Application For Administrative Deviation

Planning and Development Department Info

Application # AD-25-57 Staff Sign-Off/Date CMC / 08/14/2025

Filing Date N/A Number of Signs to Post 1

Current Land Use Category LDR

Deviation Sought 1.) REDUCE REQUIRED MINIMUM LOT AREA FROM 9900 SQUARE FEET TO 7500 FEET. 2.) REDUCE THE REQUIRED SIDE YARD SETBACK ON THE EXISTING ADU FROM 5 FEET TO 4 FEET 3.) REDUCE THE REQUIRED REAR YARD SETBACK ON THE EXISTING ADU FROM 10 FEET TO 7 FEET

Applicable Section of Ordinance Code 656.305(II)(D)(2)(IV); 656.403(G)(4)

Notice of Violation(s) N/A

Hearing Date N/A

Neighborhood Association ORTEGA PRESERVATION SOCIETY

Overlay N/A

Application Info

Tracking #6359Application StatusFILED COMPLETEDate Started06/17/2025Date Submitted07/08/2025

Last Name		First Name	M	iddle Name
TRIMMER		CYNDY		
Company Nam	ne			
ORIVER, MCAF	EE, HAWTHOR	RNE AND DIEBENOW,	PLLC	
Mailing Addre	SS			
1 INDEPENDEN	IT DRIVE, SUI	TE 1200		
City		State	Zip Code	
JACKSONVILLE) [FL	32202	
Phone	Fax	Email		
9048070185	904	CKT@DRIV	ERMCAFEE.COM	

Last Name		First Name	Middle Name
N/A		N/A	
Company/T	rust Name		
HAGER TRU	ST		
Mailing Add	ress		
4620 ORTEG	GA ISLAND DRIV	/E	
City		State	Zip Code
JACKSONVII	LLE	FL	32210
	Fax	Email	

	ous Zoning App , State Applica	olication Filed?		
		0	DI	Current Zoning
Мар І	RE#	Council District	Planning District	District(s)

On File

Ensure that RE# is a 10 digit number with a space (#########)
Total Land Area (Nearest 1/100th of an Acre) 0.34
In Whose Name Will The Deviation Be Granted PIVOT REI HOLDING T4, LLC
Is transferability requested? Yes No If approved, the administrative deviation is transferred with the property.

EAST OF ALGONQUIN AVE AND SOUTH OF BALTIC STREET House # Street Name, Type and Direction Zip C 2917 ALGONQUIN AVE Between Streets ALGONQUIN AVENUE and BALTIC STREET	F ALGONOLIN AVE AND SOUTH			
2917 ALGONQUIN AVE Between Streets	ALCONQUINTAL AND SOUTH	OF BALTIC STREET		
Between Streets	# Street Name, Type and	d Direction	Zip Code	
	ALGONQUIN AVE	ALGONQUIN AVE		
ALGONQUIN AVENUE and BALTIC STREET	n Streets			
	QUIN AVENUE	and BALTIC STREET		
Itility Services Provider	Services Provider			

•	minimum lot area fro	m 9900		to	7500		square fe	eet.
Increase maximu	ım lot coverage from		% to		%.			
Increase maximu	ım height of structure	from		to		feet.		
Reduce required SIDE YARD ON T FROM 10 FT TO	THE EXISTING ADU FF	ROM 5 FT	TO 4	FT; RE	AR YA	RD ON	EXISTING	ADU
Reduce minimum	n number of off-street	parking	space	s from		to		
Increase the max	kimum number of off-	street pa	arking	spaces	from		to	
Reduce sethack f	or any improvements							
in the CCG-2 zon feet. Decrease minimus spaces.	iing district from a res	spaces 1	rom [a min		
feet. Decrease minimus paces. uce the dumpster	um number of loading	spaces 1	rom [
in the CCG-2 zon feet. Decrease minimus paces. uce the dumpster North to	um number of loading setback from the req	spaces 1	rom [5 feet
in the CCG-2 zon feet. Decrease minimus paces. uce the dumpster North to East to	um number of loading setback from the req feet; feet;	spaces 1	rom [
in the CCG-2 zon feet. Decrease minimus spaces. uce the dumpster North to East to South to	r setback from the req feet; feet; feet;	spaces 1	rom [
in the CCG-2 zon feet. Decrease minimus paces. uce the dumpster North to East to	um number of loading setback from the req feet; feet;	spaces 1	rom [
in the CCG-2 zon feet. Decrease minimus spaces. uce the dumpster North to East to South to West to	r setback from the req feet; feet; feet;	spaces f	rom Feet al	ong:	requ			l oadin <u>q</u>
in the CCG-2 zon feet. Decrease minimus spaces. uce the dumpster North to East to South to West to Decrease the min spaces.	r setback from the req feet; feet; feet; feet; feet.	spaces fuired 5 f	rom Feet al	ong: aces fr	requ	red to		l oadin <u>q</u>

