

Date Submitted: 7/9/24
Date Filed: 7/15/24

Application Number:
Public Hearing:

Application for Waiver of Minimum Required Road Frontage
 City of Jacksonville, Florida
 Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only		
Current Zoning District: RLD - 60	Current Land Use Category: LDR	
Council District: 12	Planning District: 5	
Previous Zoning Applications Filed (provide application numbers): \emptyset		
Applicable Section of Ordinance Code: 656.407. (a)		
Notice of Violation(s):		
Neighborhood Associations: Northwest; West Jax Civic Association		
Overlay:		
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post: 1	Amount of Fee: \$1301.00	Zoning Asst. Initials: <i>DM</i>

PROPERTY INFORMATION	
1. Complete Property Address: 0 PASCHAL ST	2. Real Estate Number: 006130 0000
3. Land Area (Acres): 0.918	4. Date Lot was Recorded:
5. Property Located Between Streets: Memorial Park Road and I-295	6. Utility Services Provider: City Water / City Sewer <input type="checkbox"/> Well / Septic <input checked="" type="checkbox"/>
7. Waiver Sought: Reduce Required Minimum Road Frontage from 60 48' feet to 0 feet.	
8. In whose name will the Waiver be granted? Ryrad Homes	

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

9. Name: RYRAD HOME BUILDERS INC.	10. E-mail: ryradhomebuilders@gmail.com
11. Address (including city, state, zip): 6600 BLANDING BLVD JACKSONVILLE, FL 32244	12. Preferred Telephone: 904-312-4000

APPLICANT'S INFORMATION (if different from owner)

13. Name: Janis Fleet	14. E-mail: jfleet@fleetarchitectsplanners.net
15. Address (including city, state, zip): 11557 Hidden Harbor Way Jacksonville, Florida 32223	16. Preferred Telephone: 904-666-7038

CRITERIA

Section 656.101(l), Ordinance Code, defines a waiver as "a relaxation of the Zoning Code minimum street frontage, pursuant to Section 656.407, Ordinance Code."

Section 656.133(d)1 through 5, Ordinance Code, provides that, with respect to action upon Applications for Waivers, the City Council shall grant a waiver for reduction of the minimum requirements for road frontage, if the Council makes a positive finding based upon substantial, competent evidence that the application meets all of the following five (5) criteria:

- i. *There are practical or economic difficulties in carrying out the strict letter of the regulation;*
- ii. *The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);*
- iii. *The proposed waiver 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 waiver;*
- iv. *There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;*
- v. *The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law.*

17. Given the above definition of a "waiver" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

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

The property is located on Paschal Street, a dedicated right of way. The public maintained right of way for Paschal Street at 7640 Paschal St. To the east, in front of the subject property, Paschal Street is an unopened right of way. The only possible access to the property is Paschal Street.

ii. The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations);

The request is based on is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision Regulations. The property is located on Paschal Street, a dedicated right of way. The public maintained Paschal Street right of way ends at 7640 Paschal St. To the east, in front of the subject property, Paschal Street is an unopened right of way.

iii. The proposed waiver 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 waiver;

The proposed waiver 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 waiver. The waiver will allow the property to be split into 2 lots, fronting on Paschal Street. Each lot will be 100 ft. wide on Paschal Street and 200 ft. deep and approximately 19,602 s.f. This exceeds the minimum lot width and area for the RLD-60 zoning district.

iv. There is a valid and effective easement for adequate vehicular access connected to a public street which is maintained by the City or approved private street;

Paschal Street is a public right of way. The public maintained right of way for Paschal Street right of way ends at 7640 Paschal St.

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

The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law. The right of way for Paschal Street exists. It is not City maintained. This waiver will allow for the development of 2 new single family dwelling units, compatible with the surrounding neighborhood.

