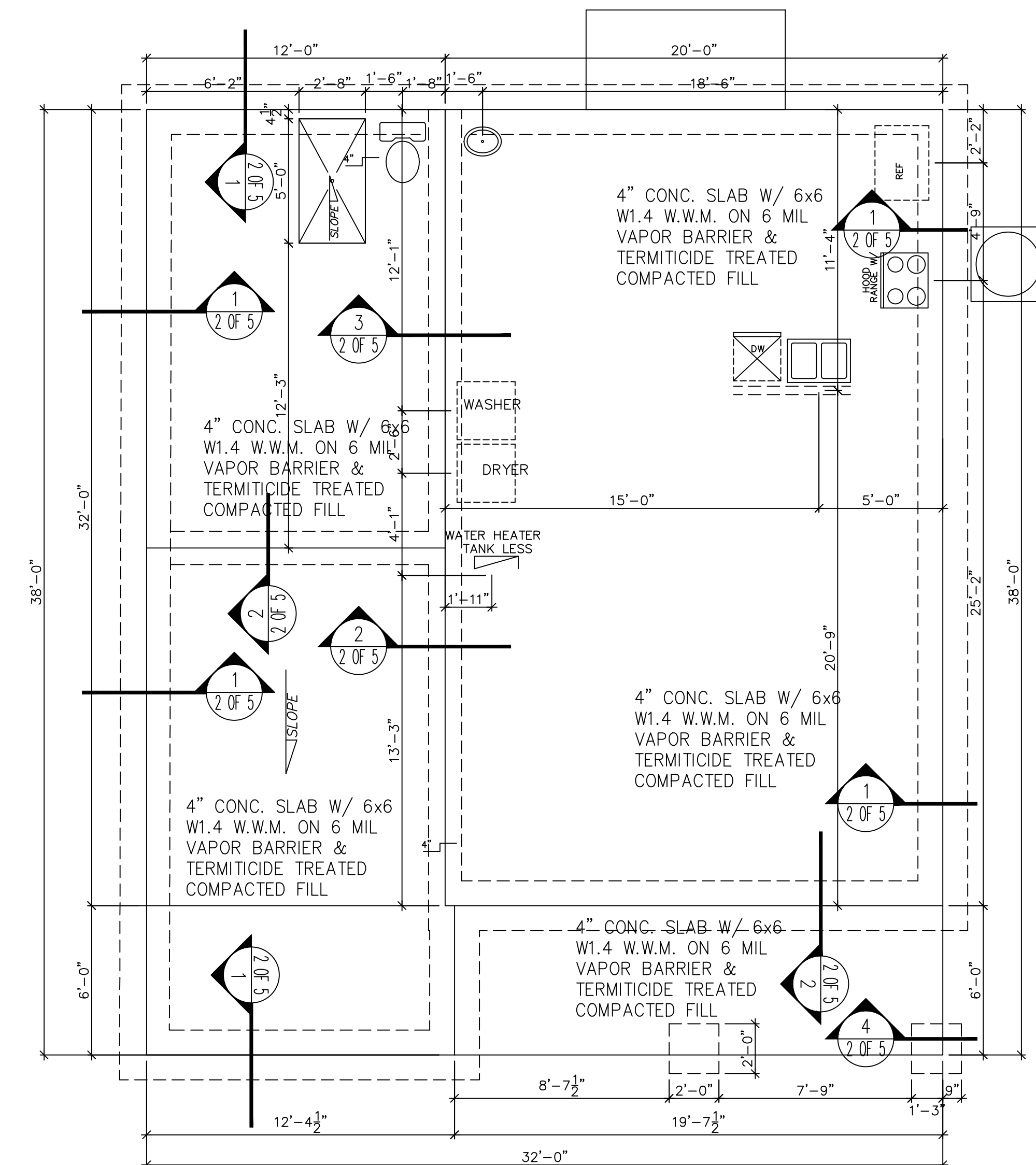
1ST FLOOR LIVING	852
PORCH	120
2ND FLOOR LIVING	972
2ND FLOOR DECK	120
1 CAR GARAGE	246
<b>TOTAL</b>	<b>2,310</b>



1st FLOOR W/  
1 CAR GARAGE PLAN  
SCALE: 1/4" = 1'-0"

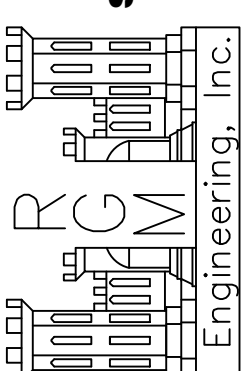


2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1st FLOOR W/  
1 CAR GARAGE PLAN  
SCALE: 1/4" = 1'-0"

ROBERT G. MORGAN JR., P.E.  
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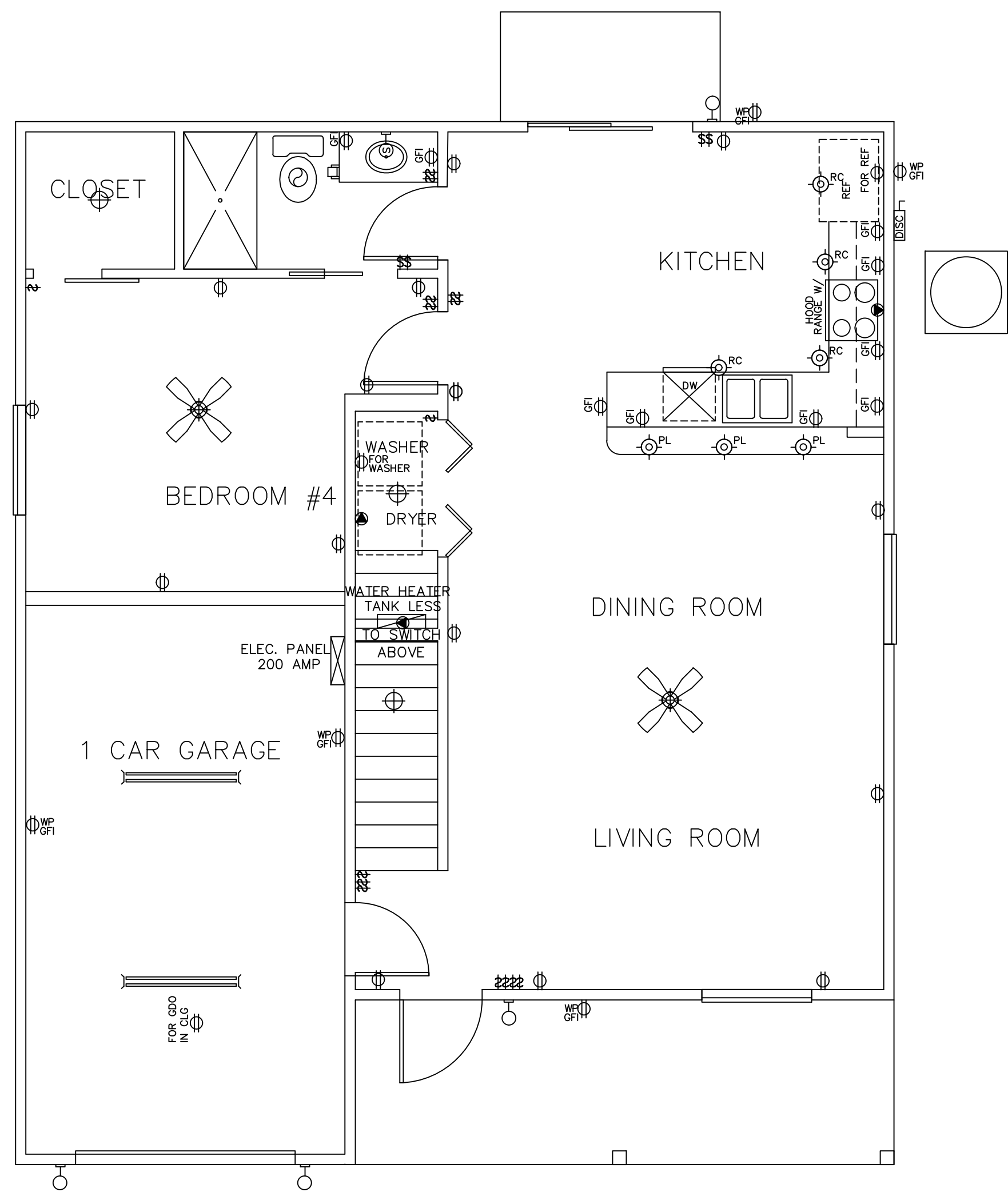


SIGNED (DESIGNER)

STEVE CONTENT  
100 LANCASTER PLACE  
ST. JOHNS COUNTY

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6-5-20  
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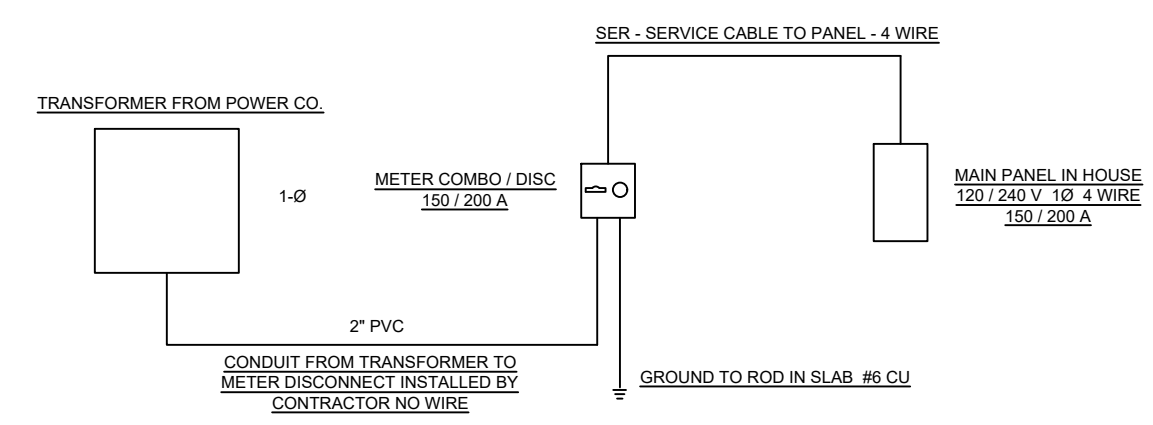
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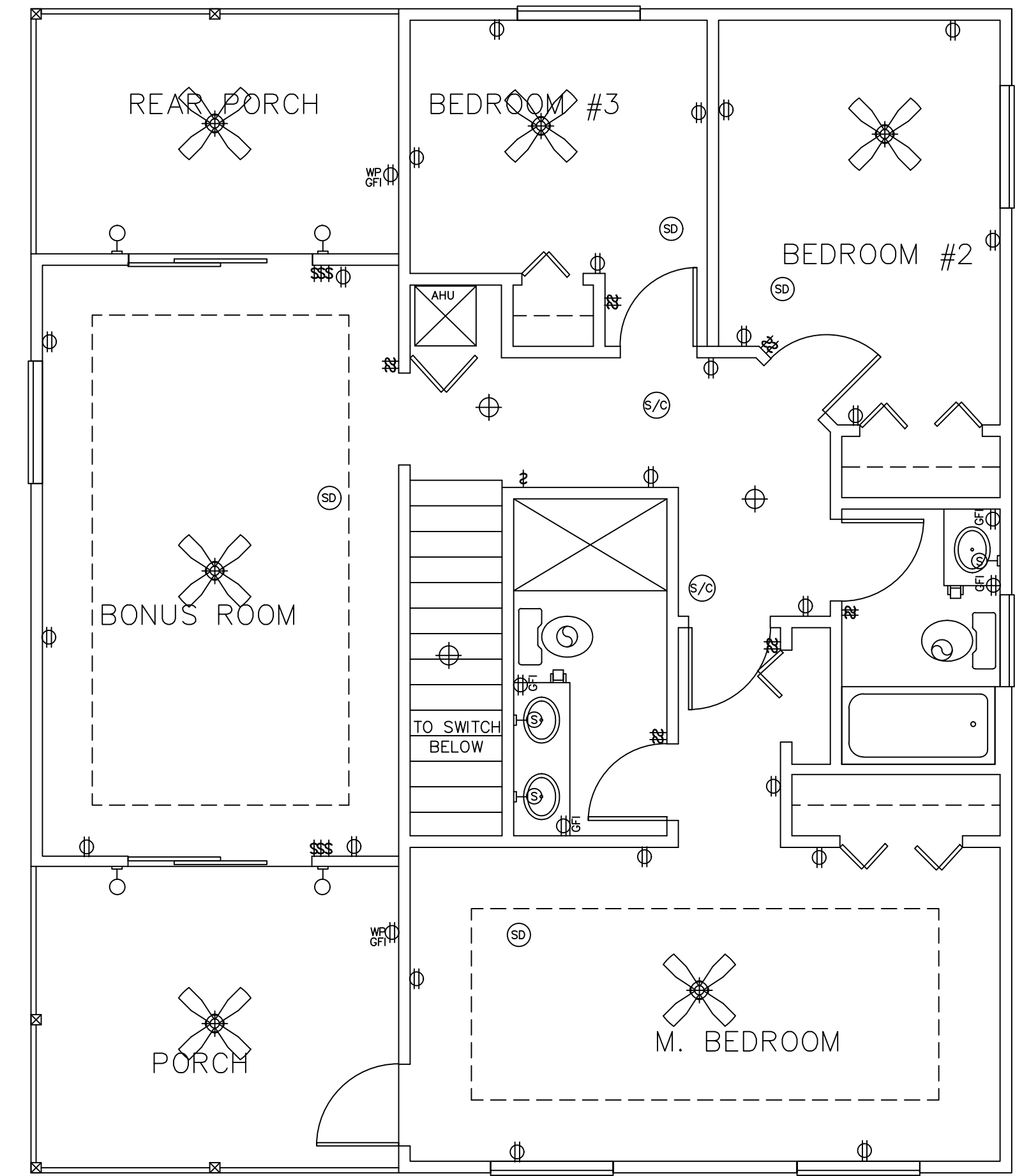
1st FLOOR ELECTRICAL W/  
1 CAR GARAGE PLAN  
SCALE: 1/4"=1'-0"

**ELECTRICAL SYMBOL KEY**

⊕	SURFACE MOUNTED LIGHT	Ⓢ	SINGLE SWITCH
⊖	WALL MOUNTED LIGHT	Ⓢ3	3-WAY SWITCH
⊖	WALL MOUNTED SCONCE LIGHT	Ⓢ4	4-WAY SWITCH
⊖	RECESSED CAN LIGHT	ⓈRC	REMOTE CONTROL SWITCH
⊖	VAPOR-PROOF RECESSED	ⓈD	DIMMER SWITCH
⊖	PENDANT LIGHT	ⓈDB	DOOR BELL CONNECTION
⊖	RECESSED EYEBALL CAN LIGHT	ⓈDC	DOOR CHIME
⊖	EXHAUST FAN W/ LIGHT	ⓈTV	TV OUTLET
⊖	EXHAUST FAN	ⓈPH	PHONE OUTLET
⊖	UNDER CABINET	ⓈDA	DATA OUTLET
⊖	RECESSED FLOURESCENT LIGHT	ⓈJB	JUNCTION BOX (FUTURE FIXTURE)
⊖	DOUBLE BULB FLOURESCENT LIGHT	ⓈT	THERMOSTAT
⊖	TRACK LIGHTING	ⓈOS	OUT-OFF SWITCH
⊖	EXTERIOR FLOODLIGHT	ⓈSB	SURROUND SOUND BASE
⊖	EXTERIOR PATH LIGHT	ⓈSS	SURROUND SOUND SPEAKER
⊖	220 OUTLET	Ⓢ200	200 AMP ELEC. PANEL
⊖	110 OUTLET	ⓈM	METER
⊖	110V RECEPTACLE (SWITCHED)	ⓈCV	CENTRAL VAC STATION
⊖	QUAD RECEPTACLE	ⓈIS	INTERCOM STATION
⊖	UNDER COUNTER 110 OUTLET	ⓈSD	SMOKE DETECTOR
⊖	WATER-PROOF OUTLET	ⓈC/M	SMOKE DETECTOR / CARBON MONOXIDE
⊖	GROUND FAULT OUTLET	ⓈGD	GARBAGE DISPOSAL
⊖	WP GFI SOFFIT OUTLET	ⓈCF	CEILING FAN W/ FULL CHAIN FOR LIGHT
⊖	GFI FLOOR OUTLET	ⓈCF	CEILING FAN W/ LIGHT
⊖	GENERATOR AUTO TRANSFER SWITCH		