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Reduce the number of terminal island trees from terminal islands.	rminal islands required to
Reduce the landscape buffer between vehicle use area along Enter Street Name	rom 10 feet per linear feet of
frontage and 5 feet minimum width required to feet minimum width.	t per linear feet of frontage and
Reduce the number of shrubs along Enter Street Name	from
required to shrubs.	
Reduce the number of trees along Enter Street Name required to trees.	from
Reduce the perimeter landscape buffer area between vehicle use 5 feet minimum width required along:	area and abutting property from
North boundary to feet;	
East boundary to feet;	
South boundary to feet;	
West boundary to feet.	
Reduce the number of trees along:	
North property boundary from required to	trees;
East property boundary from required to	trees;
South property boundary from required to	trees;
West property boundary from required to	trees.
Increase the maximum width of the driveway access from From 24 36 48 feet required to feet. Decrease the minimum width of the driveway access from From From 24 36 48 feet required to feet.	
from 24 36 48 feet required to feet.	
Increase the maximum width of the driveway access to adjoining along:	property from 24 feet required
North to feet;	
East to feet;	
South to feet;	
West to feet.	
Decrease the minimum width of the driveway access to adjoining along:	property from 24 feet required
North to feet;	
East to feet;	
South to feet;	
West to feet.	
Reduce the uncomplimentary land use buffer width from 10 feet v	wide required along:
North property boundary to feet wide;	
East property boundary to feet wide;	
South property boundary to feet wide;	
West property boundary to feet wide.	
Reduce the uncomplimentary land use buffer trees along:	
North property boundary from required to	trees;
East property boundary from required to t	rees;

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South property boundary from	required to	trees;
West property boundary from	required to	trees.
Reduce the uncomplimentary land us required along:	e buffer visual screen f	rom 6 feet tall and 85 % opaque
North property boundary to	feet tall and	%;
East property boundary to	feet tall and	%;
South property boundary to	feet tall and	%;
West property boundary to	feet tall and	%.

Required Attachments

ıne	rollowing	items	must	be	attacned	το	tne	applica	ation.
✓	Survey								

Survey

Site Plan

Property Ownership Affidavit (Exhibit A)

Agent Authorization if application is made by any person other than the property owner (Exhibit B)

Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)

Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, https://paopropertysearch.coj.net/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, https://search.sunbiz.org/Inquiry/CorporationSearch/ByName

Supplemental Information-

~	Letter From DCFS	, Department of	Children and	d Family :	Services	day	care	uses	only

Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only

Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

THE PROPOSED DEVIATION ARISES OUT OF THE PHYSICAL SURROUNDINGS, SHAPE, OR CONDITIONS LIMITED TO THE SUBJECT PROPERTY ALONE, HEREIN DEFINED. APPLICANT, PIVOT REI HOLDING T4, LLC, SEEKS THIS ADMINISTRATIVE DEVIATION FOR THE PROPERTY LOCATED AT 2917 ALGONQUIN AVENUE (RE# 101798 0000) (THE "PROPERTY") AS MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION FILED HEREWITH. THE PROPERTY IS LOCATED WITHIN THE LDR LAND USE CATEGORY, THE URBAN DEVELOPMENT CHARACTER AREA, AND IS ZONED RLD-90. THE PROPERTY IS CURRENTLY ONE (1) LOT MEASURING ONE HUNDRED (100) FEET IN WIDTH AND ONE HUNDRED FIFTY (150) FEET IN LENGTH. THE PROPERTY CURRENTLY HAS A SINGLE-FAMILY HOME AND AN ACCESSORY DWELLING UNIT (THE "ADU") (COLLECTIVELY, THE "EXISTING HOUSE"). APPLICANT INTENDS TO SPLIT THE PROPERTY INTO TWO (2) LOTS, EACH MEASURING FIFTY (50) FEET

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IN WIDTH AND ONE HUNDRED FIFTY (150) FEET IN LENGTH. THE EXISTING HOUSE WILL BE LOCATED ON THE NORTHERN LOT, AND A NEW SINGLE-FAMILY HOME (THE "NEW HOUSE") WILL BE CONSTRUCTED ON THE SOUTHERN LOT. A COMPANION WAIVER OF ROAD FRONTAGE IS FILED WITH THIS APPLICATION TO REDUCE THE REQUIRED LOT FRONTAGE FROM SEVENTY-TWO (72) FEET TO FIFTY (50) FEET. BASED ON THE PROPOSED LOT SIZES AND THE EXISTING HOUSE, THIS ADMINISTRATIVE DEVIATION IS NEEDED TO REDUCE (I) MINIMUM LOT AREA FROM NINE THOUSAND NINE HUNDRED (9,900) SQUARE FEET TO SEVEN THOUSAND FIVE HUNDRED (7,500) SQUARE FEET, (II) SIDE SETBACK FROM FIVE (5) FEET TO FOUR (4) FEET FOR THE STAIRWELL IN THE EXISTING ACCESSORY DWELLING UNIT, AND (III) REAR SETBACK FROM TEN (10) FEET TO SEVEN (7) FEET FOR THE EXISTING ACCESSORY DWELLING UNIT. THE NEW HOUSE WILL MEET ALL SETBACK AND LOT COVERAGE REQUIREMENTS.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

YES. THERE ARE PRACTICAL AND ECONOMIC DIFFICULTIES WITH THE STRICT LETTER OF THE ZONING CODE AS APPLIED TO THIS PROJECT. THE PROPERTY, ONCE DIVIDED INTO TWO (2) LOTS WITH FIFTY (50) FOOT WIDTH, CANNOT MEET THE STRICT LETTER OF THE RLD-90 ZONING DISTRICT REGULATIONS FOR MINIMUM LOT AREA. SEVEN THOUSAND FIVE HUNDRED (7,500) SQUARE FEET IS FIFTY PERCENT (50%) LARGER THAN THE MINIMUM LOT AREA REQUIRED FOR AN RLD-50 LOT. THE OTHER REQUESTS ARE BASED ON THE EXISTING ADU AND WOULD REQUIRE PARTIAL DEMOLITION. THE ADU WAS CONSTRUCTED 1946 AND HAS A FLORIDA MASTER SITE FILE.