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- 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, http://apps.coi.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Proof of valid and effective easement for access to the property.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

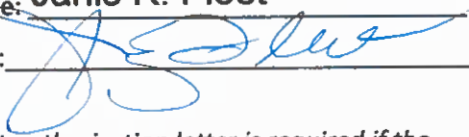
<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

AUTHORIZATION

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 City Council. 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.

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.

Owner(s) Print name: <u>RYRAD HOME BUILDERS INC.</u> Signature: _____	Applicant or Agent (if different than owner) Print name: <u>Janis K. Fleet</u> Signature: 
Owner(s) Print name: _____ Signature: _____	<i>*An agent authorization letter is required if the application is made by any person other than the property owner.</i>

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:
Planning and Development Department, Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202
(904) 255-8300

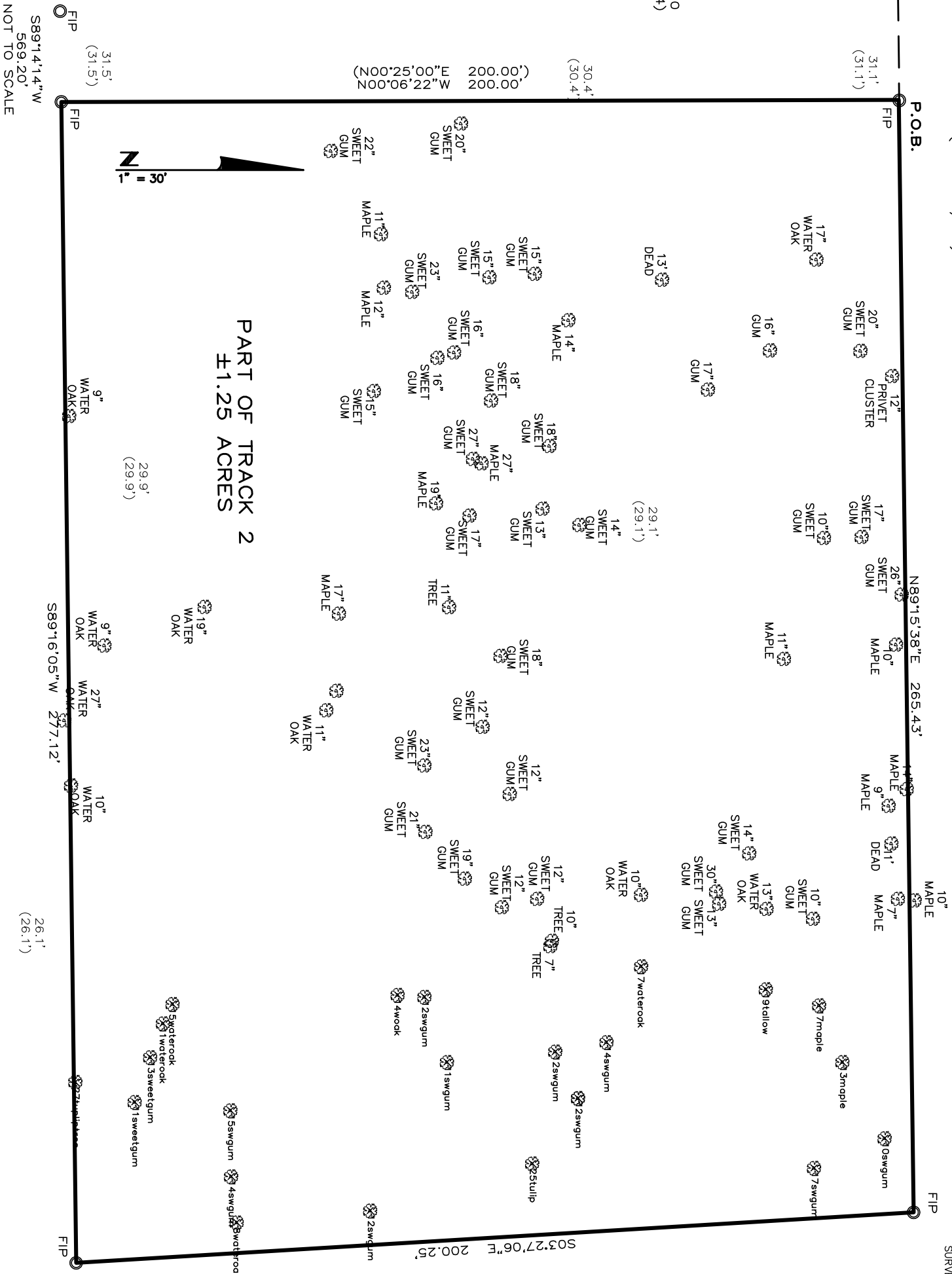
P.O.C. NORTHWEST CORNER OF TRACT 2, PENINSULAR LIFE INSURANCE COMPANY'S REPLAT NO. 3 OF PART OF MARIETTA, PLAT BOOK 15, PAGE 5, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA (NOT TO SCALE)

