

Planning and Development Department Info

Application # AD-25-57 Staff Sign-Off/Date CMC / 08/14/2025
Filing Date 08/14/2025 Number of Signs to Post 1
Current Land Use Category LDR
Deviation Sought 1. REDUCE THE REQUIRED MINIMUM LOT AREA FROM 9,900 SQUARE FEET TO 7,500 SQUARE FEET. 2. REDUCE THE MINIMUM LOT WIDTH FROM 90 FEET TO 50 FEET FOR 2 LOTS. 3. REDUCE THE REQUIRED SIDE YARD FOR AN EXISTING ADU FROM 5 FEET TO 4 FEET. 4. REDUCE MINIMUM LOT WIDTH FROM 90 FEET TO 50 FEET
Applicable Section of Ordinance Code 656.305(II)(D)(1)(IV) & (2)(IV); 656.403(G)(4);
Notice of Violation(s) N/A
Hearing Date 10/07/2025
Neighborhood Association ORTEGA PRESERVATION SOCIETY
Overlay N/A

Application Info

Tracking # 6359 Application Status FILED COMPLETE
Date Started 06/17/2025 Date Submitted 07/08/2025

General Information On Applicant

Last Name First Name Middle Name
TRIMMER CYNDY
Company Name
DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC
Mailing Address
1 INDEPENDENT DRIVE, SUITE 1200
City State Zip Code
JACKSONVILLE FL 32202
Phone Fax Email
9048070185 904 CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Last Name First Name Middle Name
N/A N/A
Company/Trust Name
HAGER TRUST
Mailing Address
4620 ORTEGA ISLAND DRIVE
City State Zip Code
JACKSONVILLE FL 32210
Phone Fax Email

Property Information

Previous Zoning Application Filed? ☐
If Yes, State Application No(s)

Map RE# Council District Planning District Current Zoning District(s)
Map 101798 0000 7 4 RLD-90
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.

Location Of Property

General Location

EAST OF ALGONQUIN AVE AND SOUTH OF BALTIC STREET

House # Street Name, Type and Direction Zip Code
2917 ALGONQUIN AVE

Between Streets

ALGONQUIN AVENUE and BALTIC STREET

Utility Services Provider

☒ City Water/City Sewer ☐ Well/Septic ☐ City Water/Septic ☐ City Sewer/Well

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

☒ Reduce required minimum lot area from 9900 to 7500 square feet.

☐ Increase maximum lot coverage from % to %.

☐ Increase maximum height of structure from to feet.

☒ Reduce required yard(s)

SIDE YARD ON THE EXISTING ADU FROM 5 FT TO 4 FT; REAR YARD ON EXISTING ADU FROM 10 FT TO 7 FT

REDUCE MINIMUM LOT WIDTH FROM 90 FEET TO 50 FEET

☐ Reduce minimum number of off-street parking spaces from to .

☐ Increase the maximum number of off-street parking spaces from to .

☐ Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of **15** feet to feet.

☐ Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of **25** feet to feet.

☐ Decrease minimum number of loading spaces from required to loading spaces.

Reduce the dumpster setback from the required **5** feet along:

☐ North to feet;

☐ East to feet;

☐ South to feet;

☐ West to feet.

☐ Decrease the minimum number of bicycle parking spaces from required to spaces.

☐ Reduce the minimum width of drive from feet required to feet.

☐ Reduce vehicle use area interior landscape from square feet to square feet.

☐ Increase the distance from the vehicle use area to the nearest tree from **55** feet maximum to feet.

☐ Reduce the number of terminal island trees from terminal islands required to terminal islands.

☐ Reduce the landscape buffer between vehicle use area along
Enter Street Name from **10** feet per linear feet of frontage and **5** feet minimum width required to feet per linear feet of frontage and feet minimum width.

☐ Reduce the number of shrubs along Enter Street Name from required to shrubs.

☐ Reduce the number of trees along Enter Street Name from required to trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from **5** feet minimum width required along:

- ☐ 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 Enter Street Name
from ☒ 24 ☐ 36 ☐ 48 feet required to feet.

☐ Decrease the minimum width of the driveway access from Enter Street Name
from ☒ 24 ☐ 36 ☐ 48 feet required to feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required along:

- ☐ North to feet;
- ☐ East to feet;
- ☐ South to feet;
- ☐ West to feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required along:

- ☐ North to feet;
- ☐ East to feet;
- ☐ South to feet;
- ☐ West to feet.