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

YES. THIS REQUEST IS NOT BASED EXCLUSIVELY UPON A DESIRE TO REDUCE THE COST OF DEVELOPING THE SITE BUT ACCOMPLISHES A RESULT IN THE PUBLIC INTEREST. RATHER, THESE REQUESTS ARE BASED ON WANTING TO PROVIDE INFILL HOUSING IN AN URBAN NEIGHBORHOOD BY CONSTRUCTING A SINGLE-FAMILY STRUCTURE CONSISTENT WITH THE SURROUNDING AREA. THE LOT TO THE NORTH OF THE PROPERTY (2911 ALGONQUIN AVE) AS WELL AS THE FOUR (4) LOTS TO THE SOUTH OF THE PROPERTY (2927, 2935, 2937, AND 2939 ALGONQUIN AVE) ARE ALL FIFTY (50) FEET IN WIDTH AND EITHER EQUAL IN DEPTH OR SHALLOWER. WITHOUT THESE DEVIATIONS, THE HISTORIC ADU WOULD REQUIRE PARTIAL DEMOLITION. PRESERVING OLDER STRUCTURES WITHIN A NATIONAL HISTORIC REGISTER LISTED AREA FURTHERS THE PUBLIC INTEREST.

3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;

YES. THE PROPOSED DEVIATIONS WILL NOT DIMINISH PROPERTY VALUES IN, NOR ALTER THE ESSENTIAL CHARACTER OF, THE AREA SURROUNDING THE SITE AND WILL NOT SUBSTANTIALLY INTERFERE WITH OR INJURE THE RIGHTS OF OTHERS WHOSE PROPERTY WOULD BE AFFECTED BY THE DEVIATION. RATHER, THE PROPOSED DEVIATIONS WILL ALLOW DEVELOPMENT CONSISTENT WITH THE LOT DIRECTLY NORTH OF THE PROPERTY AS WELL AS THE FOUR (4) LOTS DIRECTLY SOUTH OF THE PROPERTY. OTHER LOTS WITHIN A BLOCK RADIUS OF THE PROPERTY ARE ALSO FIFTY (50) FEET IN WIDTH AND HAVE SIMILAR LOT AREA DESPITE THE RLD-90 ZONING, INCLUDING: 2841 ALGONQUIN AVE, 2835 ALGONQUIN AVE, 2815 APACHE AVE, 2821 APACHE AVE, 2825 APACHE AVE, 2831 APACHE AVE, 2824 APACHE AVE, 2830 APACHE AVE, 2930 APACHE AVE, 2931 APACHE AVE, 2922 ARAPAHOE AVE, 2916 ARAPAHOE AVE, 4301 BALTIC STREET, 4309 BALTIC STREET, AND 4428 BALTIC STREET. IN TOTAL, THERE ARE TWENTY (20) FIFTY (50) FOOT WIDE LOTS WITHIN THE BLOCK OR AN ABUTTING BLOCK OF THE PROPERTY. THE NEW HOUSE WILL COMPLY WITH ALL REQUIRED SETBACKS AND LOT COVERAGE FOR THE RLD-90 ZONING DISTRICT

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

YES. THE REQUESTED DEVIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY OR WELFARE OR RESULT IN ADDITIONAL PUBLIC EXPENSE, CREATION OF NUISANCE OR CONFLICT ANY OTHER APPLICABLE LAW. URBAN INFILL HOUSING IMPROVES THE PUBLIC WELFARE BY REDUCING URBAN SPRAWL INTO SUBURBAN AND RURAL AREAS AND ULTIMATELY REDUCES VEHICLE MILES DRIVEN IN THE CITY.

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

THE REQUESTED DEVIATIONS DO NOT RELATE TO MINIMUM REQUIRED LANDSCAPING.

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

YES. THE REQUESTED DEVIATION IS IN HARMONY WITH THE SPIRIT AND INTENT OF THE ZONING CODE. THE PROPOSED DEVIATIONS WILL RESULT IN URBAN INFILL HOUSING AND SINGLE-FAMILY LOTS THAT ARE MORE COMPATIBLE TO THE ABUTTING PARCELS THAN WHAT CURRENTLY EXISTS TODAY. BASED ON THE DEVELOPMENT OF THE PROPERTY WITH THE EXISTING HOUSE BEING CONSTRUCTED ON THE NORTH PORTION INSTEAD OF THE

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MIDDLE, IT IS EVIDENT THAT A SINGLE-FAMILY STRUCTURE WAS CONTEMPLATED ON THE SOUTHERN PORTION OF THE PROPERTY.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

APPLICANT HAS NOT CREATED ANY VIOLATION WHICH MAY EXIST.