PARCEL 006135 0000 (O.R. 7285, PG 2324)

PASCHAL STREET (50' R/W)

ADDRESS:
PASCHAL STREET
JACKSONVILLE, FLORIDA

S89°14'14"W
569.20'
NOT TO SCALE



PART OF TRACK 2
±1.25 ACRES

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA SURVEYING BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 5A.051-105.21)

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED NO. 4664

DATE SIGNED: 07/31/2014
NO. 07/29/2014
STABE SURV. SET

On File

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.

SHEET 1 OF 1

SYMBOLS & ABBREVIATIONS

- | | |
|---------------------------------------|-----------------------------------|
| Δ - CENTRAL ANGLE | IF - IRON FENCE |
| AG - AGES ± | P.O.C. - POINT OF COMMENCEMENT |
| B.R.L. - BUILDING RESTRICTION LINE | P.O.B. - POINT OF BEGINNING |
| BL - CHAINING FENCE | R/W - RIGHT OF WAY |
| DB - DEED BOOK | SEC - SECTION |
| EDP - EDGE OF PAVEMENT | SIC - SET 5/8" IRON ROD/CAP #6590 |
| FCM - FOUND CONCRETE MONUMENT | SNC - SET NAIL AND CAP #6590 |
| FIR - FOUND IRON ROD | UNREC. - UNRECORDED |
| FIRC - FOUND IRON ROD AND CAP | LB - LICENSED BUSINESS |
| F.I.R.M. - FLOOD INSURANCE RATE MAP T | MP - TOWNSHIP OR TANGENT |
| FIP - FOUND IRON PIPE | VF - VINYL FENCE |
| FIP - FOUND PINCHED IRON PIPE | WBF - WOOD BOARD FENCE |
| FNC - FOUND NAIL AND CAP | |

NOTES:

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE CURRENT PUBLIC RECORDS. THERE MAY BE OTHER DEEDS, EASEMENTS, ETC. RECORDED OR UNRECORDED THAT MAY AFFECT THE BOUNDARIES, RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS TO BE IN FLOOD ZONE X.
3. TOWN IN PARENTHESIS TO BE IN FLOOD ZONE X, AS PER FLOOD INSURANCE MAP PANEL NO. 12031003344, DATED 6/3/2013, EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEY.
4. IT IS POSSIBLE THERE ARE OTHER DRAINAGE OF THE FLOOD INSURANCE RATE MAP PANEL THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED. RIPARIAN RIGHTS ARE OUTSIDE THE SCOPE OF THIS SURVEY.
5. THIS SURVEYOR HAS NOT BEEN PROVIDED TO VERIFY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED.
6. UNLESS NOTED OTHERWISE SURVEY BEARINGS ARE IN DEGREES NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM.