Reduce the uncomplimentary land use buffer width from **10** feet 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 trees;
- ☐ South property boundary from required to trees;
- ☐ West property boundary from required to trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

- ☐ 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

The following items must be attached to the application.

- ☒ 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 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 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 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.

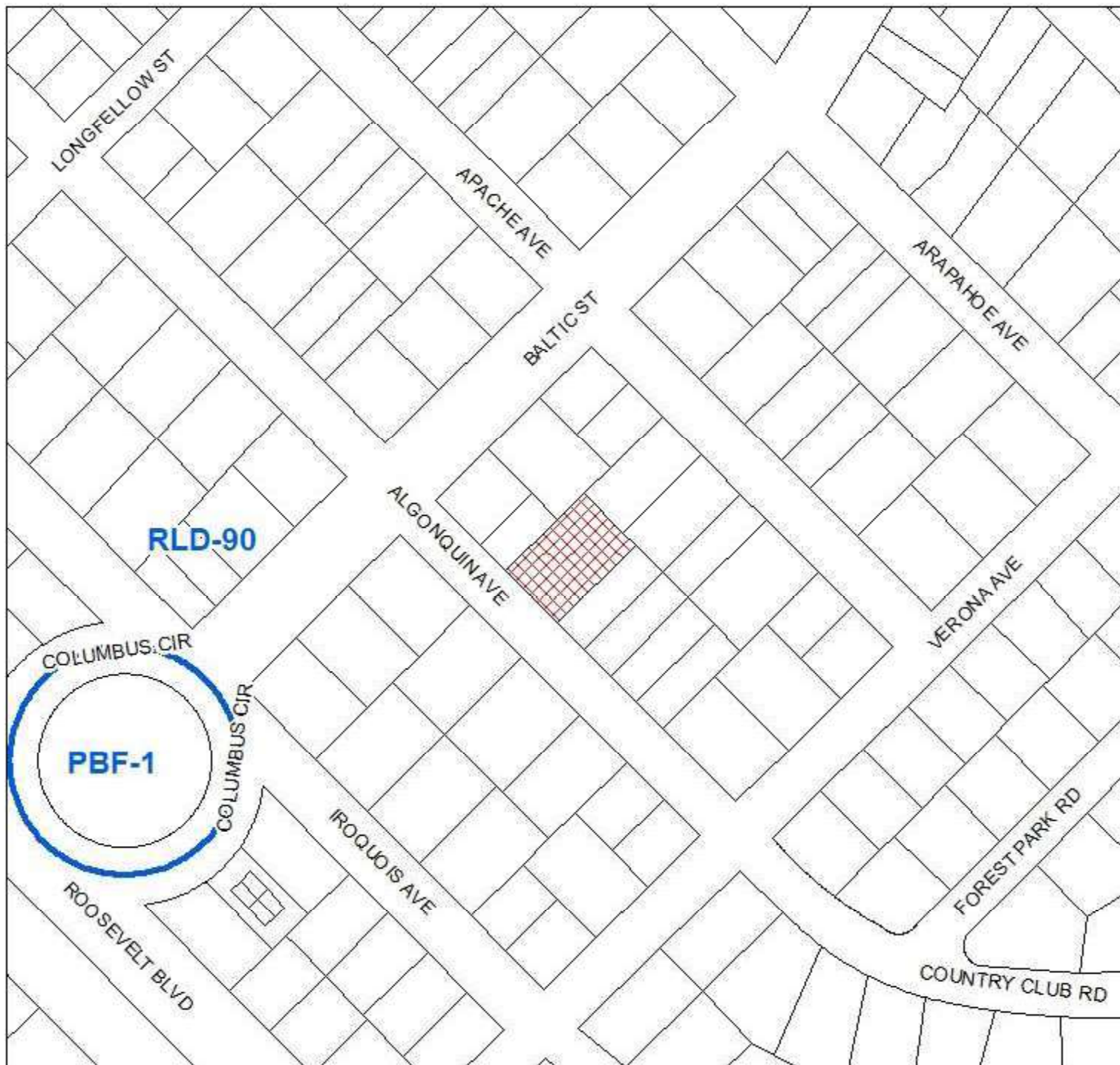
EXHIBIT 1

LEGAL DESCRIPTION

July 8, 2025

Lot 9, Block 46, ORTEGA, according to plat recorded in Plat Book 3, Page 40, of the current public records of Duval County, Florida.

