

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN WAIVER SW-21-06 (ORDINANCE 2021-0539)

SEPTEMBER 21, 2021

Location: 6349 Beach Boulevard (SR 212)

Real Estate Number: 136060-0000

Waiver Sought: Reduce minimum sign setback from 10 feet to 0 feet

Current Zoning District: Commercial Community General-2 (CCG-2)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

Applicant /Agent: Ken Bringle
CNS Signs
263 Edgewood Avenue South
Jacksonville, FL 32254

Owner: Zeus & Zeus Trust
1611 Carbondale Drive North
Jacksonville, FL 32208

Staff Recommendation: DENY

GENERAL INFORMATION

Application for Sign Waiver **Ordinance 2021-0539 (SW-21-06)** seeks to permit a reduction in the required minimum setback from the property line abutting Beach Boulevard for a new ground sign from 10 feet to 0 feet. The subject property is located at the corner of Beach Boulevard and Ryar Road and is approximately 0.39± acres. Sign Permit S-20-272390 was pulled for a new ground sign approximately 12 feet in height and 90 square foot LED Message board. The submitted site plan showed the property being able to meet the required 10 foot setback from all property lines and the 25 foot unobstructed sight triangle for a corner lots. After this permit was approved by zoning the property owner requested this Sign Waiver in order to reduce the required setback and move the location of the sign to the southern property line. The property is currently developed with an existing ground sign that currently meets all setback requirements. The property has adequate frontage to meet the required 10 foot setback and the

applicant has not provided justification for the need for the setback reduction.

NOTICE TO OWNER / AGENT

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as “a painting, structure or device which is placed, erected, or constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of displaying information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction”.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.1310(a)(i) through (x), Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the Planning Commission shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

- (i) ***Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?***

No. The property is requesting to construct a new ground sign that does not meet the required setback requirements of the zoning code when the property has existing signage that meets the required setback. Looking west along Beach Boulevard there are no similar signage that is of a similar setback as requested with this waiver. All signage is in a similar line of sight as the existing ground signage currently constructed on the subject property.

- (ii) ***Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?***

Yes. The result of the proposed sign waiver would detract from the specific intent of the zoning ordinance by allowing for a current conforming sign to be moved to a non-conforming location. Allowing this change would set the precedent that any sign in the area would be allowed to be moved to a non-conforming area.

- (iii) ***Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?***

Yes. The effect of the proposed waivers would negatively affect the aesthetic character of

the area surrounding the site. As aforementioned, the signage in the surrounding areas conforms to the 10 foot setback requirement. If the proposed sign is moved closer to Beach Boulevard it would affect the overall aesthetic features of the area.

- (iv) ***Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?***

Yes. While the waiver is unlikely to have a detrimental effect on vehicular traffic or parking conditions as it will be located near the south property line away from the parking located near the northern property line, it will create objectionable light by allowing a LED message board so close to Beach Boulevard.

- (v) ***Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?***

Yes. The proposed waiver is likely to be detrimental to the public health, safety, or welfare in that approval of this signage setback would set a precedence for future property owners to ask for similar setback reductions for future signage along Beach Boulevard.

- (vi) ***Does the subject property exhibit specific physical limitations or characteristics, which could be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?***

No. The subject property does not exhibit specific physical limitations that limit the setback of the sign location from the roadway. The existing signage is currently meeting the required setback from all property lines which shows that the property has adequate frontage for any new signage to meet the required setbacks.

- (vii) ***Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?***

No. The request is not based on a desire to reduce the costs associated with compliance due to the request being for a new ground sign.

- (viii) ***Is the request the result of violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?***

No. The request is not the result of any cited violations. The sign has not yet been constructed and the outcome of this application will determine the future located of the signage.

- (ix) *Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?*

No. The relocation of the sign from the current location it will not be of the public's best interest to allow for the reduced setback as it will change the character of the surrounding area and bring the property that is currently in compliance with the zoning code out of compliance.

- (x) *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

No. Strict compliance with the regulation would not create a financial burden on the property owner when considering the cost of compliance. The relocation of the sign to the proposed location, but meeting the 10 foot setback would have the same relative cost as locating the sign 0 feet from the property line.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 24, 2021** by the Planning and Development Department, the required Notice of Public Hearing signs **were posted**.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-21-06 (**Ordinance 2021-0539**) be **DENIED**.