A PART OF THE NORTHERLY 200 FEET OF TRACT 2 AS SHOWN ON THE PLAT OF PENINSULAR LIFE INSURANCE COMPANY'S REPLAT NO. 3 OF PART OF MARIETTA, AS RECORDED IN PLAT BOOK 15, PAGE 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

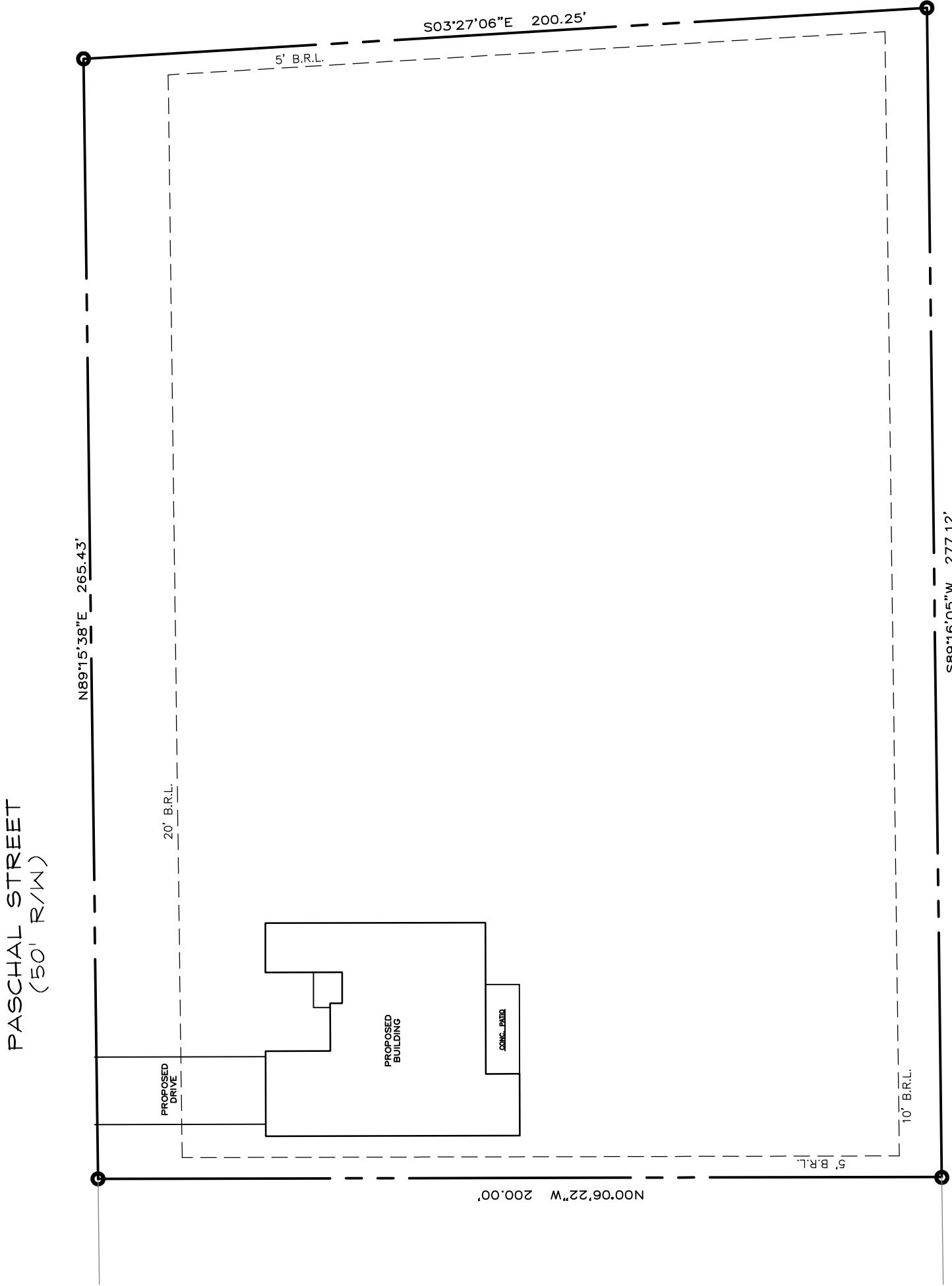
COMMENCE AT AN IRON PIPE MARKING THE NORTHWEST CORNER OF SAID TRACT 2, THENCE RUN NORTH 89 DEGREES 15 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY BOUNDARY OF PASCHAL STREET (50' WIDE) A DISTANCE OF 877.89 FEET TO AN IRON PIPE MARKING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE RUN NORTH 89 DEGREES 15 MINUTES 38 SECONDS EAST A DISTANCE OF 265.43 FEET TO AN IRON PIPE. THENCE RUN SOUTH 03 DEGREES 27 MINUTES 06 SECONDS EAST A DISTANCE OF 200.25 FEET TO AN IRON PIPE, THENCE RUN SOUTH 89 DEGREES 16 MINUTES 05 SECONDS WEST A DISTANCE OF 277.12 FEET TO AN IRON PIPE, THENCE RUN NORTH 00 DEGREES 06 MINUTES 22 SECONDS WEST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.25 ACRES, MORE OR LESS.