- (ii) The length of time the violation has existed without receiving a citation; and APPLICANT IS NOT AWARE OF ANY PRIOR CITATIONS FOR THE PROPERTY.
- (iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

APPLICANT IS NOT AWARE OF ANY EXISTING VIOLATION.

Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

Application Certification =

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.



Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee

\$966.00

2) Plus Notification Costs Per Addressee

43 Notifications @ \$7.00/each: \$301.00

3) Total Application Cost:

\$1,267.00

- * Applications filed to correct existing zoning violations are subject to a double fee.
- ** The fee for the advertisement is in addition to the above fees, The newspaper will send the invoice directly to the applicant.



City of Jacksonville Planning & Development Department 214 N. Hogan Street, Suite 300 Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT Corporation/Partnership/Trust/Other Entity

The Hager Trust
Owner (Affiant) Name
2917 Algonquin Avenue, Jacksonville, FL 32210
Address(es) for Subject Property
101798 0000
Real Estate Parcel Number(s) for Subject Property
Driver, McAfee, Hawthorne & Diebenow, PLLC
Appointed or Authorized Agent(s)
Administrative deviation, weiver of read frontege and such other applications for antitlement
Administrative deviation, waiver of road frontage and such other applications for entitlement
Type of Request(s)/Application(s)
STATE OF CORIDO
omized to the contract of the
COUNTY OF DUVAL

BEFORE ME, the undersigned authority, this day personally appeared hatherine Hoger, who being by me first duly sworn, under oath, deposes and states as follows:

- 1. Affiant is the trustee of <u>The Hager Trust</u> (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*
- 2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.
- That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

- 4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
- 5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Katherine C. Hager

Rignature of Affiant

Katherine C. Hager

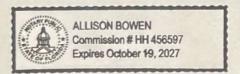
Printed/Typed Name of Affiant

NOTARIAL CERTIFICATE

Sworn to and subscribed before me	e by means of physical presence or	online notarization, this
200 day of June	, 2025, by Watherine Hager	, who is □ personally known to
me or has produced identification	n and who took an oath.	

Type of identification produced Florida Driver License

[NOTARY SEAL]