RE: 101798-0000

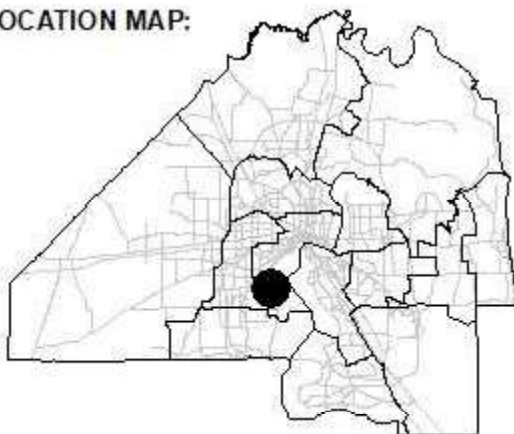


REQUEST SOUGHT:

**REDUCE REQUIRED
MINIMUM LOT AREA FROM
9900 TO 7500 SQUARE
FEET**

**SIDE YARD ON THE
EXISTING ADU FROM 5 FT
TO 4 FT; REAR YARD ON
EXISTING ADU FROM 10
FT TO 7 FT**

LOCATION MAP:



0 75 150 300
Feet

COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2025-6359

Revised On File
Page 8 of 12

**EXHIBIT 2
PAGE 1 OF 1**



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, waiver of road frontage and such other applications for entitlement

Type of Request(s)/Application(s)

STATE OF Florida

COUNTY OF Duval

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

1. Affiant is the trustee of The Hager Trust (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.

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
Signature of Affiant

Katherine C. Hager
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 2nd, day of June, 2025, by Katherine Hager, who is ☐ personally known to me or ☒ has produced identification and who took an oath.

Type of identification produced Florida Driver License

Allison Bowen
Notary Public Signature

Allison Bowen
Printed/Typed Name - Notary Public

My commission expires: October 19th, 2027

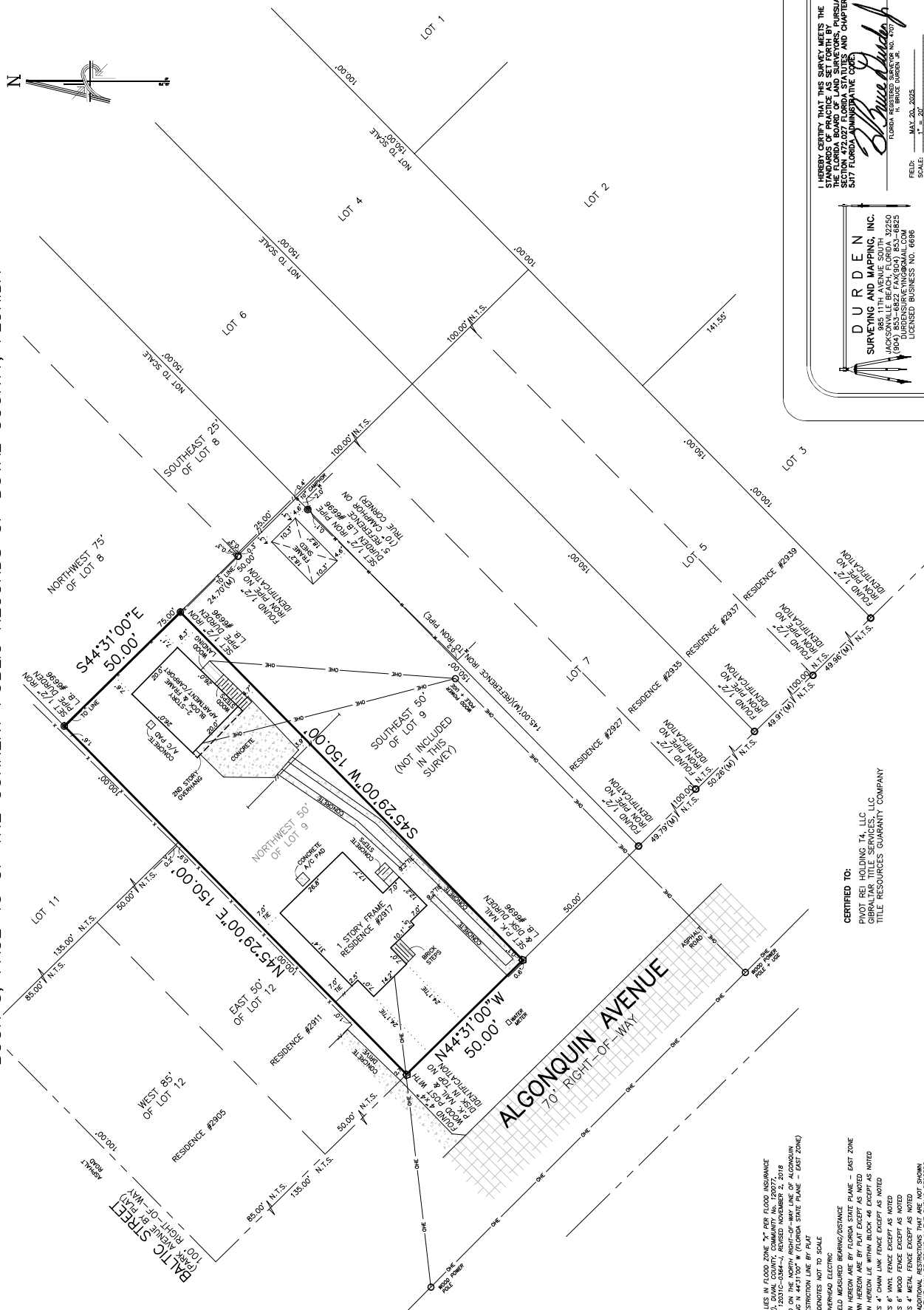
[NOTARY SEAL]