- ELECTRICAL NOTES**
- ELECTRICAL OUTLET HEIGHTS AS MEASURED FROM FINISHED FLOOR TO CENTERED LINE OF THE BOX TO BE: 12" AFF (GENERAL) - KITCHEN 44" AFF - BATHROOM 36" AFF 44" AFF WITH RAISED VANITY - LAUNDRY ROOM 36" AFF - EXTERIOR WATERPROOF 12" AFF TO 42" AFF - GARAGE GENERAL PURPOSE - 44" AFF - KITCHEN ISLAND OUTLETS MAXIMUM OF 12" BELOW COUNTER SURFACE
  - ALL TRIM PLATES & DEVICES TO BE GANGED, WHERE POSSIBLE.
  - ELECTRICAL SWITCHES TO BE AT 42" CENTERLINE ABOVE FINISHED FLOOR.
  - ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION & SIZING OF ALL ELECTRICAL, WIRING & ACCESSORIES.
  - SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE IN ACCORDANCE WITH 2017 FLORIDA BUILDING CODE, SECTIONS R514 AND R515.
  - PROVIDE AFCI (ARC FAULT INTERRUPTERS) IN DWELLING UNIT BRANCH CIRCUIT LOCATIONS PER FBCR E3902.12.
  - GFI (GROUND FAULT INTERRUPTERS) FOR WATER AREAS AND OUTDOOR CIRCUITS PER FBCR E3902.
  - ALL PERMANENT INTERIOR LIGHTING IS 100% HIGH EFFICACY CFL/LED LAMPS PER FBCR E404.1.
  - ALL 125-VOLT, 15- AND 20-AMP RECEPTACLES INSTALLED INSIDE AND OUTSIDE OF DWELLING UNITS, AND IN ATTACHED AND DETACHED GARAGES SHALL BE TAMPER RESISTANT RECEPTACLES.



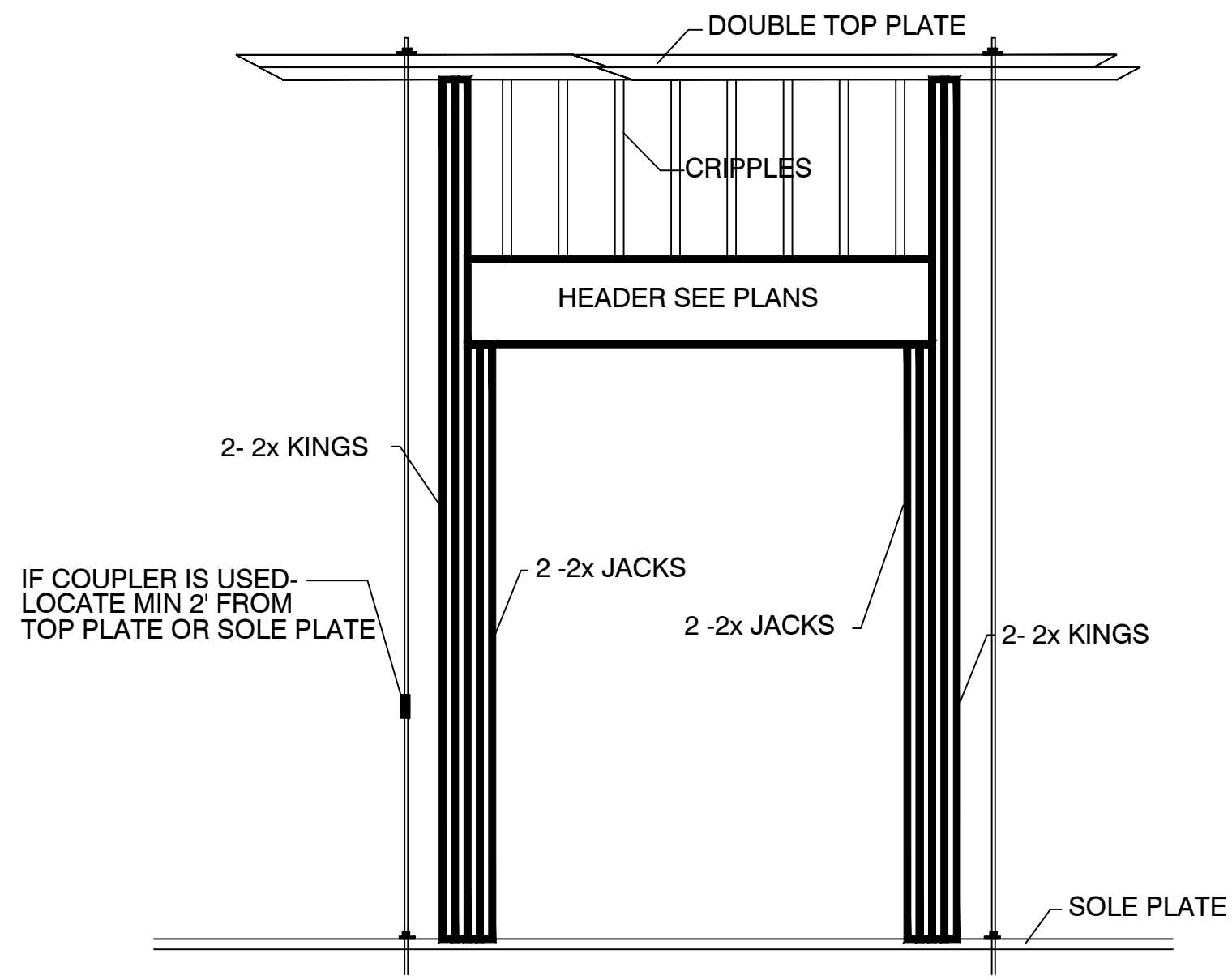
2ND FLOOR ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"

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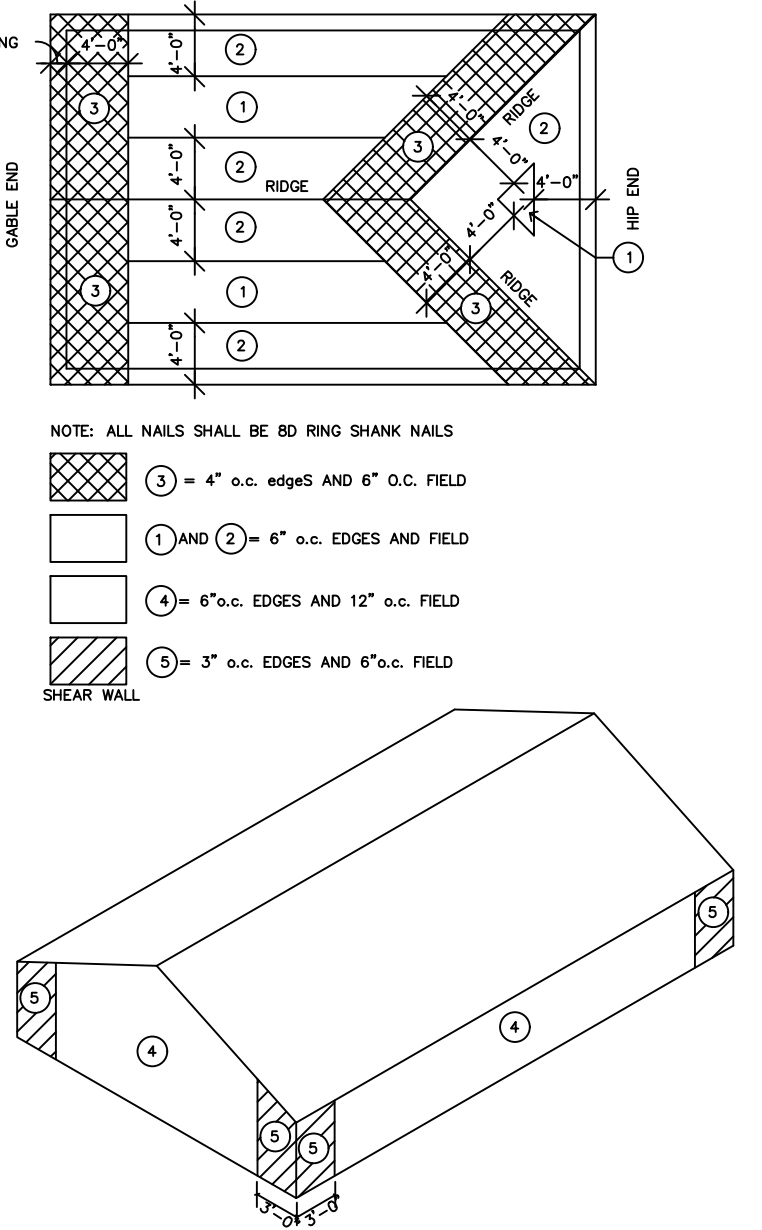
STEVE CONTENT  
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ST. JOHNS COUNTY

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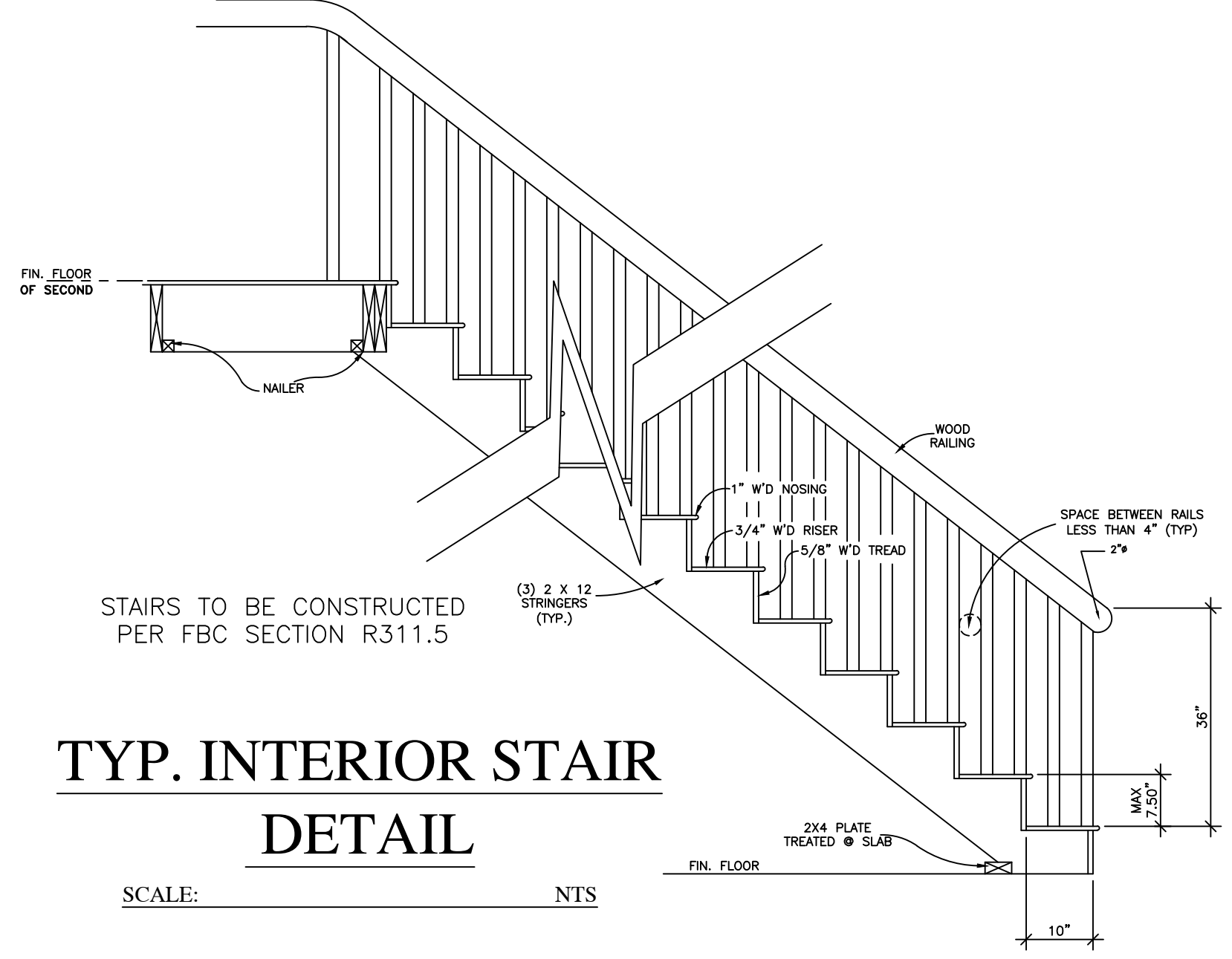