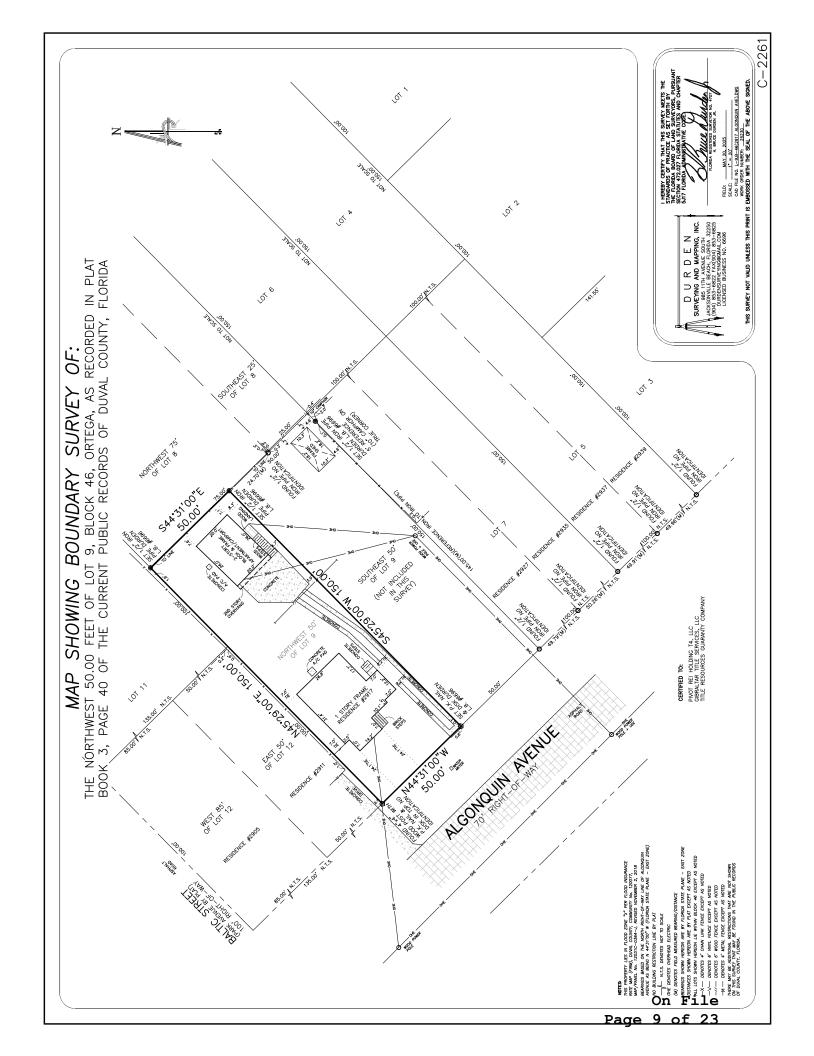
Notary Public Signature

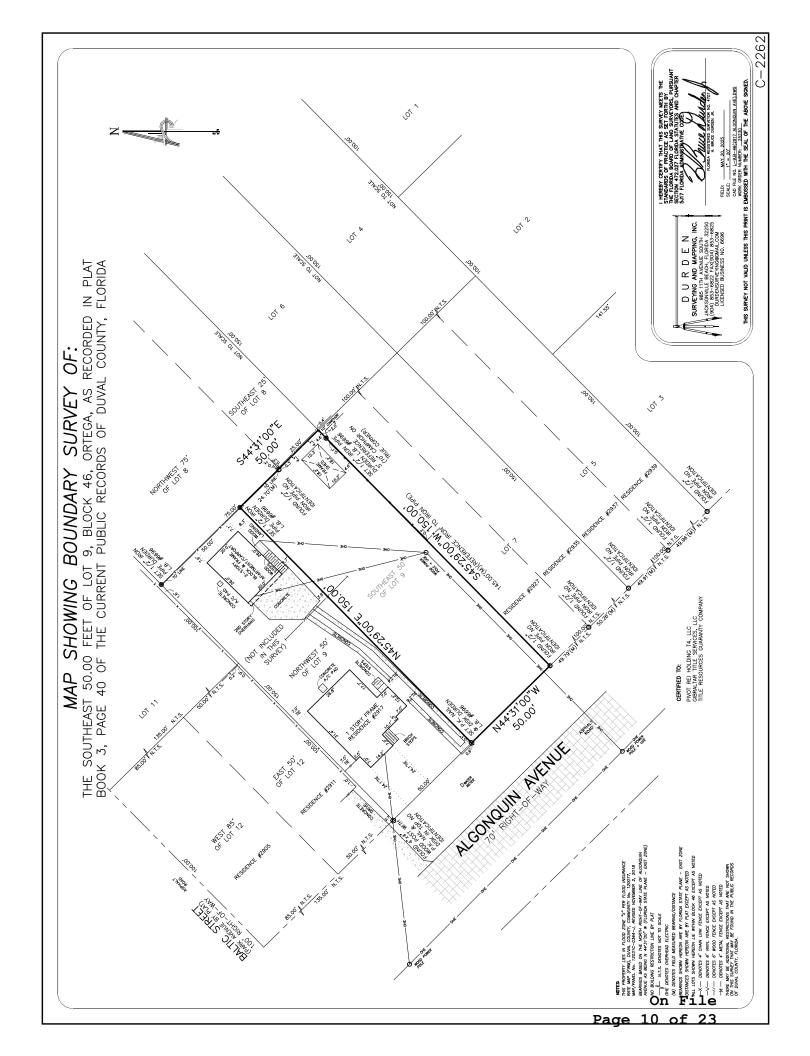
Printed/Typed Name - Notary Public

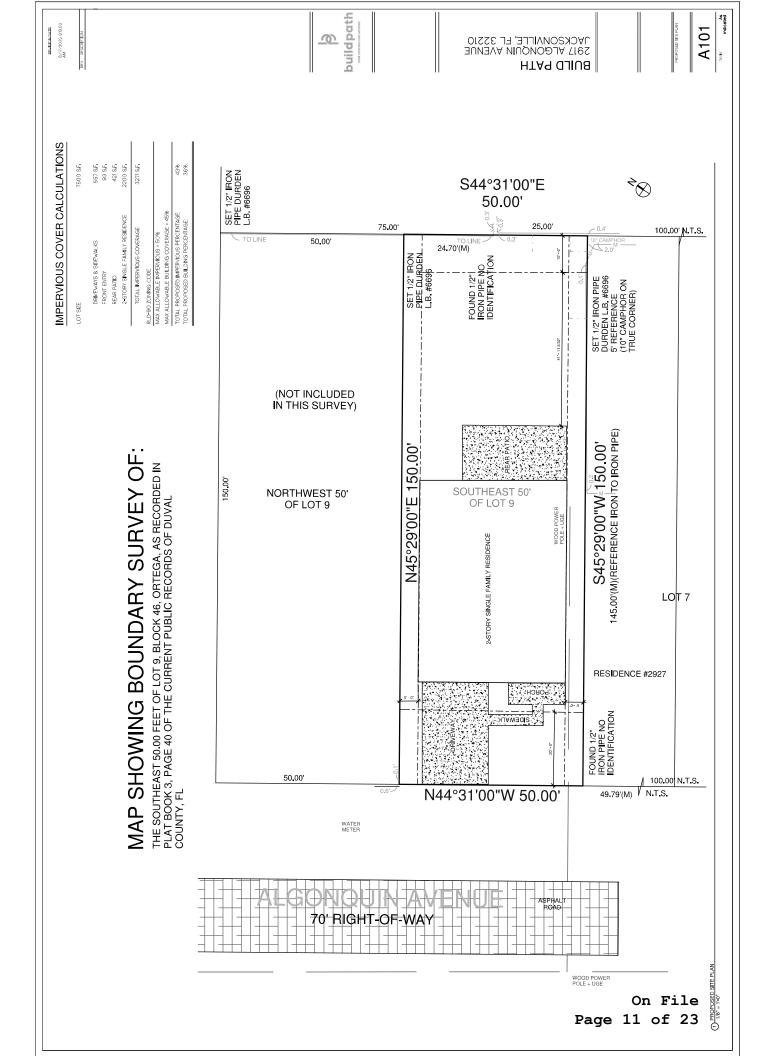
My commission expires: October 19th 2027

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

^{*} Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.