TREE SURVEY OF:
PART OF TRACT 2
PLAT BOOK 15, PAGE 5
DUVAL COUNTY FLORIDA

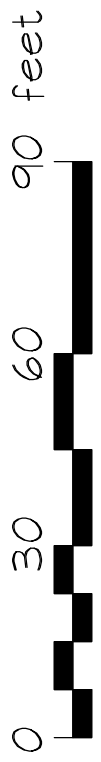
A. D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
5301 CORWIN DRIVE UNIT #5, TALLAHASSEE, FL. 32303
(904) 580-6185
LICENSED BUSINESS No. 6590

CERTIFIED TO:
RYRAD HOME BUILDERS

DRAWING:
28781-BS
PROJECT:
28781



SITE PLAN



Prepared by and return to:

Steve Johnson
Realty Title, Inc.
35 Knight Boxx Road, Suite 2
Orange Park, FL 32065
(904) 644-7752
File No 13579

Parcel Identification No 006130-0000

[Space Above This Line For Recording Data]

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

This indenture made the 12 day of January, 2024 between Diamond Timberlands, LLC, a Florida Limited Liability Company, whose post office address is 672 Hampton Downs Court, Saint Johns, FL 32259 Grantor, to Ryrad Home Builders Inc., a Florida Corporation, whose post office address is 6600 Blanding Blvd., Jacksonville, FL 32244 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 Duval, Florida, to-wit:

The North Two Hundred (200) feet of Tract Two (2), except the West Two Hundred (200) feet thereof, Peninsular Life Insurance Company's Replat No. 3, according to plat thereof as recorded in Plat Book 15, Page 5, of the current public records of Duval County, Florida.

Less and except certain parcels conveyed in Official Records Book 2680, Page 292, Official Records Book 3043, Page 587, Official Records Book 3316, Page 377, Official Records Book 3438, Page 492, Official Records Book 5238, Page 96, Official Records Book 5642, Page 124 and Official Records Book 8525, Page 474

Lands as assessed under Tax I.D. No. 006130-0000.

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

Subject to taxes for 2024 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.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

RYRAD HOME BUILDERS INC
 6600 BLANDING BLVD
 JACKSONVILLE, FL 32244

Primary Site Address
 0 PASCHAL ST
 Jacksonville FL 32220-

Official Record Book/Page
 20930-02362

Title #
 5423

0 PASCHAL ST
 Property Detail

RE #	006130-0000
Tax District	GS
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00067 PEN LFE INS C #3 MARIETTA
Total Area	37511

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$130,815.00	\$185,792.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$130,815.00	\$185,792.00
Assessed Value	\$39,012.00	\$185,792.00
Cap Diff/Portability Amt	\$91,803.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$39,012.00	See below

The sale of this property may result in higher property taxes. For more information go to [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.](#)