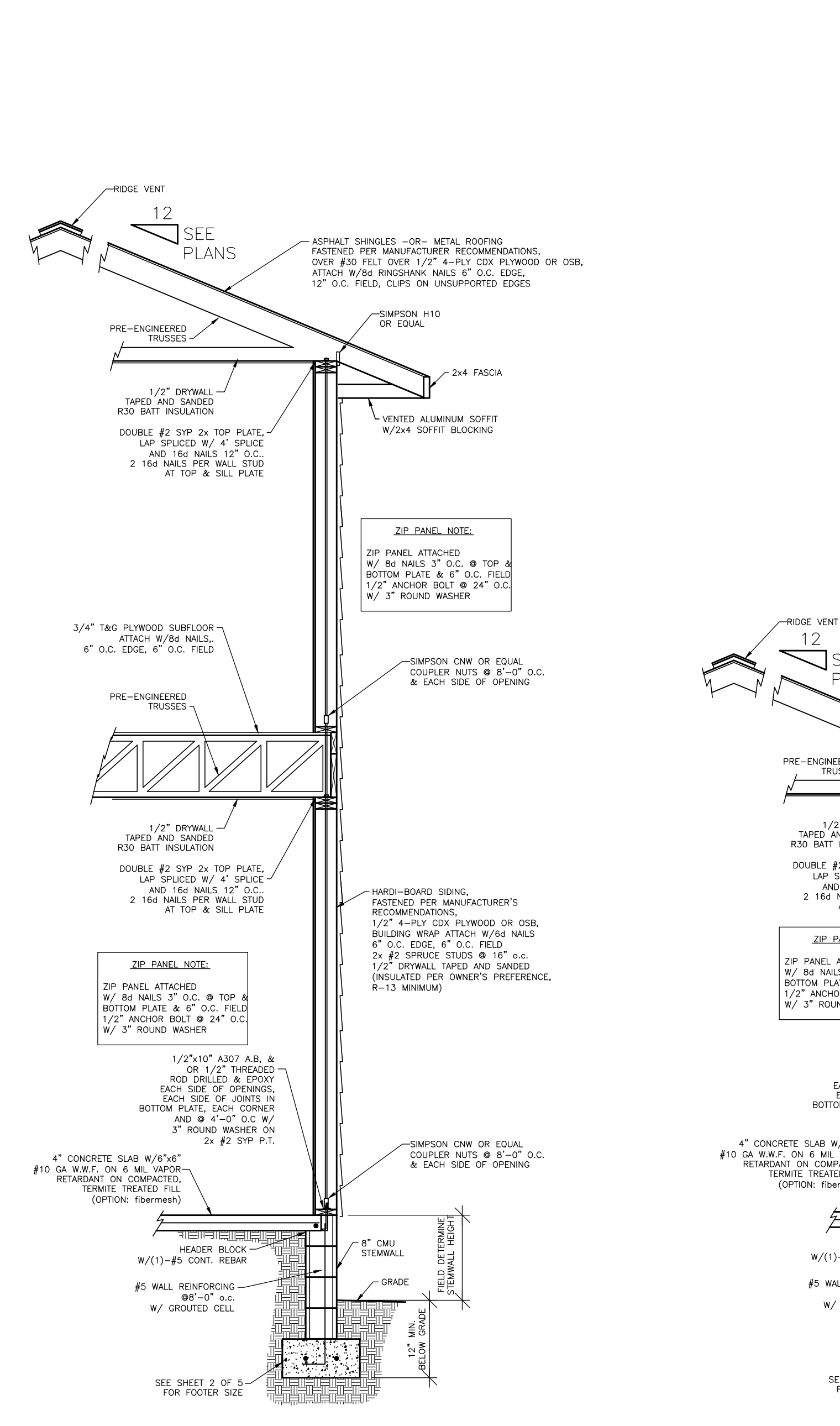
**TYPICAL DOOR/WINDOW OPENING**  
**WINDOW/DOOR HEADER SCHEDULE**  
 OPENINGS UP TO 6'-0" (1 JACK/2 KINGS)  
 OPENINGS 6'-1" - 9'-0" (2 JACKS/3 KINGS)



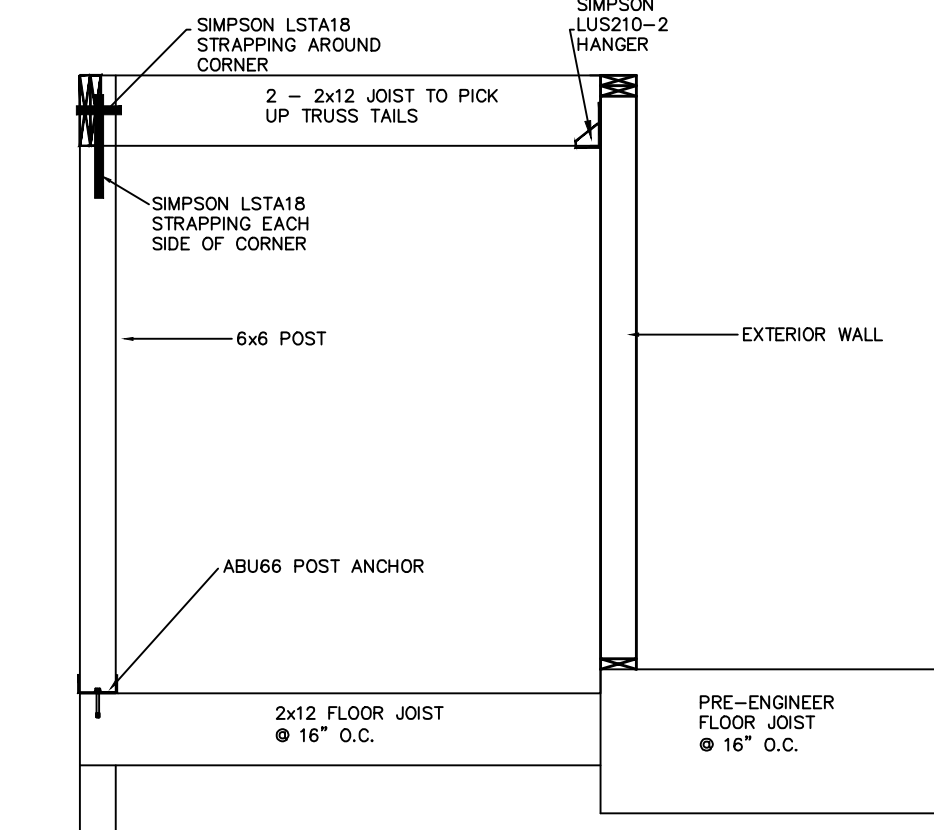
**Plywood Nailing Details**



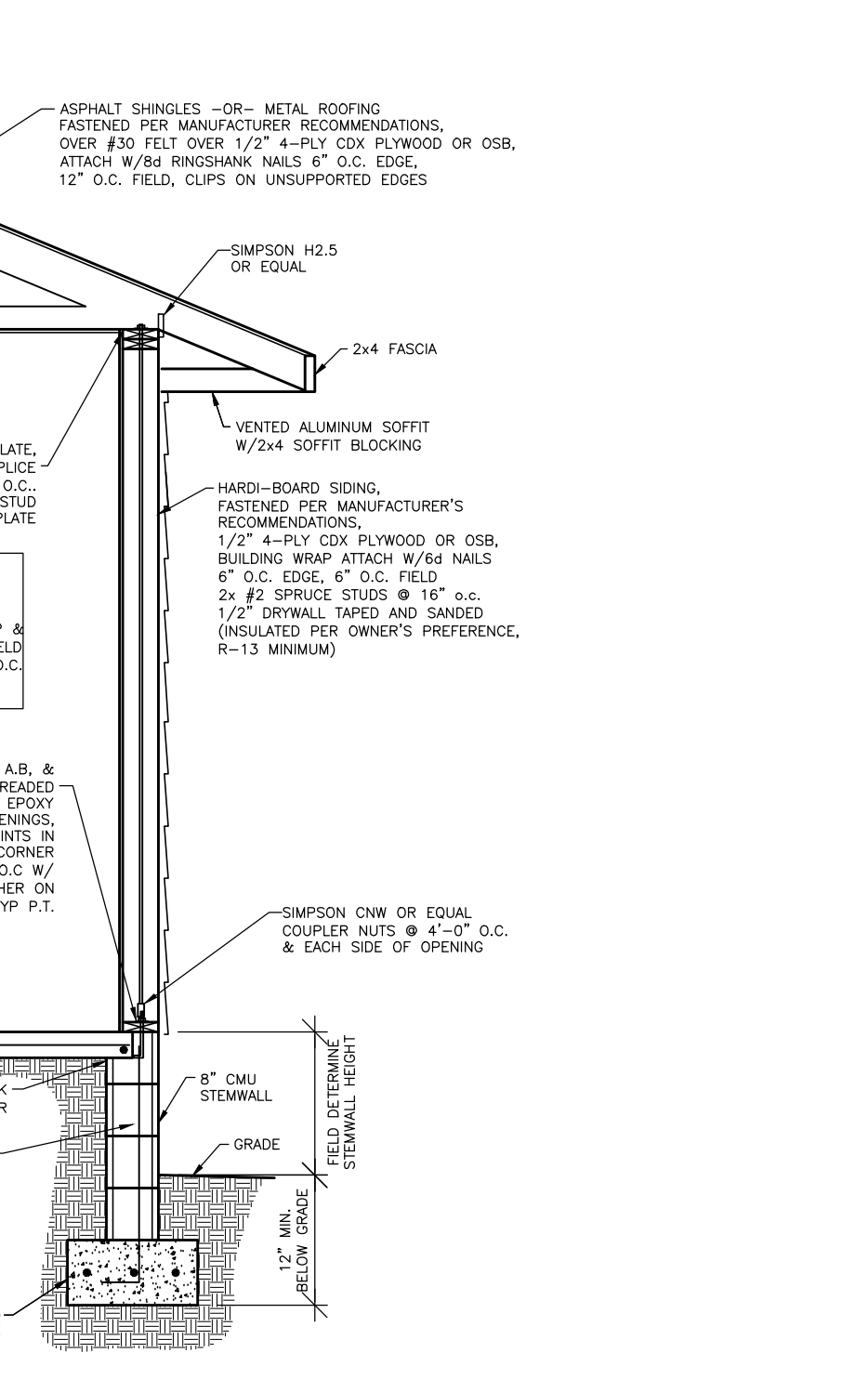
**TYP. INTERIOR STAIR**  
**DETAIL**  
 SCALE: \_\_\_\_\_ NTS



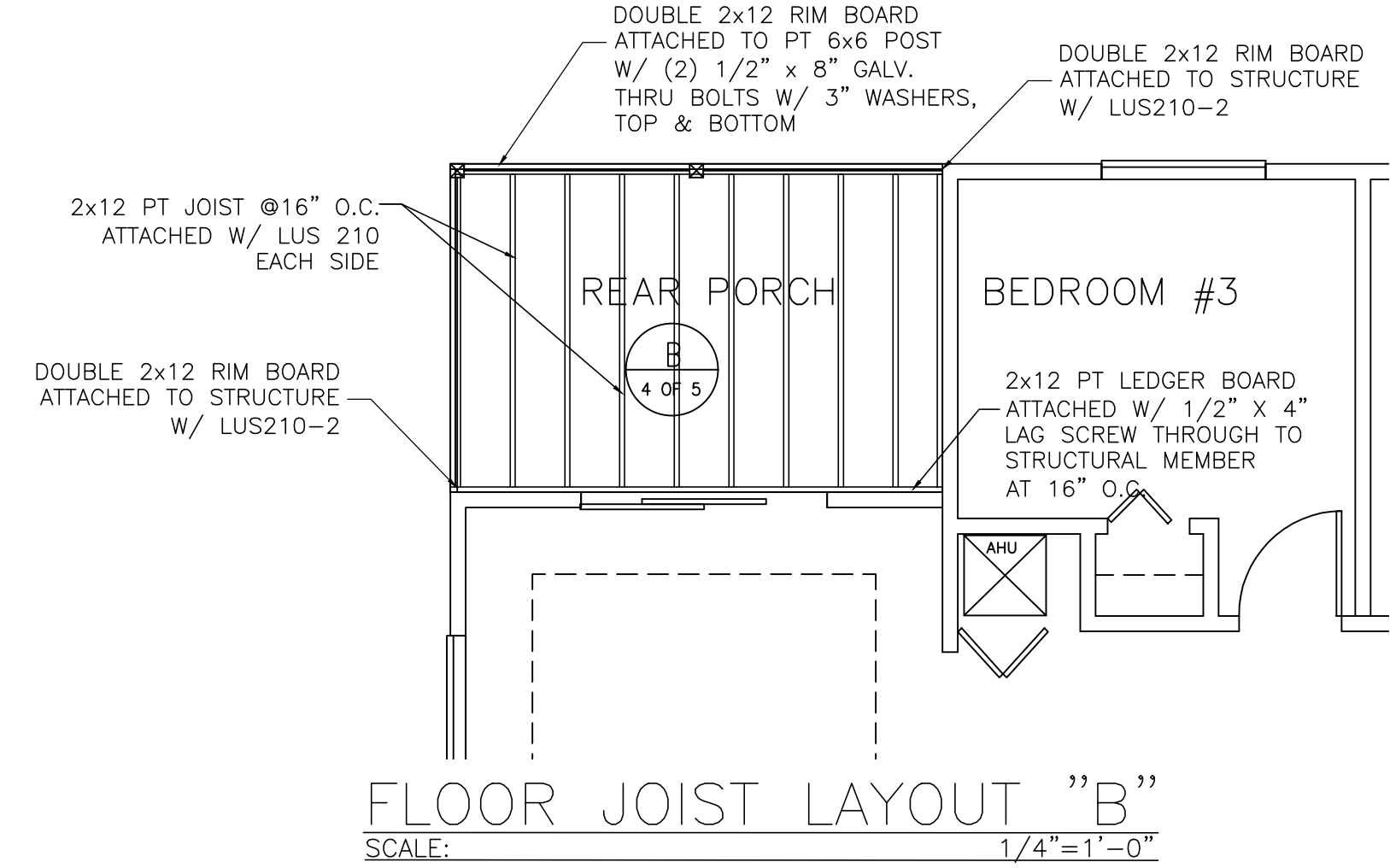
**TYPICAL WALL SECTION**  
 SCALE: 1/2" = 1'