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

MAP SHOWING BOUNDARY SURVEY OF:

THE NORTHWEST 50.00 FEET OF LOT 9, BLOCK 46, ORTEGA, AS RECORDED IN PLAT BOOK 3, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) NO. 13010C-0384-A, REVISED NOVEMBER 2, 2018.
 BEARINGS SHOWN HEREON ARE BY FLORIDA STATE PLANE - EAST ZONE.
 DISTANCES SHOWN HEREON ARE BY FLAT EXCEPT AS NOTED.
 ALL LOT CORNERS ARE BY CHAIN LINK FENCE EXCEPT AS NOTED.
 "X" DENOTES 4" CHAIN LINK FENCE EXCEPT AS NOTED.
 "V" DENOTES 6" WOOD FENCE EXCEPT AS NOTED.
 "M" DENOTES 4" METAL FENCE EXCEPT AS NOTED.
 "H" DENOTES 6" WOOD FENCE EXCEPT AS NOTED.
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN HEREON.
 THIS SURVEY MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

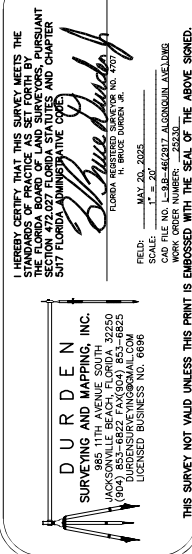
Revised On File
 Page 11 of 25

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 473, F.S., AND THE RULES AND CHAPTER 61G17, F.A.C.
DURDEN
 SURVEYING AND MAPPING, INC.
 JACKSONVILLE, BEACH, FLORIDA 32250
 (904) 853-6822 FAX (904) 853-6825
 LICENSED BUSINESS NO. 66898

CERTIFIED TO:
 PIVOT REI HOLDING T4, LLC
 GIBBALT TITLE SERVICES, LLC
 TITLE RESOURCES GUARANTY COMPANY

C-2261

MAP SHOWING BOUNDARY SURVEY OF:
THE SOUTHEAST 50.00 FEET OF LOT 9, BLOCK 46, ORTEGA, AS RECORDED IN PLAT
BOOK 3, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