Primary Site Address 2917 ALGONQUIN AVE Jacksonville FL 32210-

Official Record Book/Page

21160-00585

Tile# 6504

HAGER DAVID P NAGER KATHERINE C

2917 ALGONQUIN AVE

Property Detail

reperty betain			
RE#	101798-0000		
Tax District	USD1		
Property Use	0100 Single Family		
# of Buildings	2		
Legal Desc. For full legal description see Land & Legal section below			
Subdivision	01758 ORTEGA		
Total Area	14986		
Characteristics	Historic Designation		

The sale of this property may result in higher property taxes. For more information go to $\underline{\text{Save}}$ Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$67,715.00	\$84,011.00
Extra Feature Value	\$1,292.00	\$1,295.00
Land Value (Market)	\$278,100.00	\$309,000.00
<u>Land Value (Agric.)</u>	\$0.00	\$0.00
Just (Market) Value	\$347,107.00	\$394,306.00
Assessed Value	\$347,107.00	\$381,817.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$12,489.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$347,107.00	See below

Taxable Values and Exemptions — In Progress



If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value No applicable exemptions

SJRWMD/FIND Taxable Value No applicable exemptions

`School Taxable Value No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>21160-00585</u>	8/6/2024	\$100.00	SW - Special Warranty	Unqualified	Improved
<u>21160-00583</u>	8/6/2024	\$100.00	SW - Special Warranty	Unqualified	Improved
03542-00230	7/3/1973	\$24,000.00	WD - Warranty Deed	Unqualified	Improved
04279-00049	11/18/1976	\$23,650.00	WD - Warranty Deed	Unqualified	Improved
04663-00114	6/22/1978	\$40,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features



LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	\$570.00
2	SHWR2	Shed Wood	1	18	10	180.00	\$725.00

Land & Legal

Land

L	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	<u>Land Type</u>	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-90	100.00	150.00	Common	100.00	Front Footage	\$309,000.00

Lega

5	
LN	Legal Description
1	03-040
2	ORTEGA
3	LOT 9 BLOCK 46
4	O/R BK 4663-114

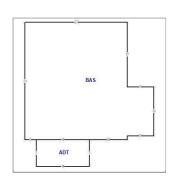
Buildings Building 1 Building 1 Site Address 2917 ALGONQUIN AVE Unit Jacksonville FL 32210-

Building Type	0101 - SFR 1 STORY	
Year Built	1938	
Building Value	\$50,883.00	

<u>Type</u>	Gross Area	Heated Area	Effective Area
Base Area	928	928	928
Addition	98	98	88
Total	1026	1026	1016

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	2,000	



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Baths	1.000	
Rooms / Units	1.000	

Building 2

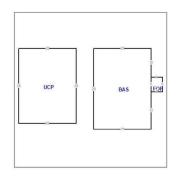
Building 2 Site Address -- no building address found --

Building Type	0106 - GARAGE APT
Year Built	1946
Building Value	\$33,128.00

Туре	Gross Area	Heated Area	Effective Area
Base Area	560	560	560
Finished Open Porch	20	0	6
Unfinished Carport	520	0	104
Total	1100	560	670

Element	Code	Detail
Exterior Wall	7	7 Cem Fib Shing
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	8	8 Sheet Vinyl
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail	
Stories	1.000		
Bedrooms	1.000		
Baths	1.000		
Rooms / Units	1.000		



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

2024 Notice of Froposcu	rioperty rakes notice	(TRIPI NOCICE)				
Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$347,107.00	\$0.00	\$347,107.00	\$3,757.65	\$3,928.18	\$3,804.29
Urban Service Dist1	\$347,107.00	\$0.00	\$347,107.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$347,107.00	\$0.00	\$347,107.00	\$1,064.51	\$1,073.25	\$1,093.04
By Local Board	\$347,107.00	\$0.00	\$347,107.00	\$751.81	\$780.30	\$768.29
FL Inland Navigation Dist.	\$347,107.00	\$0.00	\$347,107.00	\$9.56	\$10.00	\$9.23
Water Mgmt Dist, SJRWMD	\$347,107.00	\$0.00	\$347,107.00	\$59.53	\$62.24	\$58,52
School Board Voted	\$347,107.00	\$0.00	\$347,107.00	\$334.44	\$347.11	\$347.11
Urb Ser Dist1 Voted	\$347,107.00	\$0.00	\$347,107.00	\$0.00	\$0.00	\$0.00
			Tota l s	\$5,977.50	\$6,201.08	\$6,080.48
Description	Just Value	Assessed Value	Evo	mntions	Tavable V	aluo

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$334,437.00	\$332,039.00	\$0.00	\$332,039.00
Current Year	\$347,107.00	\$347,107.00	\$0.00	\$347,107.00

2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

<u>2024</u>	
2023	
2022	
<u>2021</u>	
2020	
<u>2019</u>	
<u>2018</u>	
2017	
<u>2016</u>	
<u>2015</u>	
2014	

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:





Infill Availability Letter

Nathan Gray 6/25/2025

Pivot REI Holding T4 LLC 13245 Atlantic Blvd Suite 4-117 Jacksonville, Florida 32225

Project Name: 2917 Algonquin Lot Split

Availability #: 2025-2064

Attn: Nathan Gray

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. The TCE will need to be provided by JEA prior to setting up a preconstruction meeting.