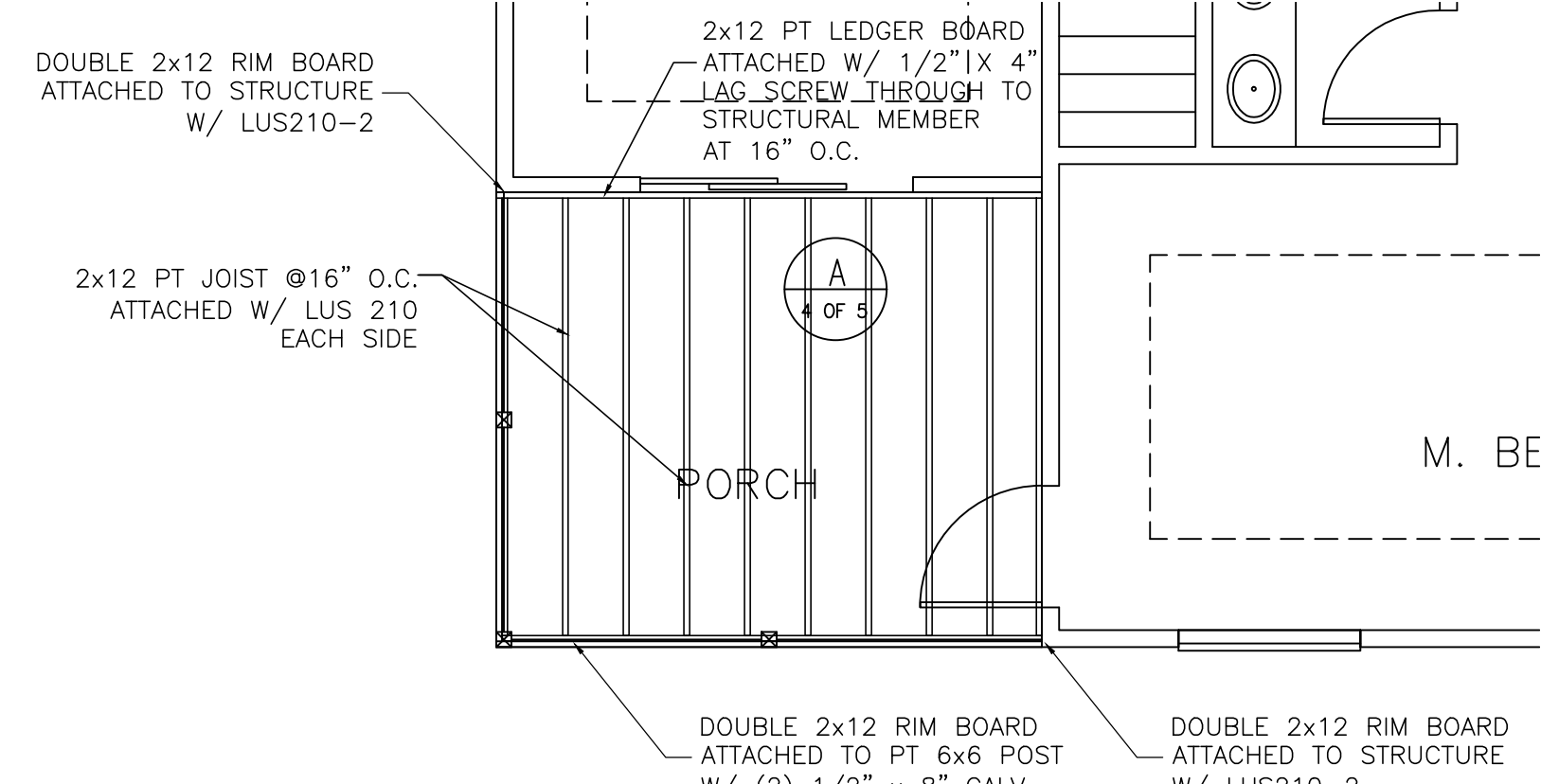
**PORCH CORNER SECTION**  
 SCALE: NTS



**TYPICAL WALL SECTION**  
 SCALE: 1/2" = 1'



**FLOOR JOIST LAYOUT "B"**  
 SCALE: 1/4" = 1'-0"



**FLOOR JOIST LAYOUT "A"**  
 SCALE: 1/4" = 1'-0"

**FASTENING REQUIREMENTS**

GENERAL NOTES:  
 1. Confirm the adequacy of the beam (depth and thickness) for carrying the designated load.  
 2. Stress level for nail, bolt and screw values is 100%. Increases of 15% for snow loaded roof conditions or 25% for non-snow roof conditions are permitted.  
 3. Top and bottom rows of fasteners should be as shown in the fastener clearances detail. For staggered fastening patterns, the maximum end distance applies to all rows.  
 4. All fasteners must have the length fully embedded, but must not be over-driven, countersunk, or over-tightened.  
 5. Bolt holes are to be 1/8" to 1/4" diameter larger than the bolts. Bolts must meet or exceed ASTM A 307 or SAE J429 Grades 1 or 2. Every bolt must extend through the full thickness of the member. Use washers not less than a standard cut washer under the head and nut meeting ANSI B18.22.1.  
 6. 7" wide beams should only be side-loaded when loads are applied to both sides, when the lower side load is at least 25% of the opposite side, or when the beam is otherwise restrained to minimize rotation.  
 7. For beam depths <math>< 7'</math>, the maximum beam thickness must not exceed the beam depth and all fasteners must be staggered up to one-half the required o.c. spacing. For depths <math>\ge 7'</math>, the minimum beam thickness is 7".  
 8. Fastening recommendations are based on the 2012 National Design Specification for Wood Construction (NDS) or fastener manufacturer's design information.  
 9. SDS structural screws are produced by Simpson Strong-Tie Company, Inc. WS structural screws are produced by United Steel Products Company and TrusLoK® structural screws are produced by Fastenaster-CMGIC, Inc. Structural screws must be installed per manufacturer's recommendations.

**FASTENER CLEARANCES FOR MULTIPLE-PLY MEMBERS**

FASTENER	B		C		D	
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
10d & 16d Nails	2"	2"	4"	4"	12"	3"
Bolts & Screws	2"	2"	4"	4"	24"	3"

2 Rows "15" (offset on back side)  
 3 Rows "15" (offset on back side)

**MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS**

MEMBER TYPE	MIN. DIM.	3 1/2" WIDE		5 1/4" WIDE		7" WIDE	
		FASTENERS	SPACING	FASTENERS	SPACING	FASTENERS	SPACING
10d (128" x 3") Nails	7 1/2" <math>\le d < 14' <td>2-Ply 11"</td> <td>3-Ply 11"</td> <td>11" x 31"</td> <td>4-Ply 11"</td> <td>2-Ply 11" x 31"</td> <td>2-Ply 31"</td>	2-Ply 11"	3-Ply 11"	11" x 31"	4-Ply 11"	2-Ply 11" x 31"	2-Ply 31"
16d (162" x 3 1/2") Nails	7 1/2" <math>\le d < 14' <td>3 rows @ 12" o.c.</td> <td>4 rows @ 12" o.c.</td> <td>3 rows @ 12" o.c.</td> <td>3 rows @ 12" o.c.</td> <td>4 rows @ 12" o.c.</td> <td>3 rows @ 12" o.c.</td>	3 rows @ 12" o.c.	4 rows @ 12" o.c.	3 rows @ 12" o.c.	3 rows @ 12" o.c.	4 rows @ 12" o.c.	3 rows @ 12" o.c.
1/2" Through Bolts	7 1/2" <math>\le d < 14' <td>2 rows @ 24" o.c.</td> <td>3 rows @ 24" o.c.</td> <td>2 rows @ 24" o.c.</td> <td>2 rows @ 24" o.c.</td> <td>3 rows @ 24" o.c.</td> <td>2 rows @ 24" o.c.</td>	2 rows @ 24" o.c.	3 rows @ 24" o.c.	2 rows @ 24" o.c.	2 rows @ 24" o.c.	3 rows @ 24" o.c.	2 rows @ 24" o.c.
SDS 1/2" x 3 1/2", WS35, 3 1/2" TrusLoK	7 1/2" <math>\le d < 14' <td>2 rows @ 24" o.c.</td> <td>2 rows @ 24" o.c.</td> <td>2 rows @ 24" o.c.</td> <td>2 rows @ 24" o.c.</td> <td>2 rows @ 24" o.c.</td> <td>2 rows @ 24" o.c.</td>	2 rows @ 24" o.c.	2 rows @ 24" o.c.	2 rows @ 24" o.c.	2 rows @ 24" o.c.	2 rows @ 24" o.c.	2 rows @ 24" o.c.
SDS 1/2" x 6", WS6	7 1/2" <math>\le d < 14' <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>2 rows @ 24" o.c.</td> <td>2 rows @ 24" o.c.</td>	-	-	-	-	2 rows @ 24" o.c.	2 rows @ 24" o.c.
5" TrusLoK	7 1/2" <math>\le d < 14' <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>2 rows @ 24" o.c.</td> <td>2 rows @ 24" o.c.</td>	-	-	-	-	2 rows @ 24" o.c.	2 rows @ 24" o.c.
6 1/2" TrusLoK	7 1/2" <math>\le d < 14' <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>2 rows @ 24" o.c.</td> <td>2 rows @ 24" o.c.</td>	-	-	-	-	2 rows @ 24" o.c.	2 rows @ 24" o.c.

NOTES:  
 1. All fasteners must meet the minimum requirements in the table above. Side-loaded multiple-ply members must meet the minimum fastening and side-loading capacity requirements given on page 48.  
 2. Minimum fastening requirements for depths less than 7 1/2" require special consideration. Please contact your technical representative.  
 3. Three general rules for staggering or offsetting for a certain fastener schedule:  
 (1) If staggering or offsetting is not referenced, then none is required.  
 (2) If staggering is referenced, then fasteners installed in adjacent rows on the front side are to be staggered up to one-half the o.c. spacing, but maintaining the fastener clearances above and  
 (3) If "18" is referenced, then the fastener schedule must be repeated on each side, with the fasteners on the back side offset up to one-half the o.c. spacing of the front side (whether or not it is staggered).

**TOP-LOADED**  
 For required multiple-ply member fastening, only conditions where the loading is applied evenly across the top of all plies shall be considered "top-loaded." All other conditions must be fastened using the side-loaded recommendations on page 48. All top-loaded multiple-ply LVL members must meet the minimum fastener requirements and required fastener spacing shown above.

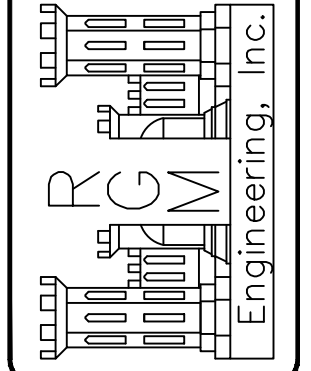
**FASTENING REQUIREMENTS (CONTINUED)**  
**2.0E GP LAM® LVL SIDE-LOADED**  
 For required multiple-ply member fastening, conditions where the loading is not applied evenly across the top of all plies shall be considered side-loaded. All side-loaded multiple-ply members must meet the minimum fastener requirements on page 47 and the loading capacity requirements below.

**MINIMUM UNIFORM LOAD APPLIED TO EITHER OR BOTH OUTSIDE PILES (PL)**  
 Refer to General Notes page 47.  
 • Numbers in the table indicate load in pounds per linear foot which may be applied to either side, except as shown in note 6 on page 47, based solely on the connection.  
 • Framing members must be attached with approved metal hangers. Refer to page 27, 51 and 52 for larger recommendations.  
 • This table applies to uniform loading only. Concentrated (point) side loads may require additional consideration.

FASTENER SCHEDULE	NUMBER OF FASTENERS	FASTENER ON CENTER SPACING	3 1/2" WIDE		5 1/4" WIDE		7" WIDE	
			2-Ply 11"	3-Ply 11"	11" x 31"	4-Ply 11"	2-Ply 11" x 31"	2-Ply 31"
10d (128" x 3") Nails	3	12	545	405 (ES)	405	—	360 (ES)	—
	4	12	725	545 (ES)	545	—	485 (ES)	—
16d (162" x 3 1/2") Nails	2	12	565	425 (ES)	425	—	375 (ES)	—
	3	12	845	635 (ES)	635	—	563 (ES)	—
1/2" Through Bolts	2	24	505	390	525	340	465	860
		16	760	570	790	505	700	1290
SDS 1/2" x 3 1/2"	2	24	680	510 (ES)	510	—	455 (ES)	—
		19.2	850	640 (ES)	640	—	565 (ES)	—
		16	1020	765 (ES)	765	—	680 (ES)	—
SDS 1/2" x 6"	2	24	—	—	—	555 (ES)	555 (ES)	480 (ES)
		19.2	—	—	—	695 (ES)	695 (ES)	850 (ES)
		16	—	—	—	835 (ES)	835 (ES)	1020 (ES)
USP WS35	2	24	500	375 (ES)	375	—	335 (ES)	—
		19.2	625	470 (ES)	470	—	415 (ES)	—
		16	750	565 (ES)	565	—	500 (ES)	—
USP WS6	2	24	—	—	—	335 (ES)	335 (ES)	500 (ES)
		19.2	—	—	—	415 (ES)	415 (ES)	625 (ES)
		16	—	—	—	500 (ES)	500 (ES)	750 (ES)
3 1/2" TrusLoK®	2	24	535	400 (ES)	400	—	355 (ES)	—
		19.2	670	500 (ES)	500	—	445 (ES)	—
		16	800	600 (ES)	600	—	535 (ES)	—
5" TrusLoK	2	24	—	—	—	385 (ES)	385 (ES)	580 (ES)
		19.2	—	—	—	485 (ES)	485 (ES)	725 (ES)
		16	—	—	—	580 (ES)	580 (ES)	870 (ES)
6 1/2" TrusLoK	2	24	—	—	—	385	385	580
		19.2	—	—	—	485	485	725
		16	—	—	—	580	580	870

NOTES:  
 1. 18" indicates fasteners must be installed from each side of the beam with the given fastening schedule. Stagger fasteners on opposite side of beam by one to one-half the required fastener on-center spacing.  
 2. For nails, tabulated values may be multiplied by 2.0 for 4" o.c. spacing and by 3.0 for 4" o.c. spacing. For bolts, tabulated values for 24" o.c. may be multiplied by 2.0 for 12" o.c. spacing. For structural screws, tabulated values for 24" o.c. may be multiplied by 2.0 for 12" o.c. spacing; by 4.0 for 6" o.c. spacing and by 4.0 for 4" o.c. spacing.  
 3. For 3 rows of fasteners, multiply tabulated values for 2 rows by 1.5. Center and stagger middle row by one-half the required o.c. spacing for depths less than 11 1/2".  
 4. Do not use fastener schedule if fastener clearances, required staggering and offsetting or required fastening cannot be met. Consult technical representative for other options.

ROBERT G. MORGAN, JR., P.E.  
 #58118  
**1928 RIVER LAGOON TRACE**  
**ST. AUGUSTINE, FLORIDA 32092**  
**904-814-7633**