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
20930-02362	1/12/2024	\$28,000.00	WD - Warranty Deed	Qualified	Vacant
20880-01157	10/16/2023	\$1,000.00	WD - Warranty Deed	Unqualified	Vacant
17747-01861	10/18/2016	\$100.00	WD - Warranty Deed	Unqualified	Vacant
17241-02022	7/15/2015	\$100.00	WD - Warranty Deed	Unqualified	Vacant
00619-00450	10/28/1958	\$5,800.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	265.00	200.00	Common	265.00	Front Footage	\$185,792.00

Legal

LN	Legal Description
1	15-5 23-25-25E 1.24
2	PENINSULAR LIFE INSURANCE COMPANY R/P NO 3
3	PT TRACT 2 RECD O/R 20930-2362

Buildings

No data found for this section

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$39,012.00	\$0.00	\$39,012.00	\$401.37	\$441.49	\$403.60
Public Schools: By State Law	\$130,815.00	\$0.00	\$130,815.00	\$125.43	\$416.38	\$383.84
By Local Board	\$130,815.00	\$0.00	\$130,815.00	\$87.13	\$294.07	\$266.65
FL Inland Navigation Dist.	\$39,012.00	\$0.00	\$39,012.00	\$1.13	\$1.12	\$1.12
Water Mgmt Dist. SJRWMD	\$39,012.00	\$0.00	\$39,012.00	\$7.00	\$6.99	\$6.99
School Board Voted	\$130,815.00	\$0.00	\$130,815.00	\$0.00	\$130.82	\$0.00

			Totals	\$622.06	\$1,290.87	\$1,062.20
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$38,760.00	\$35,466.00	\$0.00	\$35,466.00		
Current Year	\$130,815.00	\$39,012.00	\$0.00	\$39,012.00		

2023 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.

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
RYRAD HOME BUILDERS, INC

Filing Information

Document Number P18000076138
FEI/EIN Number 83-1834271
Date Filed 09/07/2018
Effective Date 09/01/2018
State FL
Status ACTIVE

Principal Address

6600 BLANDING BLVD
JACKSONVILLE, FL 32244

Changed: 01/30/2019

Mailing Address

6600 BLANDING BLVD
JACKSONVILLE, FL 32244

Registered Agent Name & Address

RAMAGHI, ROBIN LYNN , AGENT
615 QUEENS HARBOR BLVD
JACKSONVILLE, FL 32225

Name Changed: 01/18/2023

Officer/Director Detail

Name & Address

Title VP, Sec, Treasurer

BYLER-RAMAGHI, ROBIN L
615 QUEENS HARBOR BLVD
JACKSONVILLE, FL 32225

Title PRESIDENT

RAMAGHI, REZA / ROBIN

6600 BLANDING BLVD D
JACKSONVILLE, FL 32244

Annual Reports

Report Year	Filed Date
2022	01/25/2022
2023	01/18/2023
2024	01/10/2024

Document Images

01/10/2024 -- ANNUAL REPORT	View image in PDF format
01/18/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
01/30/2019 -- ANNUAL REPORT	View image in PDF format
09/07/2018 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations



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**

RYRAD HOME BUILDERS INC

Owner Name

0 Paschal Street

Address(es) for Subject Property

006130-0000

Real Estate Parcel Number(s) for Subject Property

Janis K. Fleet

Appointed or Authorized Agent(s)

Waiver of Road Frontage

Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Robin Byler Ramaghi, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Vice President of RYRAD HOME BUILDERS INC, a Florida Corporation (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.
3. 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.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

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.

[Signature]
 Signature of Affiant

Robin Byler Ramaghi
 Printed/Typed Name of Affiant

* 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.

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of physical presence or online notarization, this 19 day of June, 2024, by Robin Byler Ramaghi as Vice President for Ryrad Home Builders Inc, who is personally known to me or has produced identification and who took an oath.

Type of identification produced _____.