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the customer's responsibility to engage the services of a professional engineer, licensed in the State of Florida, to plan and permit the proposed main extension(s) as well as to engage the services of a contractor to construct the main extension(s). All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering and construction/water and wastewater development/reference materials/

Lot Splits:

If a lot is split and two or more homes will be built, a layout of the proposed lot split will be required to be submitted prior to processing of estimate requests or service applications. Submit layout via Step 2 in the Sages program. Review JEA Design Guidelines 2.4.1.1 for the required information needed to process the layout submittal.

Service Tap Cost (Special Estimate):

To receive the associated cost for water or sewer service tap(s), please submit a Special Estimate Request, via Step 2 in the Sages program. Field factors that would designate the need for a special estimate are as follows:

Required work within FDOT, St Johns County and Main Depth 8+ feet deep

Nassau County ROW

Pavement less than 5 years old Multiple services being installed

Taps on water mains 20-inch

and larger

Water taps larger than 2-inches

Sewer taps greater than 6-

inches

Low Pressure Sewer Service Connections

Installation of Sewer Vac Pods Approved Commercial Development plans

Reservation of Capacity and Capacity Fees:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development. Otherwise, estimated capacity fees may be calculated at https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow. Final fees will be determined by the Water Preservice Group as part of the new service application process.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim Availability Request Team Availability Number: 2025-2064

Request Received On: 6/11/2025

Availability Response: 6/25/2025

Prepared by: Ji Soo Kim

Expiration Date: 06/25/2027

Project Information

Name: 2917 Algonquin Lot Split

Address: 2917 ALGONQUIN AVE, JACKSONVILLE, FL 32210

County: Duval County

Type: Electric, Sewer, Water

Requested Flow: 250

Parcel Number: 101798 0000

Location: Located near the intersection of Baltic St & Algonquin Ave.

Description: 1x new construction single family home from existing lot to be split.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 6-inch water main within Algonquin Ave. ROW.

Connection Point #2:

Water Special Conditions:

An Infill Layout for all lots included in the availability letter is required prior to applying for new service. Submit Infill Layouts through the JEA Sages program, Step 2, and select Infill Layout Submission.

If a line extension OR a new tap is needed you will need to request a special estimate for the work you need JEA to install. For the estimated cost of connecting to the JEA system request a special estimate through the JEA Sages program, Step 2, and select Special Estimate Determination. Special Estimates are valid for 60 days.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Existing 8-inch gravity sewer main within Algonquin Ave. ROW.

Connection Point #2: Sewer Special Conditions: An Infill Layout for all lots included in the availability letter is required prior to applying for new service. Submit infill layouts through the JEA Sages program, Step 2, and selecting Infill Layout Submission. **Reclaimed Water Connection** Reclaim Grid: Connection Point #1: Connection Point #2: Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future. **Electric Connection** Electric Availability: **Electric Special Conditions:** The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations, and electric system optimal design configuration. Contact elecdev@jea.com regarding specific project demands, availability and process for connection. General Conditions: Subsequent steps you need If indicated on your availability letter, request your water flow test (Sages Step 2) and/or to take to get service:

After you receive the results of these, if applicable, submit your Infill Layout(s) (Sages Step 2).

sewer locate (Sages Step 1).

On File Page 18 of 23

After your Infill Layout(s) are approved, request a Special Estimate Determination (Sages Step 2) for the cost of your taps.

After you have received the Special Estimate Determination, apply for your new services by accessing Step 2 in Sages and selecting Residential New Service Application. You will need to submit a separate application for each address, do not select the multiple addresses when asked what type of service application are you submitting for.

8/25/25, 2:55 PM Printing :: CR785344

Duval County, City Of Jacksonville Jim Overton, Tax Collector

231 E. Forsyth Street Jacksonville, FL 32202

General Collection Receipt

Account No: CR785344 Date: 8/7/2025 User: Corrigan, Connor - PDCU Email: CCorrigan@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Cyndy Trimmer / Hager Trust

Address: 1 INDEPENDENT DRIVE, SUITE 1200

Description: Application for Administrative Deviation Z-6359

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1267.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1267.00

Control Number: 7706994 | Paid Date: 8/14/2025 **Total Due: \$1,267.00**

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

Account No: CR785344 Date: 8/7/2025 REZONING/VARIANCE/EXCEPTION

Name: Cyndy Trimmer / Hager Trust Address: 1 INDEPENDENT DRIVE, SUITE 1200 Description: Application for Administrative Deviation Z-6359