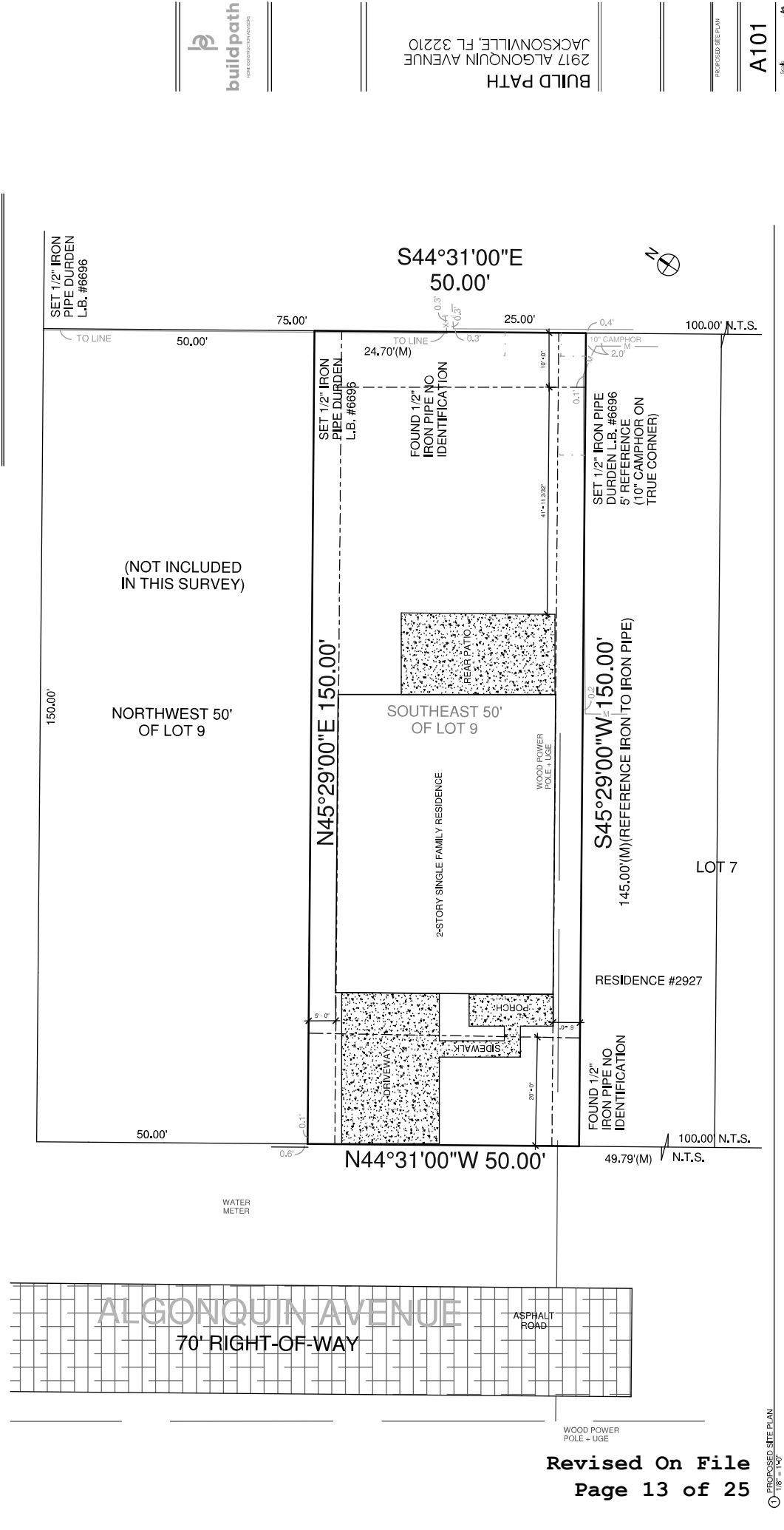


C-2262

IMPERVIOUS COVER CALCULATIONS

LOT SIZE	7500 SF.
DRIVEWAYS & SIDEWALKS	557 SF.
FRONT ENTRY	93 SF.
REAR PATIO	421 SF.
2-STORY SINGLE FAMILY RESIDENCE	2200 SF.
TOTAL IMPERVIOUS COVERAGE	3271 SF.
RL-400 ZONING CODE	
MAX ALLOWABLE IMPERVIOUS + 50%	
MAX ALLOWABLE BUILDING COVERAGE + 45%	
TOTAL PROPOSED IMPERVIOUS PERCENTAGE	43%
TOTAL PROPOSED BUILDING PERCENTAGE	36%