Evin Mikell
 Notary Public Signature

EPIN Mikell
 Printed/Typed Name - Notary Public

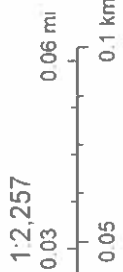
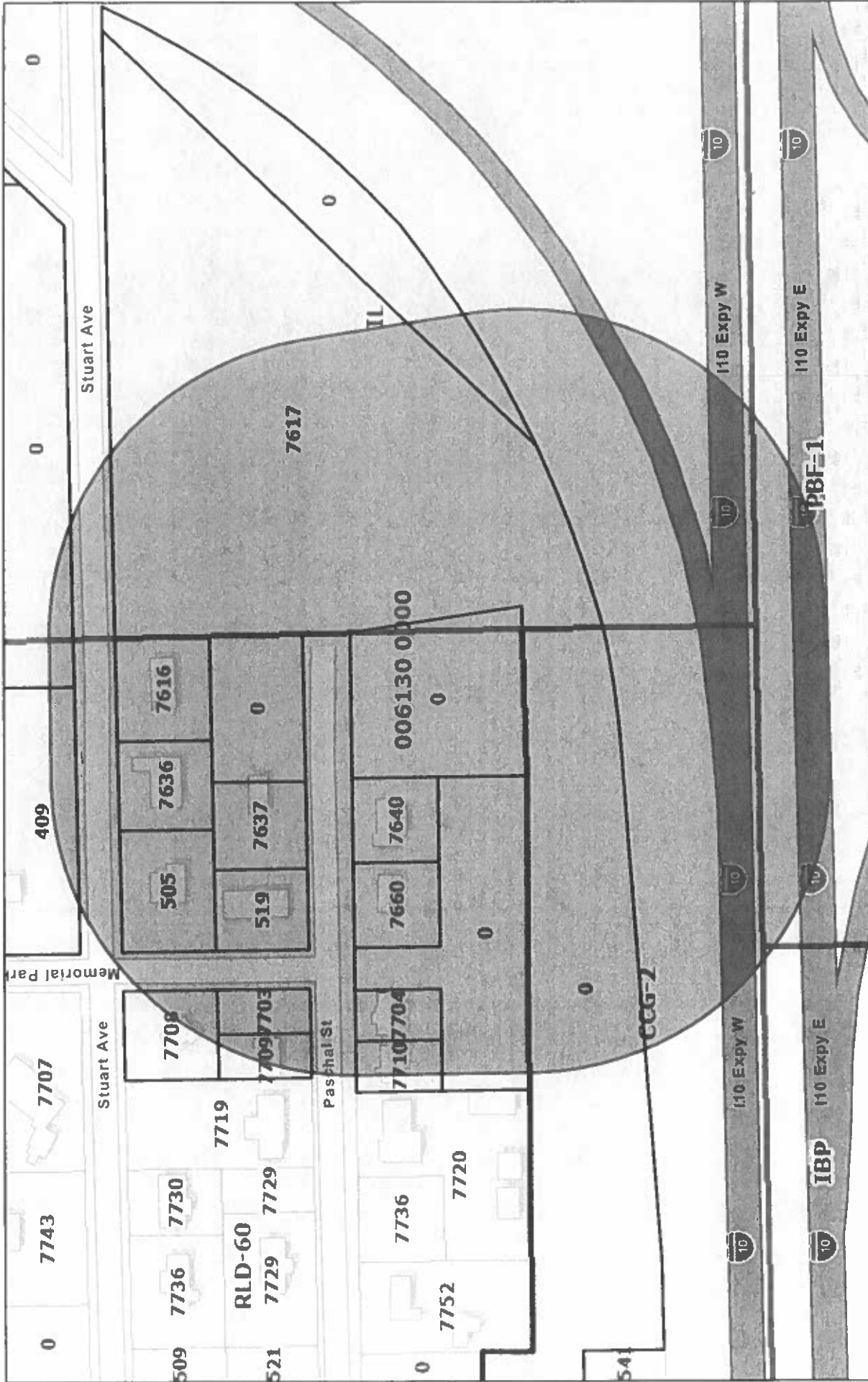
My commission expires: 7-17-26