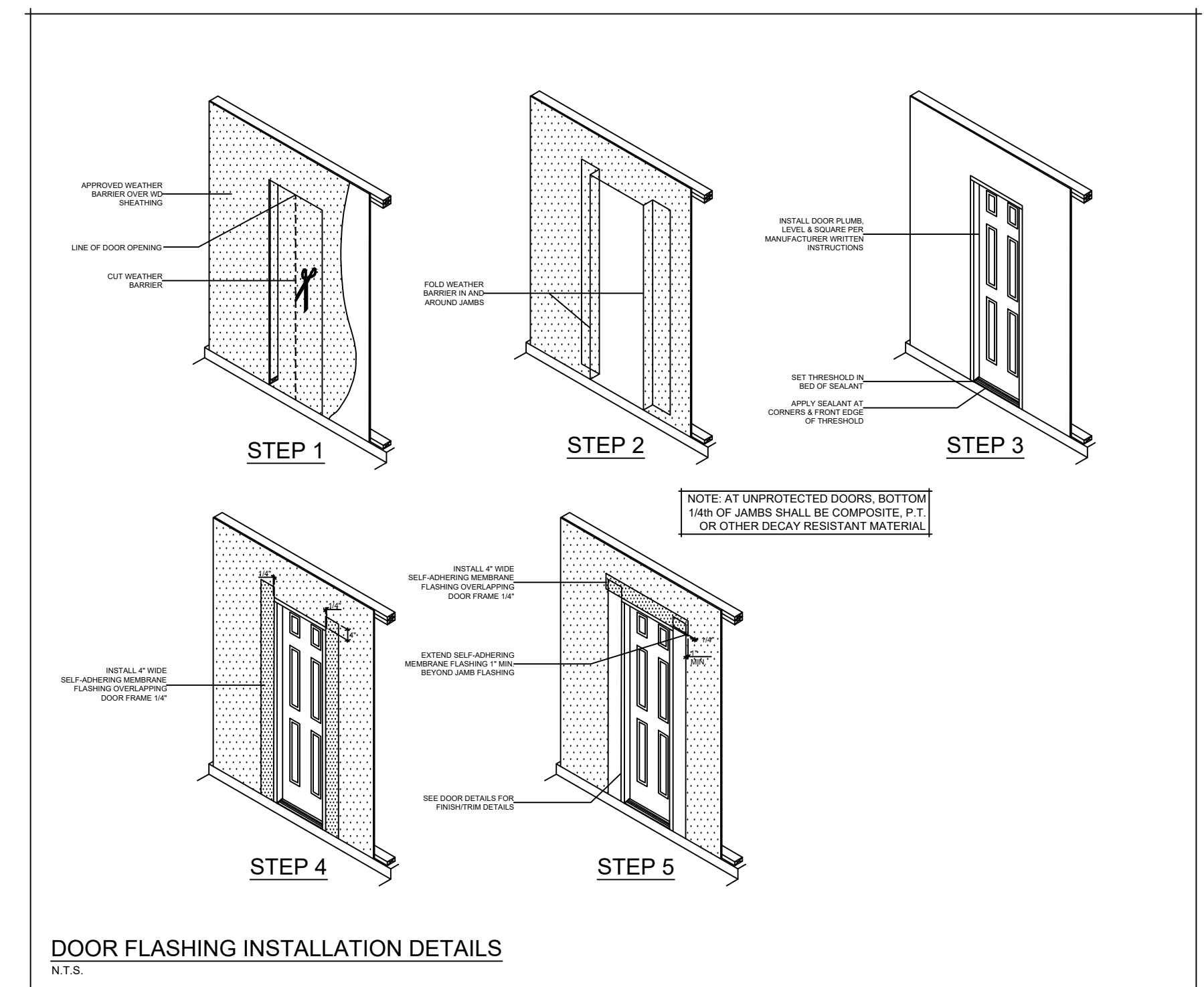
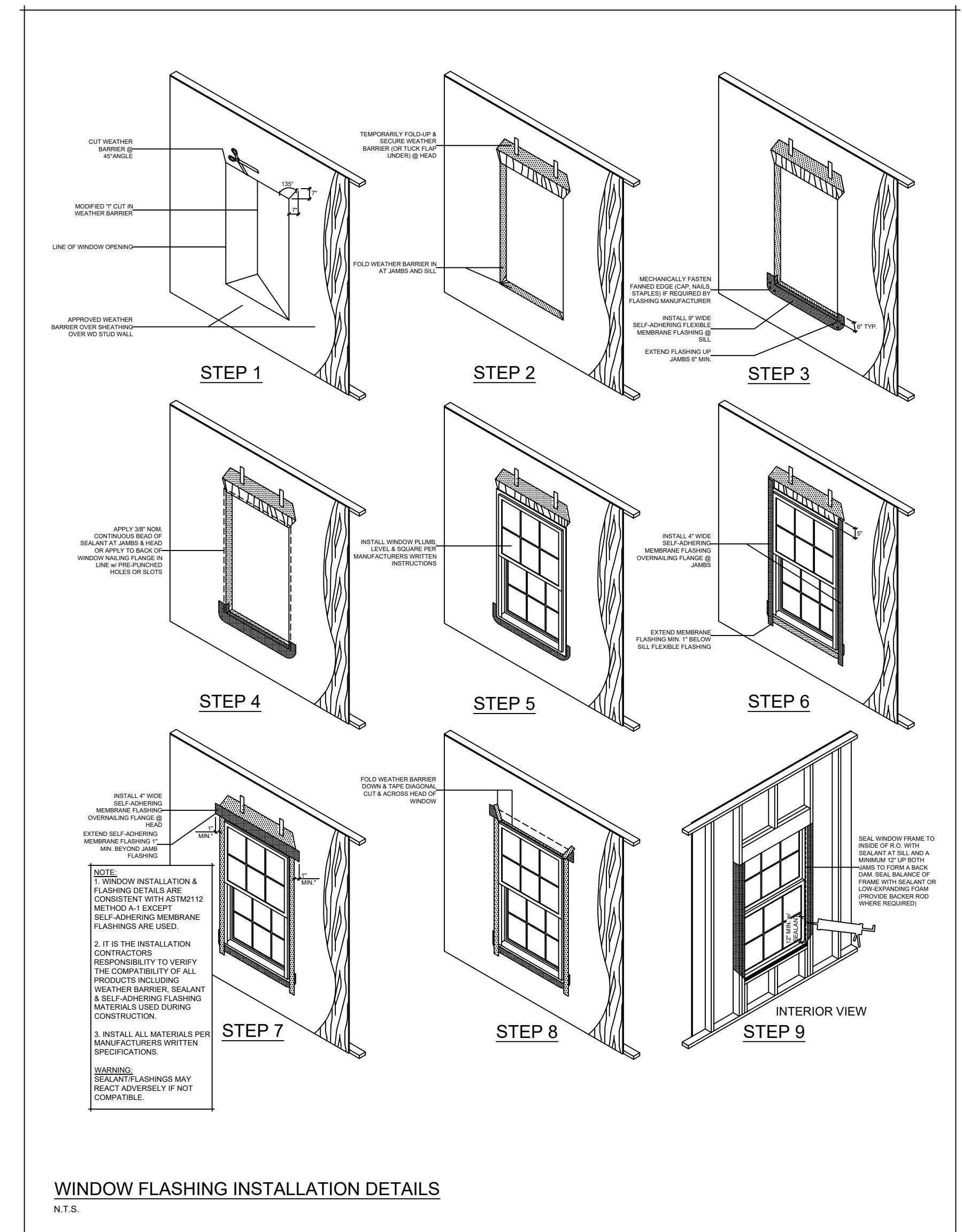
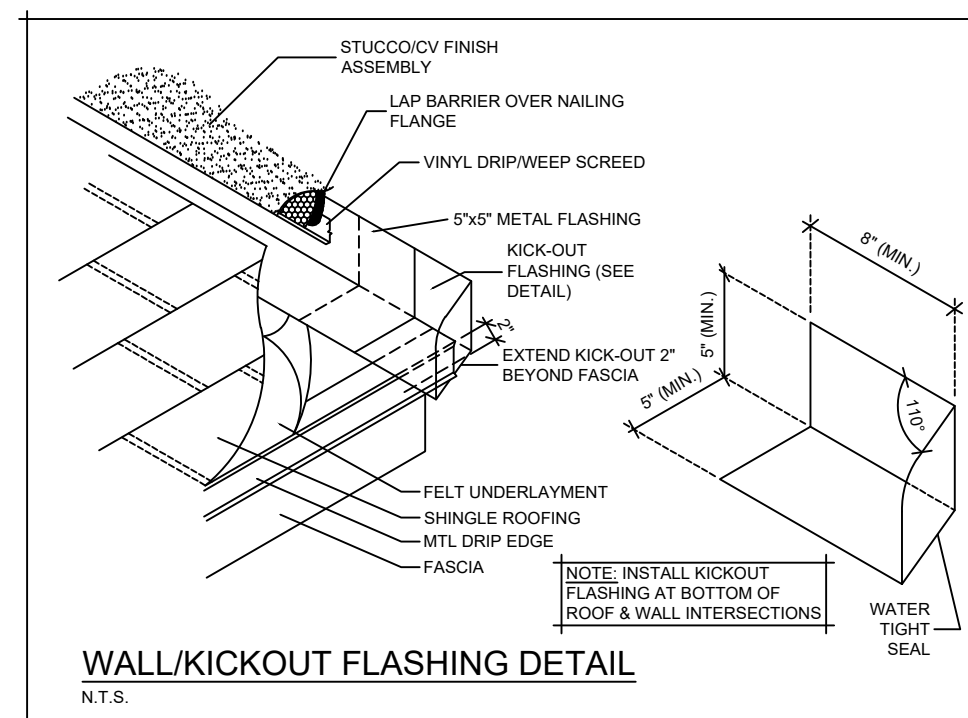
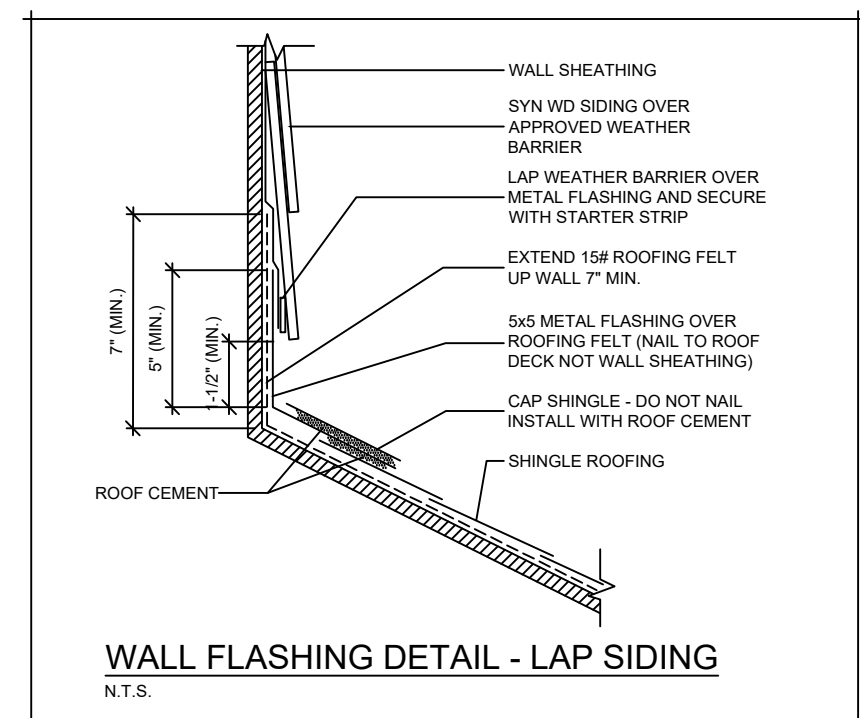
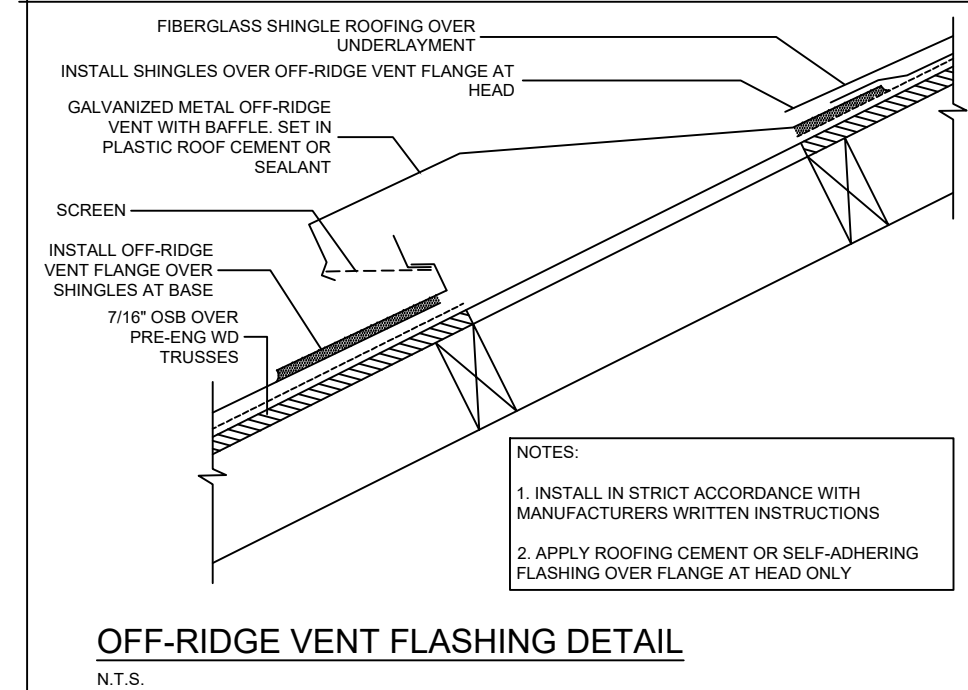
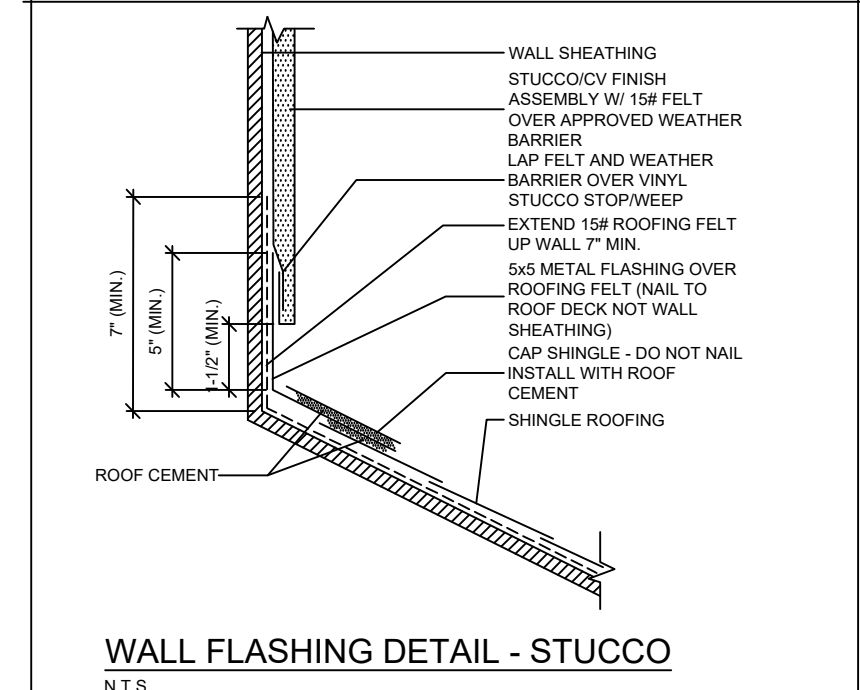
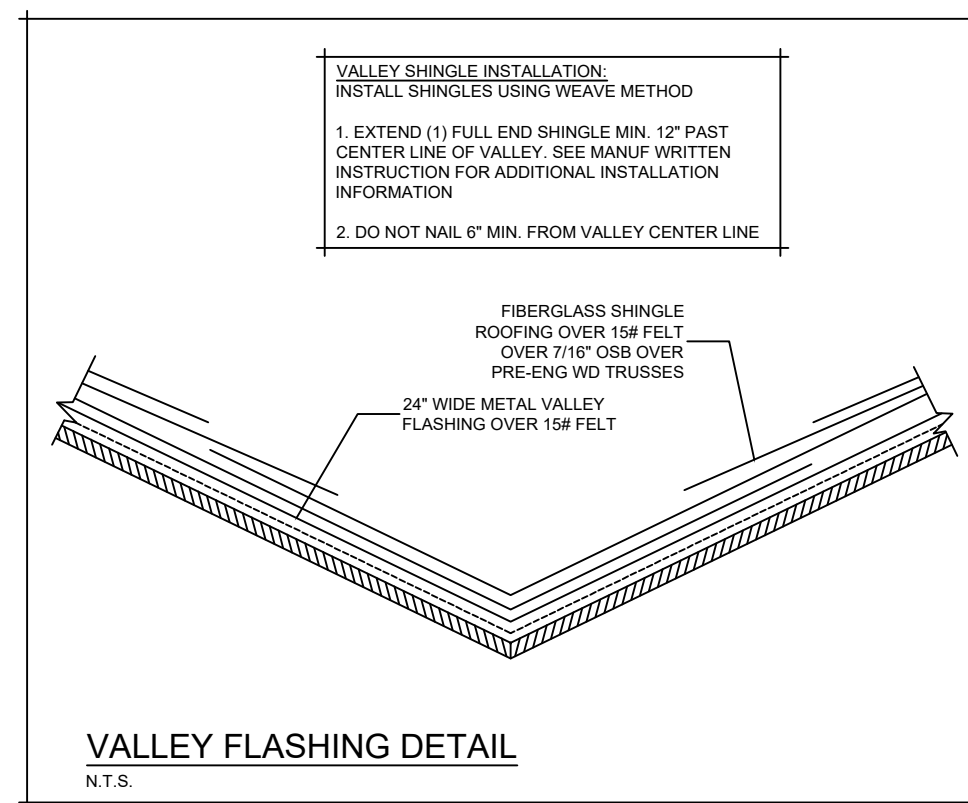
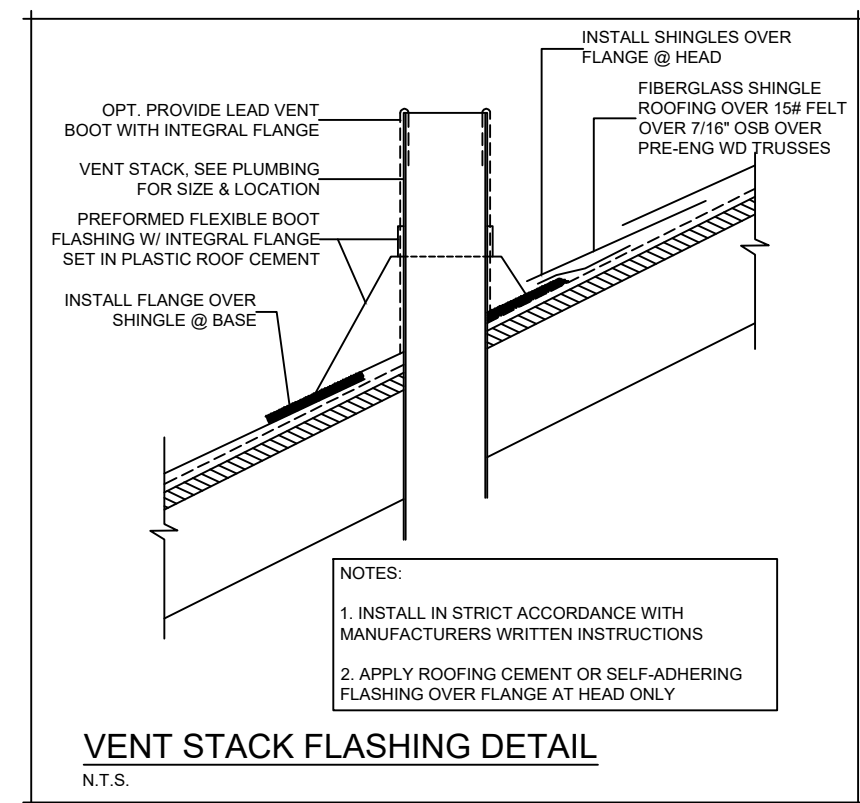
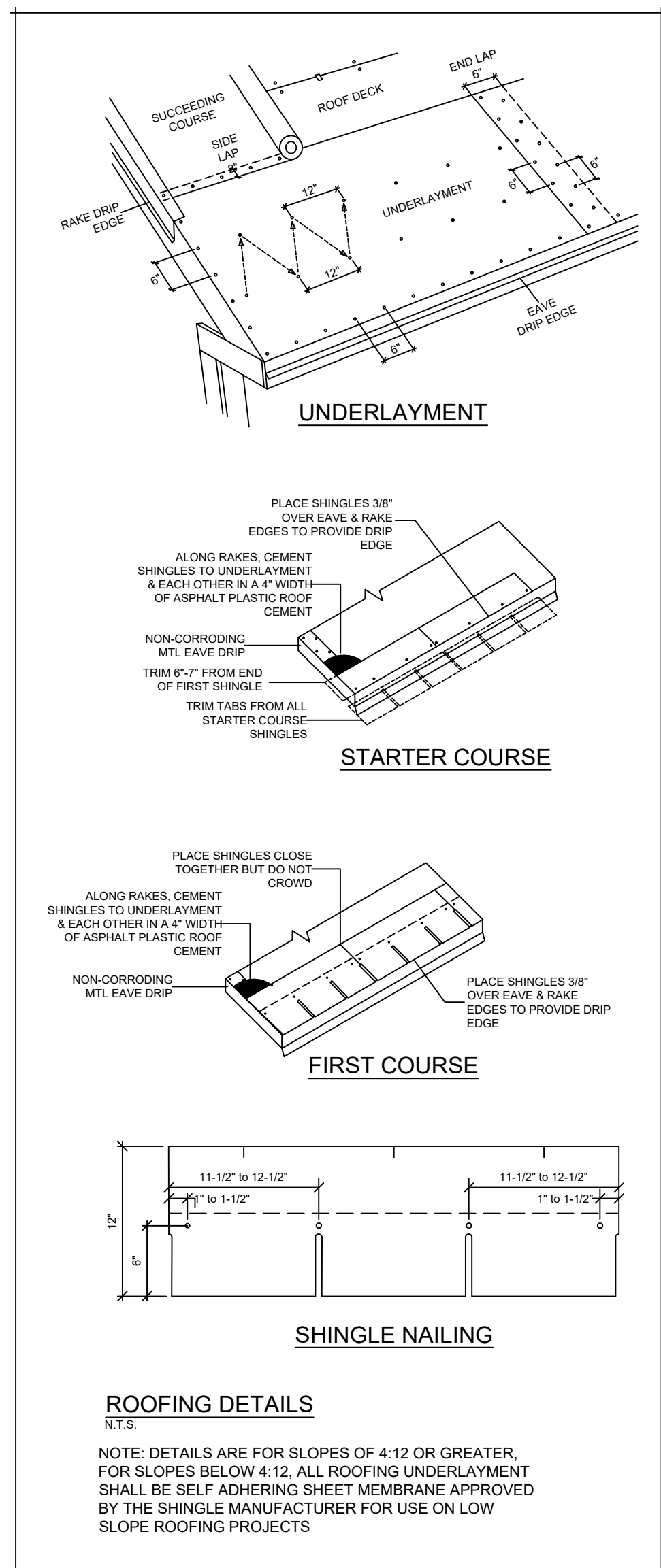