MAP SHOWING BOUNDARY SURVEY OF: THE SOUTHEAST 50.00 FEET OF LOT 9, BLOCK 46, ORTEGA, AS RECORDED IN PLAT BOOK 3, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL



HAGER REVOCABLE LIVING TRUST
4620 ORTEGA ISLAND DR
JACKSONVILLE, FL 32210-7500
HAGER DAVID P
HAGER KATHERINE C

Primary Site Address
2917 ALGONQUIN AVE
Jacksonville FL 32210-

Official Record Book/Page
21160-00585

Title #
6504

2917 ALGONQUIN AVE

Property Detail

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

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
Land Value (Agric.)	\$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

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
21160-00585	8/6/2024	\$100.00	SW - Special Warranty	Unqualified	Improved
21160-00583	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

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-90	100.00	150.00	Common	100.00	Front Footage	\$309,000.00

Legal

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

Buildings

Building 1

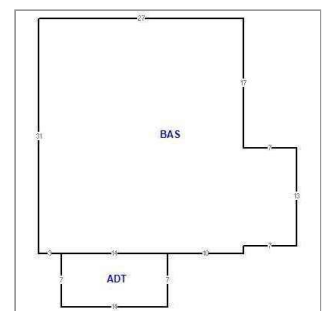
Building 1 Site Address
2917 ALGONQUIN AVE Unit
Jacksonville FL 32210-

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

Type	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	



Baths	1.000	
Rooms / Units	1.000	

Building 2

Building 2 Site Address

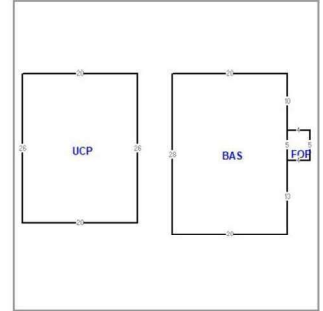
-- no building address found --

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

Type	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)

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
			Totals	\$5,977.50	\$6,201.08	\$6,080.48
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>
<u>2023</u>
<u>2022</u>
<u>2021</u>
<u>2020</u>
<u>2019</u>
<u>2018</u>
<u>2017</u>
<u>2016</u>
<u>2015</u>
<u>2014</u>

- 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](#)

Revised On File

Page 15 of 25



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 pre-construction 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.**

Revised On File

Page 17 of 25

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:

Main Depth 8+ feet deep	Required work within FDOT, St Johns County and 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
to take to get service:**

If indicated on your availability letter, request your water flow test (Sages Step 2) and/or sewer locate (Sages Step 1).

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

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.

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

General Collection Receipt

Account No: CR785344
User: Corrigan, Connor - PDCU

Date: 8/7/2025
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
REZONING/VARIANCE/EXCEPTION