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

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

Land Development Review



Esri Community Maps Contributors City of Jacksonville FDEP
 OpenStreetMap Microsoft Esri TomTom Garmin SafeGraph

July 9, 2024

- Parcels
- Panel Index
- Zoning

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_ZIP
006131 0000	BRIDGEMAN BONNIE F ESTATE		7710 PASCHAL ST		JACKSONVILLE	FL 32220-3437
005824 0030	CLINTON WYCHE STAFFORD III ET AL		10201 W BEAVER ST 100		JACKSONVILLE	FL 32220
005730 0000	CRAWFORD LINDA L		409 MEMORIAL PARK RD		JACKSONVILLE	FL 32220
005635 0100	DOT STATE OF FLORIDA		PO BOX 1089		LAKE CITY	FL 32056-1089
005824 0020	HORNE DAVID A		7637 PASCHAL ST		JACKSONVILLE	FL 32220-3434
005635 0010	HORNE ROBERT L III ET AL		C/O JENNIFER KORN	737 CHESTWOOD CHASE DR	ORANGE PARK	FL 32065
005824 0010	HORNE TAMARA P		519 MEMORIAL PARK RD		JACKSONVILLE	FL 32220-3430
006135 0000	HOWARD PATSY D ESTATE		7640 PASCHAL ST		JACKSONVILLE	FL 32220-3435
006130 0100	HURLBERT ALBERT RONALD		7720 PASCHAL ST		JACKSONVILLE	FL 32220
005824 0000	LERMA KURTIS DAVID		505 MEMORIAL PARK RD		JACKSONVILLE	FL 32220
005822 0000	MILLER RONALD E		7616 STUART AVE		JACKSONVILLE	FL 32220-3455
006125 0000	MINER W A		215 OSCEOLA ST		JACKSONVILLE	FL 32204-2623
005823 0000	PINTOR JOSE LOPEZ ET AL		8985 NORMANDY BLVD	LOT 68	JACKSONVILLE	FL 32221
006130 0010	RAQUIPOSO ADORACION S		7660 PASCHAL ST		JACKSONVILLE	FL 32220-3435
006130 0000	RYRAD HOME BUILDERS INC		6600 BLANDING BLVD		JACKSONVILLE	FL 32244
007176 0020	SLG INVESTMENT PARTNERSHIP LLLP		6550 ST AUGUSTINE RD #104		JACKSONVILLE	FL 32217
005820 0040	SRAM PACK I A LLC		5001 PLAZA ON THE LK STE 200		AUSTIN	TX 78746
006132 0000	TONEV KRASSIMIR IVANOV ET AL		7704 PASCHAL ST		JACKSONVILLE	FL 32220
005813 0000	WEVER TATIANA		7708 STUART AVE		JACKSONVILLE	FL 32220-3457
005820 0020	WOODARD BRITTNY		7709 PASCHAL ST		JACKSONVILLE	FL 32220
	NORTHWEST	VICTOR COLEMAN	2118 18TH ST W		JACKSONVILLE	FL 32209
	WEST JAX CIVIC ASSOCIATION	PAUL CARNEAL	886 CRESSWELL LN W		JACKSONVILLE	FL 32221

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR740212
User: Moore, David - PDDS

Date: 7/12/2024
Email: MooreD@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Janis Fleet
Address: 0 Paschal St.
Description: Application for a Waiver of Minimum Required Road Frontage

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	1301.00	0.00
00111	140302	342218	000000	00000000	00000	0000000	0.00	1301.00

Control Number: 6405312 | Paid Date: 7/15/2024

Total Due: \$1,301.00

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

Account No: CR740212
REZONING/VARIANCE/EXCEPTION

Date: 7/12/2024

Name: Janis Fleet
Address: 0 Paschal St.
Description: Application for a Waiver of Minimum Required Road Frontage

Total Due: \$1,301.00