SIGNED (DESIGNER)

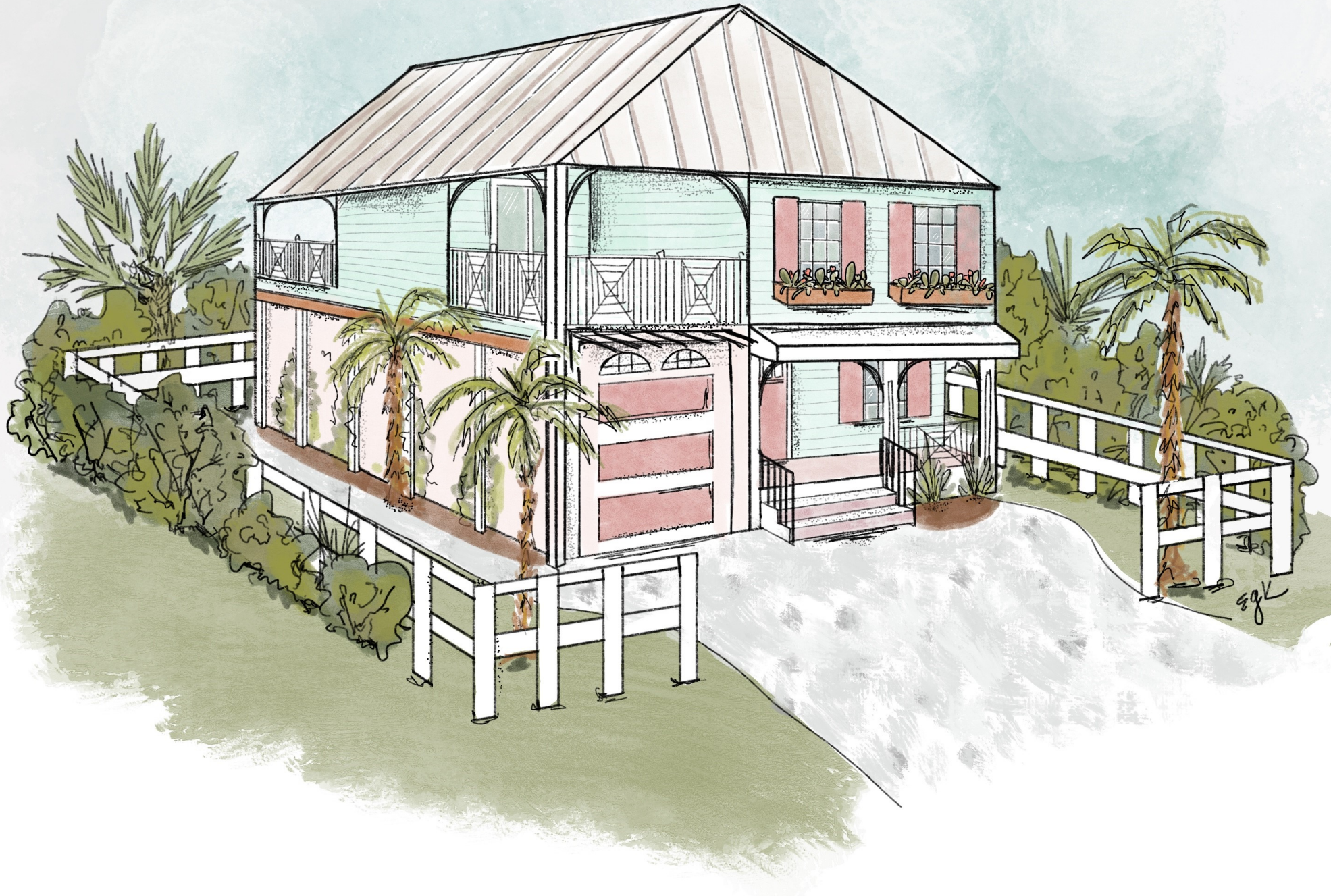
STEVE CONTENT  
 100 LANCASTER PLACE  
 ST. JOHNS COUNTY

DRAWN BY  
 K.E.B.  
 DATE  
 6-5-20  
 SCALE  
 CHECKED BY  
 R.G.M.  
 PLAN NO.  
 SHEET NO  
 4 OF 5











Prepared by and return to:  
James W. Collins, Esq.  
Law Office of James W. Collins, P.A.  
7273 Bee Ridge Rd.  
Sarasota, FL 34241

(Space above this line reserved for recording office use only)

### **WARRANTY DEED**

#### **1. IDENTIFICATION OF GRANTOR**

Grantor's name and address is: JOESPH PARI, a single man, the unmarried widower  
of PHYLLIS PARI (deceased),  
3846 Whitney Ave., Hamden, CT 06518-1518

The word "I" or "me" as hereafter used means the Grantor.

#### **2. IDENTIFICATION OF GRANTEE**

Grantee's name and address is: PHYLLIS PARI, a married woman, the daughter of  
Joseph Pari,  
12 Quarry Lane, Hamden, CT 06518

The word "you" as hereafter used means the Grantee.

#### **3. MEANINGS OF TERMS**

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

#### **4. DESCRIPTION OF REAL PROPERTY CONVEYED**

Property hereby conveyed (the "Real Property") is described as follows:

Lot 3, Block 19, Biera Mar Subdivision, according to plat recorded in Plat Book 3, page 69, public records of St. Johns County, Florida.

Parcel ID: 177440 0000

**5. CONSIDERATION**

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

**6. CONVEYANCE OF REAL PROPERTY**

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

**7. WARRANTY**

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever.

**8. NOT HOMESTEAD**

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

Executed on April 8, \_\_\_\_\_, 2008.

Joseph P. P...  
JOSEPH PARI

Signed in the presence of:

Name: Barbara O'Brien  
Barbara O'Brien 4/8/08 (Date)  
Address: 163 Livingston St.  
New Haven CT 06511

Barbara O'Brien  
Witness #1 signature

Signed in the presence of:

Name: Rose Marie S. Rubino  
16 Katherine Dr. (Rose Marie S. Rubino) 4/8/08 (Date)  
Address: Hampden CT 06514

Rose Marie S. Rubino  
Witness #2 signature

STATE OF CONNECTICUT  
COUNTY OF NEW HAVEN

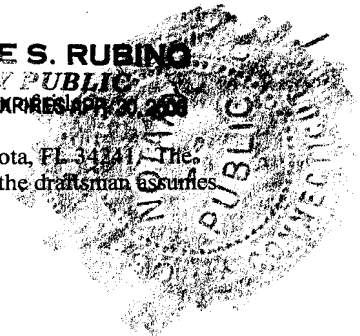
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April, 2008, by JOSEPH PARI, who is personally known to me or has produced — as identification.

Rosemarie S. Rubino  
Notary Public - State of CT.

**ROSEMARIE S. RUBINO**  
**NOTARY PUBLIC**  
**MY COMMISSION EXPIRES 07/31/2011**

N.B. this deed has been prepared at the Grantor's request without examination

This instrument was prepared by Attorney James W. Collins, Esq., 7273 Bee Ridge Rd., Sarasota, FL 34241. The legal description and the stated title owners contained herein were supplied by the parties and the draftsman assumes no responsibility for the correctness thereof.



COPY

Prepared by and return to  
William T. (Tom) Edwards, Jr.  
The Edwards Law Firm, P.A.  
165 Wells Road, Suite 402  
Orange Park, Florida 32073  
(904) 215-3550

**QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED** executed on Jun 4, 2019 by STEPHANIE S. GRAY, now known as STEPHANIE S. FISH, whose post office address 120 Calle El Jardin, Unit 104, Saint Augustine, Florida 32095 hereinafter called the Grantor(s), her one-third (1/3) interest to:

WILLIAM J. FISH and STEPHANIE FISH, Trustees, or their successors in trust, under the FISH LIVING TRUST, dated April 23, 2019, and any amendments thereto, whose post office address is 120 Calle El Jardin, Unit 104, Saint Augustine, Florida 32095, hereinafter called the grantee(s).

(Wherever used herein the terms "first party" and "second party" shall include the singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

**WITNESSETH**, that the said first party, for LOVE AND AFFECTION, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the second party forever, all right, title, interest, claim and demand which the said first party has in and to the following described lot, piece of land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

**Lot 4, Block 19, BIERA MAR SUBDIVISION, according to plat recorded in Plat Book 3, page 69, of the Public Records of St. Johns County, Florida.**

Property appraiser's Parcel I.D. No. 177450-0000

**SUBJECT TO** covenants, easements, reservations and restrictions of record, and indebtedness of record, if any, and subject to taxes assessed after December 31, 2018.

**TO HAVE AND TO HOLD**, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, title, interest, lien equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behoof of the said second party forever.

**IN WITNESS WHEREOF**, the said grantors have hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature

Jessica Badger  
Print Witness Name

[Signature]  
Witness Signature

Slavus P Suskalo  
Print Witness Name

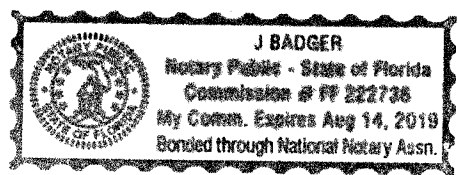
[Signature]  
STEPHANIE S. GRAY

State of Florida  
County of St Johns

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared STEPHANIE S. GRAY, who is either ( ) personally known to me or ( X ) who produced FL ID as identification, and who executed the foregoing instrument, and acknowledge before me that she executed the same for the purpose therein expressed.

WITNESS my hand and official seal this June 4<sup>th</sup>, 2019.

[Signature]  
Notary Public, State of Florida  
My commission expires:



Prepared by:

Rachael Greene, Attorney  
320 High Tide Drive, Suite 101  
St. Augustine Beach, Florida 32080

When recorded return to:

Rachael Greene, Attorney  
320 High Tide Drive, Suite 101  
St. Augustine Beach, Florida 32080

(Space above this line reserved for recording office use only)

**STATUTORY WARRANTY DEED**

THIS INDENTURE, made on May 17, 2011, in which the **Grantors identified below convey 1/3 interest in non homestead property to the Grantee identified below:**

Grantors' names and addresses are: Stephanie S. Gray (Fish), of St. Johns County  
120 Calle El Jardin, #104  
St. Augustine, Florida 32095

Saribel S. Olivero, of St. Johns County  
P.O. Box 840078  
St. Augustine, Florida 32080-0078

and

Grantee's name and address is: Cynthia Lou Carlson, of Anne Arundel County  
70 Church Road  
Arnold, Maryland 21012

The word "you" as hereafter used means the Grantee.