Date: 8/7/2025

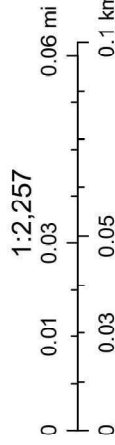
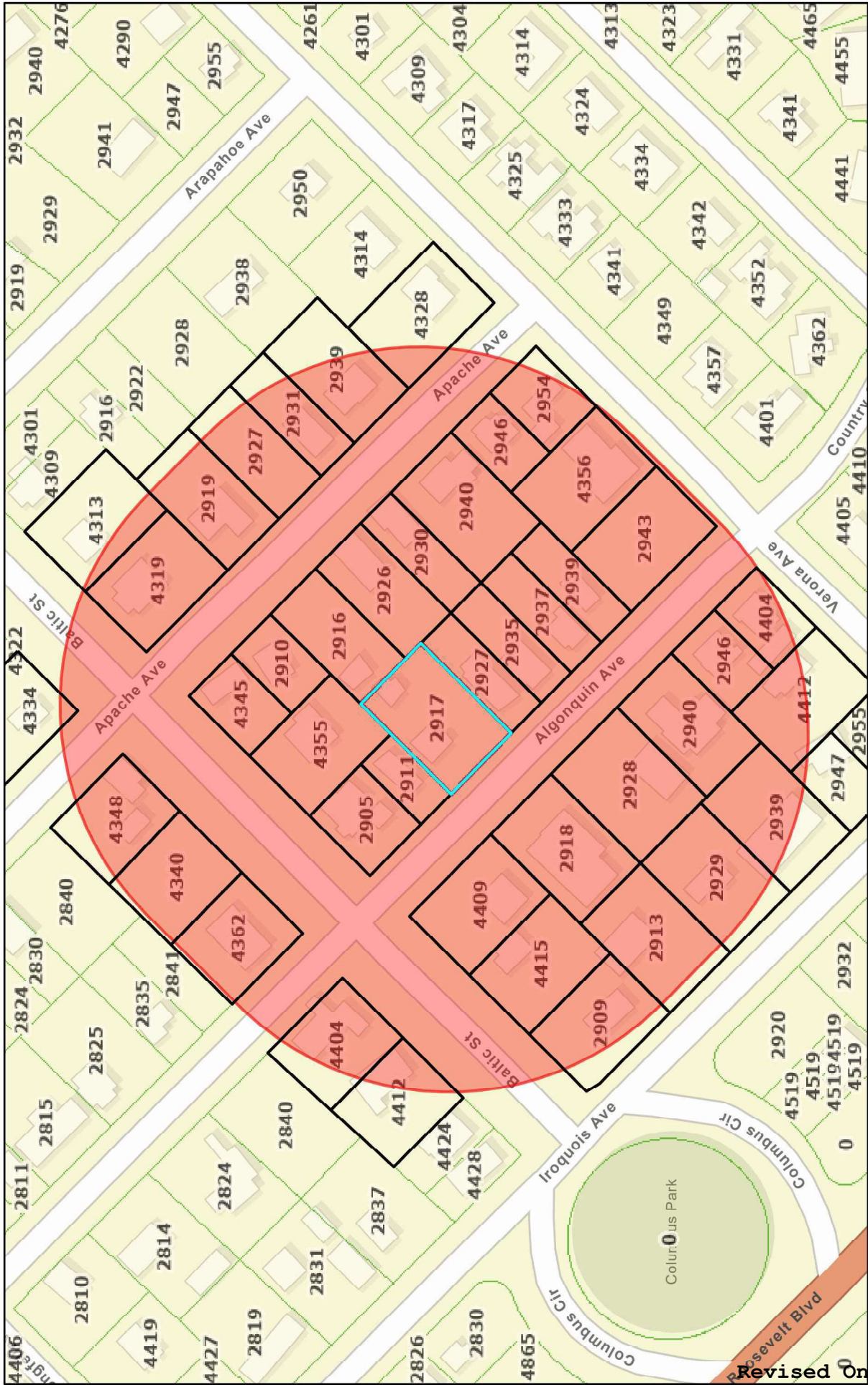
Name: Cyndy Trimmer / Hager Trust
Address: 1 INDEPENDENT DRIVE, SUITE 1200
Description: Application for Administrative Deviation Z-6359