Total Due: \$1,267.00

RE LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2 MAIL_ADD	MAIL_ADDR3 MAIL_CITY	MAIL_STA	MAIL_STATE MAIL_ZIP
101816 0000 PATRICIA G DUERFELDT REVOCABLE TRUST		4412 BALTIC ST		JACKSONVILLE	귙	32210
101815 0000 WITTMER CECELIA JUNE ET AL		C/O MATTHEW ERIC WITTMER	4404 BALTIC ST	JACKSONVILLE	귙	32210
101814 0000 FARNELL R H II		4415 BALTIC AVE		JACKSONVILLE	긥	32210
101813 0000 DICKINSON RUFUS W		4409 BALTIC ST		JACKSONVILLE	7	32210-5923
101812 0010 ROSENBERRY VICKI A		2913 IROQUOIS AVE		JACKSONVILLE	김	32210-4441
101812 0000 LEVITT MARTIN L		2909 IROQUOIS AVE		JACKSONVILLE	F	32210
101811 0000 EVANS MARYBURKE S		2918 ALGONQUIN AVE		JACKSONVILLE	F	32210
101810 0000 BURNS BARBARA C LIFE ESTATE		2929 IROQUOIS AVE		JACKSONVILLE	급	32210
101809 0000 TOWER KAREN SUE		2939 IROQUOIS AVE		JACKSONVILLE	급	32210
101808 0000 ADAMS JUSTIN M		2928 ALGONQUIN AVE		JACKSONVILLE	급	32210
101807 0400 THOMAS RAYMOND VIRTUE 1998 TRUST ET AL		2940 ALGONQUIN AVE		JACKSONVILLE	FL	32210
101807 0000 SCHMIDT FAMILY TRUST		1070 SANDPIPER LN		ORANGE PARK	FL	32073
101805 0000 MOSLEY DAVID R		2946 ALGONQUIN AVE		JACKSONVILLE	FL	32210-4434
		3946 ST JOHNS AVE		JACKSONVILLE	긤	32205
101802 0000 THIGPEN ROBIN ASHLEY		2905 ALGONQUIN AVE		JACKSONVILLE	FL	32210
101801 0000 GAY DEBORAH LIFE ESTATE		2911 ALGONQUIN AVE		JACKSONVILLE	7	32210-4433
101800 0000 VALLA FRANCES P		4355 BALTIC ST		JACKSONVILLE	귙	32210-5957
101799 0050 HAMAMI ZOUHAIER		2910 APACHE AVE		JACKSONVILLE	긥	32210
		4345 BALTIC ST		JACKSONVILLE	긭	32210-5957
101798 0000 HAGER REVOCABLE LIVING TRUST		4620 ORTEGA ISLAND DR		JACKSONVILLE	긭	32210-7500
101797 0000 BUDDENDORFF JULIA GRACE		2916 APACHE AVE		JACKSONVILLE	7	32210-4436
101796 0000 EDELL CAROL A		2927 ALGONQUIN AVE		JACKSONVILLE	긭	32210
101795 0000 TERHUNE CHELSEA M		2935 ALGONQUIN AVE		JACKSONVILLE	긥	32210
101794 0000 ** CONFIDENTIAL **		2926 APACHE AVE		JACKSONVILLE		32210-4436
101793 0000 INCHIAN PROPERTIES LLC		911 N DIXIE FWY		NEW SMYRNA BEACH	급	32168
101792 0000 NEWELL AMBER ELAINE		2939 ALGONQUIN AVE		JACKSONVILLE	긥	32210
		2937 ALGONQUIN AVE		JACKSONVILLE	긭	32210
101790 0000 GASPARO SHARON L		2940 APACHE AVE		JACKSONVILLE	긥	32210-4436
101789 0000 MACEDA NELSON STEINAR A		2943 ALGONQUIN AVE		JACKSONVILLE	F	32210
101788 0000 COOLEY DONALD WAYNE		4356 VERONA AVE		JACKSONVILLE	급	32210-6042
101787 0000 SUNDIE EDWARD J LIFE ESTATE		2954 APACHE AVE		JACKSONVILLE	F	32210
		2946 APACHE AVE		JACKSONVILLE	긤	32210
		4362 BALTIC ST		JACKSONVILLE	님	32210
		3946 SAINT JOHNS AVE APT 1301		JACKSONVILLE	F	32205-9501
101771 0000		4348 BALTIC ST		JACKSONVILLE	I	32210
101701 0000		4334 BALTIC ST		JACKSONVILLE	긭	32210
ַ 101698 0000 FITZGERALD RICK C		4319 BALTIC ST		JACKSONVILLE	긥	32210
0 101697 0000 SHEAHAN TIMOTHY B JR		4313 BALTIC ST		JACKSONVILLE	긥	32210
o 101694 0000 CUSIMANO PHILIP J R/S		C/O JOSEPH C. CASIMANO (POA)	127 LORA ST	NEPTUNE BEACH	F	32266-4938
Т 1 © 691 0000 FISH THOMAS H JR		2931 APACHE AVE		JACKSONVILLE	긤	32210
O 101690 0000 REDDAWAY MICHAEL J		2927 APACHE AVE		JACKSONVILLE	긤	32210-4435
H 1 M 688 0000 WULBERN EDWARD R SR		2939 APACHE AVE		JACKSONVILLE	႕	32210-4435
.1e 23						

32210	32210	32222
႕	급	균
JACKSONVILLE	JACKSONVILLE	JACKSONVILLE

4328 VERONA AVE UNIT1 RICHARD HARDIN 2822 CHEROKEE AV CHRISTINA PURDY 6008 LAKE COVE AV

101686 0000 HARWARD JOHN C SR LIVING TRUST ORTEGA PRESERVATION SOCIETY SOUTHWEST

Land Development Review