WITNESSETH:

That Grantors, for and in consideration of the sum of \$10.00, and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, a **1/3 interest** in the following land situated in St. Johns County, Florida:

Lot 4, Block 19, BIERA MAR SUBDIVISION, according to plat recorded in Plat Book 3, page 69, of the Public Records of St. Johns County, Florida.

Property Appraiser's Parcel I.D. No. 177450-0000

and Grantors do hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.



GRANTORS:

Stephanie S. Gray (Fish) <sup>5/17/11</sup>  
Stephanie S. Gray (Fish) (Date)  
120 Calle El Jardin, #104  
St. Augustine, Florida 32095

Saribel S. Olivero <sup>5/17/11</sup>  
Saribel S. Olivero (Date)  
P.O. Box 840078  
St. Augustine, Florida 32080-0078

Signed in the presence of:

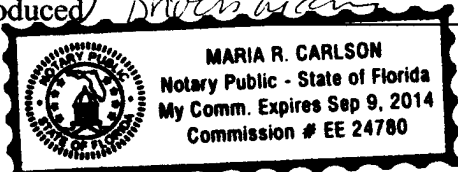
David Webb <sup>5/17/11</sup>  
David Webb (Date)  
320 High Tide Drive  
St. Augustine, FL 32080  
Witness

Signed in the presence of:

Rachael Greene <sup>5/17/11</sup>  
Rachael Greene (Date)  
320 High Tide Drive  
St. Augustine, FL 32080  
Witness

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this May 17 day of May, 2011, by Stephanie S. Gray (Fish), who is personally known to me or has produced Drivers license as identification.



Maria R. Carlson  
Notary Public - State of Florida

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 17 day of May, 2011, by Saribel S. Olivero, who is personally known to me or has produced Drivers license as identification.



Maria R. Carlson  
Notary Public - State of Florida

Prepared by and return to:

Kimberly Delisa  
Ginn & Patrou, PA  
460 A1A Beach Boulevard  
St. Augustine Beach, FL 32080  
(904) 461-3000  
File No 22-230

Parcel Identification No 177460-0000

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28 day of October, 2022 between Cama Sdira, LLC FBO Robert L. Davis IRA #T100329-03, whose post office address is 16 Milltown Road, Wilmington, DE 19808-3129, of the County of New Castle, State of Delaware, Grantor, to Southbreeze Properties, LLC, a Florida Limited Liability Company, whose post office address is 20 Teal Circle St. Augustine, FL 32080, of the County of St. Johns, FL, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns, Florida, to-wit:

Lot 5, Block 19, Biera Mar Subdivision, according to the map or plat thereof, as recorded in Map Book 3, Page 69, of the Public Records of St. Johns County, Florida.

**Grantor warrant** that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS  
PRINT NAME: RACHEL FLORES

[Signature]  
WITNESS  
PRINT NAME: Tetyana Protsyk

STATE OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

Cama Sdira, LLC FBO Robert L. Davis IRA #T100329-03

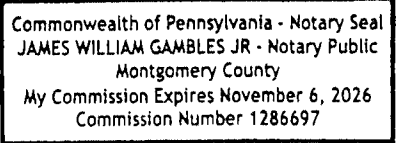
By: [Signature]

Print Name: DONNA IANNUZZI

Title: VICE PRESIDENT

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 27th day of October, 2022, by Donna Iannuzzi of Cama Sdira, LLC FBO Robert L. Davis IRA #T100329-03.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: [initials] OR Produced Identification: \_\_\_\_\_  
Type of Identification \_\_\_\_\_  
Produced: \_\_\_\_\_

COPY



## St. Johns County School District Application for School Concurrency Determination

Instructions: Please submit three (3) copies of the completed application, location map, map depicting the Future Land Use, proof of ownership, and owner's authorization form (if applicable) for each residential project. Also include the applicable fee. (Please see attached fee schedule. Make checks or money orders payable to St. Johns County School District. Cash will not be accepted.)

- Applicants cannot submit unless the existing Future Land Use Map (FLUM) designation for the property would allow the proposed development or a corresponding Small Scale FLUM amendment is filed with the County/Municipality. Applicants needing a Large Scale FLUM amendment cannot file for school concurrency until the amendment is deemed effective.
- Applicants must simultaneously submit an application for concurrency/site plan/final subdivision approval to the County/Municipality to be deemed complete.
- Applications will only be accepted in the Facilities & Operations Department from 8:00 a.m. - 5:00 p.m., on regular operating days for the School District.

**I. Application Type:** Please indicate the requested application. (Mark only one.)

- School Concurrency Determination (SCD)
- Modification (of an existing SCD)

**II. Project Information:**

Project Name: Biera Mar Rezone: A1A

Local Government: (Check only one.)       St. Johns County     City of St. Augustine  
 Town of Hastings     City of St. Augustine Beach

Parcel ID Number(s): Parcels: 17746-00000 / 17745-00000 / 17744-00000

Project Location/Physical Address: 5068 A1A S (Lot 5), 5072 A1A S (Lot 4) , and 5084 A1A S (Lot 3), St. Augustine, FL 32080

List any associated applications filed with the Local Government (i.e. rezoning, site plan, plat, etc.): \_\_\_\_\_  
Rezoning Application, and Water/Sewer Availability Request

**III. Applicant/Agent Information:**

Applicant's Name, Address, Phone Number & Email: See attached List of Owners

Agent's Name, Address, Phone Number & Email: Bill Miller / 661 A1A Beach Boulevard, St. Augustine, FL 32080 / (904) 315-8930 / BillMillerSells@gmail.com

**IV. Development Information:**

Total Project Acreage: 0.47 Acres                      Present Use of Property: Vacant Commercial

Project Data			
Current		Proposed	
Future Land Use:	Res-C	Future Land Use:	Res-C
Zoning:	CN	Zoning:	RS3
Development Proposal--Number of Dwelling Units			
Total	Single Family (Detached)	Multi-Family (Duplex, Condos, Townhouses, Apartments)	Mobile Home
	3		
Starting Market Value:	\$750,000		

Description of Requested Modification (if applicable): Rezone each lot from CN to RS3 in order to build one 1824 Sq. Ft. heated/cooled single family home on each lot.

*I hereby certify the statements, information and/or attachments contained in this application are true and correct to the best of my knowledge.*

Owner/Agent Signature:  Date: 12/22/23

Printed Name: Bill Miller

**Notes:**

- Applications will be reviewed for completeness upon receipt. The applicant will be notified within five (5) working days if the application is deemed complete. Complete applications will be reviewed in the order they were received. Incomplete applications will not proceed through the review process until they are deemed complete.
- The School Concurrency Determination or Modification review will be completed within ten (10) working days of being deemed complete. A copy of the completed review will be sent to the Applicant and the County/Municipality.
- *The School Concurrency Determination does not grant or imply any approval by the County/Municipality.*

<b>School District Use Only:</b>	
<b>Application Received:</b>	
<b>Time:</b>	<b>By:</b>

Fee Schedule	
<b>School Concurrency Determination</b>	<b>\$150</b>
<b>Modification</b>	<b>\$100</b>
<b>Proportionate Share Mitigation Agreement</b> [based on number of dwelling units (du)]	
<b>1-10 du</b>	<b>\$150</b>
<b>11-50 du</b>	<b>\$500</b>
<b>51-200 du</b>	<b>\$1000</b>
<b>201 du &amp; up</b>	<b>\$1500</b>



St. Johns County School District  
Owner's Authorization

Application for  
School Concurrency Determination

Bill Miller, is hereby authorized TO ACT ON BEHALF OF  
Kimberly D. Watkins, MGR - South Breeze Properties LLC, the owner(s) of the land described within the attached application  
and proof of ownership, as may be required in applying for an application related to a School Concurrency  
Determination (SCD) or Modification of an existing SCD.

BY:

[Signature]  
Signature of Owner

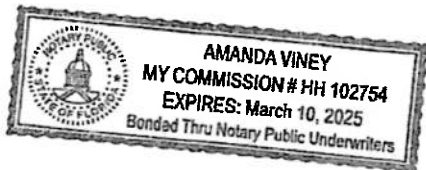
Kimberly D. Watkins, MGR / South Breeze Properties LLC  
Printed Name

[Signature]  
Signature of Owner

Kimberly Watkins  
Printed Name

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 7 day of December, 2023, by  
Kimberly Deisa Watkins.



[Signature]  
Printed Name: Amanda Viney  
Notary Public  
State of Florida at Large  
My Commission expires: \_\_\_\_\_  
Personally known: N Produced ID: \_\_\_\_\_  
(check one of the above)  
Type of Identification Provided: \_\_\_\_\_



St. Johns County School District  
Owner's Authorization

Application for  
School Concurrency Determination

William (Bill) Miller, is hereby authorized TO ACT ON BEHALF OF Cynthia L. Carlson, the owner(s) of the land described within the attached application and proof of ownership, as may be required in applying for an application related to a School Concurrency Determination (SCD) or Modification of an existing SCD.

BY:

Cynthia L. Carlson  
Signature of Owner

Cynthia L. Carlson  
Printed Name

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 13 day of December, 2023, by Cynthia L Carlson.

Printed Name: SUZANNE WALKER

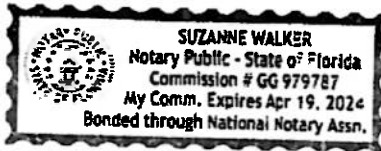
Notary Public

State of Florida at Large

My Commission expires: April 19, 2024

Personally known: \_\_\_\_\_ Produced ID: X  
(check one of the above)

Type of Identification Provided: FLDL





St. Johns County School District  
Owner's Authorization

Application for  
School Concurrency Determination

William (Bill) Miller, is hereby authorized TO ACT ON BEHALF OF Cynthia L. Carlson, the owner(s) of the land described within the attached application and proof of ownership, as may be required in applying for an application related to a School Concurrency Determination (SCD) or Modification of an existing SCD.

BY:

Stephanie S. Fish  
Signature of Owner

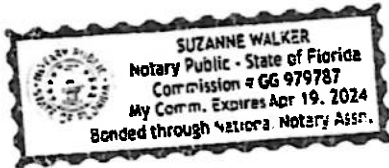
Stephanie S. Fish, Trustee  
Printed Name

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 13 day of December, 2023 by Stephanie S. Fish.



Suzanne Walker  
Printed Name: SUZANNE WALKER  
Notary Public  
State of Florida at Large  
My Commission expires: APRIL 19, 2024  
Personally known: \_\_\_\_\_ Produced ID: X  
(check one of the above)  
Type of Identification Provided: FCDC





St. Johns County School District  
Owner's Authorization

Application for  
School Concurrency Determination

William (Bill) Miller, is hereby authorized TO ACT ON BEHALF OF Cynthia L. Carlson, the owner(s) of the land described within the attached application and proof of ownership, as may be required in applying for an application related to a School Concurrency Determination (SCD) or Modification of an existing SCD.

BY:

Saribel S. Olivero

Signature of Owner

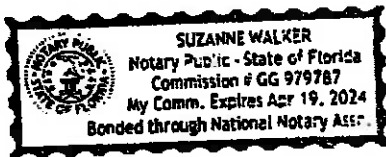
Saribel S. Olivero  
Printed Name

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 13 day of December, 20023, by Saribel S. Olivero.



Suzanne Walker

Printed Name: SUZANNE WALKER

Notary Public

State of Florida at Large

My Commission expires: APRIL 19, 2024

Personally known: \_\_\_\_\_ Produced ID: X

(check one of the above)

Type of Identification Provided: FLDL



St. Johns County School District  
Owner's Authorization

Application for  
School Concurrency Determination

Bill Miller, is hereby authorized TO ACT ON BEHALF OF  
Phyllis M. Pari, the owner(s) of the land described within the attached application  
and proof of ownership, as may be required in applying for an application related to a School Concurrency  
Determination (SCD) or Modification of an existing SCD.

BY:

Phyllis M. Pari  
Signature of Owner

Phyllis M. Pari  
Printed Name

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Printed Name

STATE OF ~~FLORIDA~~ CONNECTICUT  
COUNTY OF ~~ST. JOHNS~~ New Haven

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2023 by  
Phyllis M. Pari

Lisa Robles

Printed Name: Lisa Robles

Notary Public

State of ~~Florida~~ at Large - Connecticut

My Commission expires: 4/30/27

Personally known:  Produced ID: \_\_\_\_\_

(check one of the above)

Type of Identification Provided: \_\_\_\_\_



State of Connecticut

## Lookup Detail View

### Contact Information

Name	Address
LISA M ROBLES	38 WATER STREET MERIDEN, CT 06451

### Appointment Certification Information

Credential	Credential Type	First Issuance Date	Effective Date	Expiration Date	Status	Reason
SNPC.0131608	Notary Public Appointment	04/17/2002	05/01/2022	04/30/2027	ACTIVE	ACCEPTED

Generated on: 12/11/2023 4:26:06 PM

## School Concurrency Review Process

- Applicant submits three (3) copies of application package and the appropriate fee directly to the School District at 40 Orange Street, St. Augustine, FL 32084
  - *Applicants cannot submit unless the existing Future Land Use Map (FLUM) designation for the property would allow the proposed development or a corresponding Small Scale FLUM amendment is filed with the County/Municipality. Applicants needing a Large Scale FLUM amendment cannot file for school concurrency until the amendment is deemed effective.*
  - *Applicants must simultaneously submit an application for concurrency/site plan/final subdivision approval to the County/Municipality to be deemed complete.*
  - *Applications will only be accepted in the Facilities & Operations Department from 8:00 a.m. - 5:00 p.m. on regular operating days for the School District.*
- Within five (5) working days, Applicant is notified as to the completeness of the application package. As part of the completeness review, the School District will verify the listed Future Land Use, zoning, etc. with the County/Municipality.
- Once application is deemed complete a file and application number are created and the application is officially in “the concurrency line”
- An email will be sent to the Applicant and copied to the appropriate County/Municipality stating that the application is complete and listing the application number
- Within ten (10) working days of being deemed complete, the application will be reviewed for available capacity
- Capacity will be temporarily reserved if appropriate
- A letter will be sent to the applicant and County/Municipality with the results of the completed review. The County/Municipality letter will also contain a copy of the application package as submitted and upon which the review was based
- The temporary reserve will be in effect for 90 days or until the County/Municipality approves or denies the Final Certificate of Concurrency (FCOC)/site plan/final subdivision approval. Two 90 day extensions may be granted based on the joint decision of the School District and County/Municipality that the applicant is proceeding in good faith. Total time of temporary reserve will not exceed 270 days.
- If the FCOC/site plan/final subdivision approval is issued within the appropriate timeframe, the capacity will be reserved consistent with the requirements of the PSFE (2 years with a possible 3 year extension)
- If capacity is not available, the applicant will be asked to indicate in writing, within 30 days, if he elects to begin the Proportionate Share Mitigation process rather than wait for available capacity
- Applicants electing to wait will be required to re-file an application at a future date (Waiting does not hold a place “in the concurrency line”)
- School District staff will input the project into the Proportionate Share Mitigation model
- A meeting will be scheduled between the School District, Applicant and County/Municipality to discuss the resulting mitigation amount and possible types of mitigation, if necessary
- The resulting mitigation amount and type will be inserted into the form Proportionate Share Mitigation Agreement and sent to the Applicant and County/Municipality for review/comment
- Additional meetings between the three parties will be scheduled as needed
- Proportionate Share Mitigation Agreement will be scheduled for approval by both the School Board and the County/Municipality