Total Due: \$1,267.00

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
101816 0000	PATRICIA G DUERFELDT REVOCABLE TRUST		4412 BALTIC ST			JACKSONVILLE	FL	32210
101815 0000	WITTMER CECILIA JUNE ET AL		C/O MATTHEW ERIC WITTMER	4404 BALTIC ST		JACKSONVILLE	FL	32210
101814 0000	FARNELL R H II		4415 BALTIC AVE			JACKSONVILLE	FL	32210
101813 0000	DICKINSON RUFUS W		4409 BALTIC ST			JACKSONVILLE	FL	32210-5923
101812 0010	ROSENBERRY VICKI A		2913 IROQUOIS AVE			JACKSONVILLE	FL	32210-4441
101812 0000	LEVITT MARTIN L		2909 IROQUOIS AVE			JACKSONVILLE	FL	32210
101811 0000	EVANS MARYBURKE S		2918 ALGONQUIN AVE			JACKSONVILLE	FL	32210
101810 0000	BURNS BARBARA C LIFE ESTATE		2929 IROQUOIS AVE			JACKSONVILLE	FL	32210
101809 0000	TOWER KAREN SUE		2939 IROQUOIS AVE			JACKSONVILLE	FL	32210
101808 0000	ADAMS JUSTIN M		2928 ALGONQUIN AVE			JACKSONVILLE	FL	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
101803 0000	MOHLER JENNIFER R		3946 ST JOHNS AVE			JACKSONVILLE	FL	32205
101802 0000	THIGPEN ROBIN ASHLEY		2905 ALGONQUIN AVE			JACKSONVILLE	FL	32210
101801 0000	GAY DEBORAH LIFE ESTATE		2911 ALGONQUIN AVE			JACKSONVILLE	FL	32210-4433
101800 0000	VALLA FRANCES P		4355 BALTIC ST			JACKSONVILLE	FL	32210-5957
101799 0050	HAMAMI ZOUHAIR		2910 APACHE AVE			JACKSONVILLE	FL	32210
101799 0000	BENNETT SCOTT H		4345 BALTIC ST			JACKSONVILLE	FL	32210-5957
101798 0000	HAGER REVOCABLE LIVING TRUST		4620 ORTEGA ISLAND DR			JACKSONVILLE	FL	32210-7500
101797 0000	BUDDENDORFF JULIA GRACE		2916 APACHE AVE			JACKSONVILLE	FL	32210-4436
101796 0000	EDELL CAROL A		2927 ALGONQUIN AVE			JACKSONVILLE	FL	32210
101795 0000	TERHUNE CHELSEA M		2935 ALGONQUIN AVE			JACKSONVILLE	FL	32210
101794 0000	** CONFIDENTIAL **		2926 APACHE AVE			JACKSONVILLE	FL	32210-4436
101793 0000	INCHIAN PROPERTIES LLC		911 N DIXIE FWY			NEW SMYRNA BEACH	FL	32168
101792 0000	NEWELL AMBER ELAINE		2939 ALGONQUIN AVE			JACKSONVILLE	FL	32210
101791 0000	HUGHES TAYLOR		2937 ALGONQUIN AVE			JACKSONVILLE	FL	32210
101790 0000	GASPARO SHARON L		2940 APACHE AVE			JACKSONVILLE	FL	32210-4436
101789 0000	MACEDA NELSON STEINAR A		2943 ALGONQUIN AVE			JACKSONVILLE	FL	32210
101788 0000	COOLEY DONALD WAYNE		4356 VERONA AVE			JACKSONVILLE	FL	32210-6042
101787 0000	SUNDIE EDWARD J LIFE ESTATE		2954 APACHE AVE			JACKSONVILLE	FL	32210
101786 0000	BALDWIN ELIZABETH A REVOCABLE TRUST AGREEMENT		2946 APACHE AVE			JACKSONVILLE	FL	32210
101773 0000	HARDER MITCHELL		4362 BALTIC ST			JACKSONVILLE	FL	32210
101772 0000	WALLOCH NICHOLAS NELSON ET AL		3946 SAINT JOHNS AVE APT 1301			JACKSONVILLE	FL	32205-9501
101771 0000	DELFOSE CONNIE JOY		4348 BALTIC ST			JACKSONVILLE	FL	32210
101770 0000	OLEARY EMILY F		4334 BALTIC ST			JACKSONVILLE	FL	32210
101698 0000	FITZGERALD RICK C		4319 BALTIC ST			JACKSONVILLE	FL	32210
101697 0000	SHEAHAN TIMOTHY B JR		4313 BALTIC ST			JACKSONVILLE	FL	32210
101694 0000	CUSIMANO PHILIP J R/S		C/O JOSEPH C. CASIMANO (POA)	127 LORA ST		NEPTUNE BEACH	FL	32266-4938
101691 0000	FISH THOMAS H JR		2931 APACHE AVE			JACKSONVILLE	FL	32210
101690 0000	REDDAWAY MICHAEL J		2927 APACHE AVE			JACKSONVILLE	FL	32210-4435
101688 0000	WULBERN EDWARD R SR		2939 APACHE AVE			JACKSONVILLE	FL	32210-4435

101686 0000	HARWARD JOHN C SR LIVING TRUST	4328 VERONA AVE UNIT1	JACKSONVILLE	FL	32210
	ORTEGA PRESERVATION SOCIETY	RICHARD HARDIN 2822 CHEROKEE AV	JACKSONVILLE	FL	32210
	SOUTHWEST	CHRISTINA PURDY 6008 LAKE COVE AV	JACKSONVILLE	FL	32222

Land Development Review



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

Revised On August 7, 2025
File 7153739_T-2025-6347

Parcels