**BIERA MAR REZONE: A1A - LIST OF OWNERS**

**5068 A1A S, ST. AUGUSTINE, FL 32080**

*Parcel ID Number:* 17746-00000

*Owner's Name:* Kimberly D. Watkins, MGR – South Breeze Properties LLC

*Owner's Address:* 460 A1A Beach Blvd, St. Augustine, FL 32080

*Phone Number:* (904) 347-3002

*Email Address:* KDelisa@ginnpatrou.com

**5072 A1A S, ST. AUGUSTINE, FL 32080**

*Parcel ID Number:* 17745-00000

*Owner 1's Name:* Cynthia L. Carlson

*Owner 1's Address:* 137 Fonseca Dr, St. Augustine, FL 32080

*Phone Number:* (240) 483-7502

*Email Address:* cyndyc33@yahoo.com

*Owner 2's Name:* Saribel S. Olivero

*Owner 2's Address:* 1425 A1A S, St. Augustine, FL 32080

*Phone Number:* (904) 501-5297

*Email Address:* treasureseekersgold@yahoo.com

*Owner 3's Name:* Stephanie S. Fish, Trustee – Fish Living Trust

*Owner 3's Address:* 120 Calle El Jardin, Building 120, Unit 104, St. Augustine, FL 32095

*Phone Number:* (301) 751-9925

*Email Address:* stefish421@yahoo.com

**5084 A1A S, ST. AUGUSTINE, FL 32080**

*Parcel ID Number:* 17744-00000

*Owner's Name:* Phyllis M. Pari

*Owner's Address:* 12 Quarry Ln, Hamden, CT 06518

*Phone Number:* (203) 407-8454

*Email Address:* pari@laflegal.com

**ST. JOHNS COUNTY UTILITY DEPARTMENT**  
**Water & Sewer Availability Request**

**POINT OF CONTACT**

Date: December 6, 2023

Name of Applicant: Kimberly D. Watkins, MGR

Company: South Breeze Properties, LLC

Address: 661 A1A Beach Boulevard

City/ST/Zip: St. Augustine, FL 32080

Phone: (904) 315-8930

E-mail: BillMillerSells@gmail.com

**PROJECT INFORMATION**

Name of Property/Project & Address: South Breeze Properties Rezone: A1A

5068 A1A South, St. Augustine, FL 32080

Tax Parcel ID Number(s): 17746-00000

Project Description: Request to County to Rezone 1 Lot from CN to RS3

Former Name of Property/Project (if applicable): \_\_\_\_\_

Project Phase (such as "Pre-App" or PUD #, etc.): \_\_\_\_\_

Rezone Application

Is this the first availability letter request? Yes

If not, provide previous letter date: \_\_\_\_\_

**PLANNED USES - Please attach conceptual plan.**

Single Family Units: 1

Multi-Family Units: \_\_\_\_\_

Office (square feet): \_\_\_\_\_

Commercial/Industrial (square feet): \_\_\_\_\_

Medical Office: \_\_\_\_\_

Hotel (Rooms): \_\_\_\_\_

School (Students): \_\_\_\_\_

Restaurant (Seats): \_\_\_\_\_

Warehouse (square feet): \_\_\_\_\_

Mini-storage (Units): \_\_\_\_\_

Other: \_\_\_\_\_

**WATER & SEWER USAGE**

Following is the link to Schedule A (as amended) of County Ordinance 2013-13 for commercial/ industrial use flow factors. If phased development, provide year flow is expected (attach schedule if necessary). <http://www.sjcfll.us/Utilities/media/DevGroup/ScheduleA.pdf>

Water Demand (gpd): 1400 gpd

Reuse Demand (gpd): 1200 gpd

Sewage Demand (gpd): 1120 gpd

Fire Flow Demand (gpm): \_\_\_\_\_

*Per St. Johns County Fire Department*

**ADDITIONAL INFORMATION**

Prior to submittal, review St. Johns County Land Development Code Sections 11.05.02.C.2 for water and 11.05.03.C.2 for sewer. <http://www.sjcfll.us/LongRangePlanning/media/LDC/ArticleXI.pdf>

Upon completion, E-mail to: [sjcudavailability@sjcfll.us](mailto:sjcudavailability@sjcfll.us). Provide any supplemental data that would help expedite the review process. Allow a minimum of ten (10) business days for a response.

**ST. JOHNS COUNTY UTILITY DEPARTMENT**  
**Water & Sewer Availability Request**

**POINT OF CONTACT**

Date: December 6, 2023

Name of Applicant: Cynthia L. Carlson, Saribel S. Olivero, and Stephanie Fish, Trustee of Fish Living Trust

Company: \_\_\_\_\_

Address: 661 A1A Beach Boulevard

City/ST/Zip: St. Augustine, FL 32080 Phone: (904) 315-8930

E-mail: BillMillerSells@gmail.com

**PROJECT INFORMATION**

Name of Property/Project & Address: Carlson / Olivero / Fish Rezone: A1A  
5072 A1A South, St. Augustine, FL 32080

Tax Parcel ID Number(s): 17745-00000

Project Description: Request to County to Rezone 1 Lot from CN to RS3

Former Name of Property/Project (if applicable): \_\_\_\_\_

Project Phase (such as "Pre-App" or PUD #, etc.): Rezone Application

Is this the first availability letter request? Yes If not, provide previous letter date: \_\_\_\_\_

**PLANNED USES - Please attach conceptual plan.**

Single Family Units: 1 Multi-Family Units: \_\_\_\_\_

Office (square feet): \_\_\_\_\_ Commercial/Industrial (square feet): \_\_\_\_\_

Medical Office: \_\_\_\_\_ Hotel (Rooms): \_\_\_\_\_

School (Students): \_\_\_\_\_ Restaurant (Seats): \_\_\_\_\_

Warehouse (square feet): \_\_\_\_\_ Mini-storage (Units): \_\_\_\_\_

Other: \_\_\_\_\_

**WATER & SEWER USAGE**

Following is the link to Schedule A (as amended) of County Ordinance 2013-13 for commercial/ industrial use flow factors. If phased development, provide year flow is expected (attach schedule if necessary). <http://www.sjcfl.us/Utilities/media/DevGroup/ScheduleA.pdf>

Water Demand (gpd): 1400 gpd Reuse Demand (gpd): 1200 gpd

Sewage Demand (gpd): 1120 gpd Fire Flow Demand (gpm): \_\_\_\_\_

*Per St. Johns County Fire Department*

**ADDITIONAL INFORMATION**

Prior to submittal, review St. Johns County Land Development Code Sections 11.05.02.C.2 for water and 11.05.03.C.2 for sewer. <http://www.sjcfl.us/LongRangePlanning/media/LDC/ArticleXI.pdf>

Upon completion, E-mail to: [sjcudavailability@sjcfl.us](mailto:sjcudavailability@sjcfl.us). Provide any supplemental data that would help expedite the review process. Allow a minimum of ten (10) business days for a response.

**ST. JOHNS COUNTY UTILITY DEPARTMENT**  
**Water & Sewer Availability Request**

**POINT OF CONTACT**

Date: December 6, 2023

Name of Applicant: Phyllis M. Pari

Company: \_\_\_\_\_

Address: 12 Quarry Road

City/ST/Zip: Hamden, CT 06518

Phone: (904) 315-8930

E-mail: BillMillerSells@gmail.com

**PROJECT INFORMATION**

Name of Property/Project & Address: Pari Rezone: A1A

5084 A1A South, St. Augustine, FL 32080

Tax Parcel ID Number(s): 17744-00000

Project Description: Request to County to Rezone 1 Lot from CN to RS3

Former Name of Property/Project (if applicable): \_\_\_\_\_

Project Phase (such as "Pre-App" or PUD #, etc.): \_\_\_\_\_

Rezone Application

Is this the first availability letter request? Yes

If not, provide previous letter date: \_\_\_\_\_

**PLANNED USES - Please attach conceptual plan.**

Single Family Units: 1

Multi-Family Units: \_\_\_\_\_

Office (square feet): \_\_\_\_\_

Commercial/Industrial (square feet): \_\_\_\_\_

Medical Office: \_\_\_\_\_

Hotel (Rooms): \_\_\_\_\_

School (Students): \_\_\_\_\_

Restaurant (Seats): \_\_\_\_\_

Warehouse (square feet): \_\_\_\_\_

Mini-storage (Units): \_\_\_\_\_

Other: \_\_\_\_\_

**WATER & SEWER USAGE**

Following is the link to Schedule A (as amended) of County Ordinance 2013-13 for commercial/ industrial use flow factors. If phased development, provide year flow is expected (attach schedule if necessary). <http://www.sjcfl.us/Utilities/media/DevGroup/ScheduleA.pdf>

Water Demand (gpd): 1400 gpd

Reuse Demand (gpd): 1200 gpd

Sewage Demand (gpd): 1120 gpd

Fire Flow Demand (gpm): \_\_\_\_\_

*Per St. Johns County Fire Department*

**ADDITIONAL INFORMATION**

Prior to submittal, review St. Johns County Land Development Code Sections 11.05.02.C.2 for water and 11.05.03.C.2 for sewer. <http://www.sjcfl.us/LongRangePlanning/media/LDC/ArticleXI.pdf>

Upon completion, E-mail to: [sjcudavailability@sjcfl.us](mailto:sjcudavailability@sjcfl.us). Provide any supplemental data that would help expedite the review process. Allow a minimum of ten (10) business days for a response.



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## Water Sewer Availability Letters

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**Bill Miller Sells St. Augustine** <billmillersells@gmail.com>

Wed, Dec 6, 2023 at 3:15 PM

To: SJCUD Availability <sjcudavailability@sjcfl.us>, Caitlin Sloan <caitlin@thepremierproperties.com>

Good Afternoon,

Please see attached Water / Sewer Availability requests.

Please copy my assistant at [Caitlin@thepremierproperties.com](mailto:Caitlin@thepremierproperties.com) on any correspondence. You may reach her at (864) 980-8980 with any questions.

Thank you,




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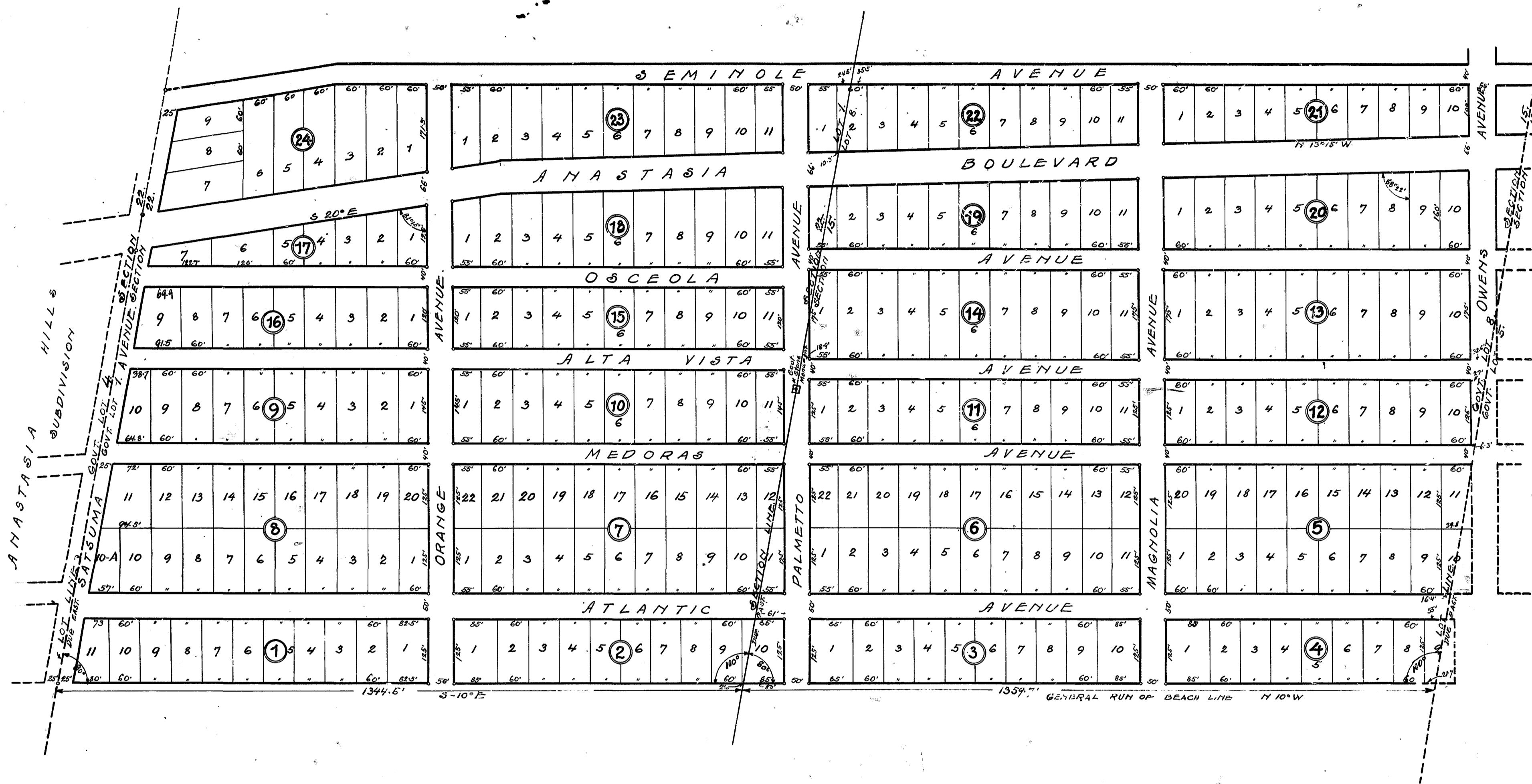
**Bill Miller**  
**(904) 315-8930**  
**BillMillerSells.com**



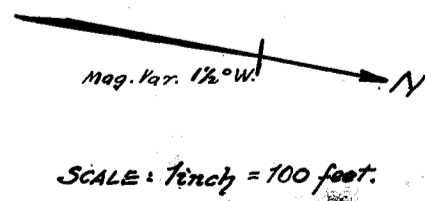
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### 3 attachments

-  **Water-Sewer Availability Letter\_5068 A1A S\_South Breeze Properties LLC.pdf**  
389K
-  **Water Sewer Availability Letter\_5072 A1A S\_Carlson-Olivero-Fish.pdf**  
393K
-  **Water-Sewer Availability Letter\_5084 A1A S\_Pari.pdf**  
367K



STATEMENT of ENGINEER.  
 I hereby certify that the information appearing on this plat is accurate and correct to the best of my knowledge and belief.  
*Frank P. ...*  
 REG. ENGINEER No. 20  
 St. Augustine, Fla., June 20th 1925.  
 SURVEYED JULY and AUGUST 1923.



# BIERMAR

(BY THE SEA)  
 SUBDIVISION

LOT 1-SEC. 22-TWP. 8 S.-R. 30 E.-property of C. J. ZEIGLER.  
 LOT 8-SEC. 15-TWP. 8 S.-R. 30 E.-property of Robt. E. OWENS.  
**ANASTASIA ISLAND, FLORIDA.**

FILED June 20th A.D. 1925.  
*Alu P. Good*  
 CLERK CIRCUIT COURT  
 BY *McCaffro*  
 DEPUTY CLERK.

Map Book 3 Page 69