Aerial View

Source: JAXGIS



View of Subject Property

Date: August 24, 2021

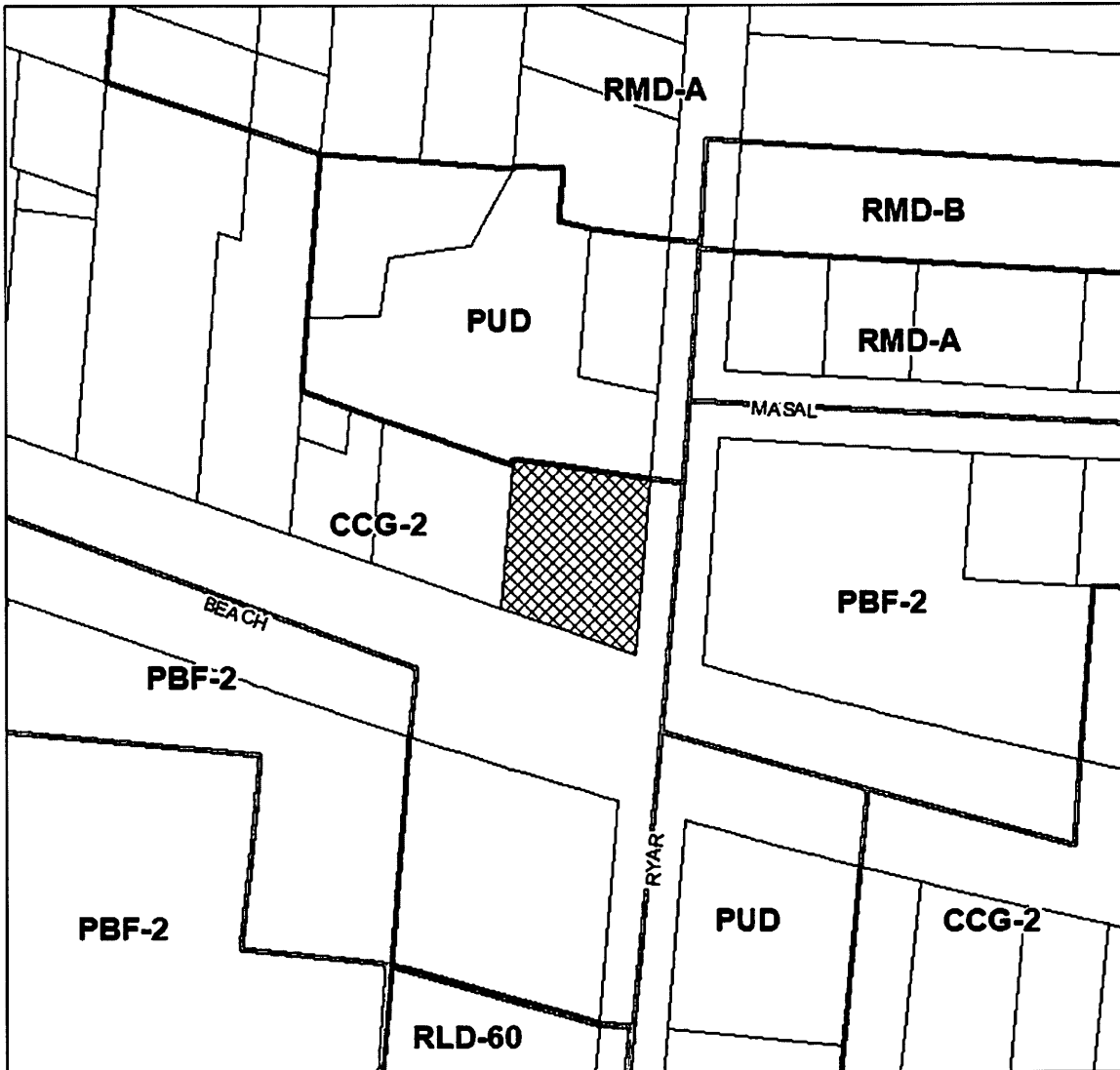
Source: Planning and Development Department



Current Property Signage and Neighboring Signage

Date: August 24, 2021

Source: Planning and Development Department



<p>REQUEST SOUGHT:</p> <p>REDUCE MINIMUM SETBACK FROM 10 FEET TO 0 FEET</p>	<p>LOCATION MAP:</p>	
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0539</p>	<p>TRACKING NUMBER</p> <p>SW-21-06</p>	<p>COUNCIL DISTRICT:</p> <p>4</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Source: JAXGIS

Date Submitted: 9.17.20
 Date Filed: 7-14-21

Application Number: SW-21-06
 Public Hearing:

Application for Sign Waiver
 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:	CC6-2	Current Land Use Category: CGC
Council District:	4	Planning District: 2
Previous Zoning Applications Filed (provide application numbers): V-95-78 V-96-11		
Applicable Section of Ordinance Code: 656.1303(C)(3) / (i)(2)		
Notice of Violation(s):	N/A	
Neighborhood Associations:	NONE	
Overlay:	N/A	
LUZ Public Hearing Date:	City Council Public Hearing Date:	
Number of Signs to Post:	Amount of Fee: EXEMPT	Zoning Asst. Initials:

FILED FOR REVIEW
SEPT, 2020

PROPERTY INFORMATION	
1. Complete Property Address: 6349 Beach Blvd.	2. Real Estate Number: 136060-0000
3. Land Area (Acres): .39	4. Date Lot was Recorded: 18-752-25-27E-43 2. Ryars S/D NO 2 PT 3 PT E/2 LOT 5 RECD 9/R 9563-137
5. Property Located Between Streets: Ryars Rd Hickman Rd	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

CRITERIA

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as *"a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."*

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*
9. *Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

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.coj.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>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

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		

NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.

Legal Description

A part of Lot 5, MILLAGE RYERS SUBDIVISION, NO 2, according to plat thereof as recorded in Plat Book 8, page 7, Current Public Records of Duval County, Florida, more particularly described as follows: Commencing at the Southerly corner of said Lot 5, the same being the Northerly Right-of-Way line of Beach Boulevard as now established; thence North 70° 39' 50" West, along the Southerly line of said Lot 5, 10.61 feet to the Westerly Right-of-Way line of Ryar Road as now established, for the Point of Beginning; thence continuing along the Southerly line of said Lot 5, North 70° 39' 50" West, 124.45 feet; thence North 04° 45' 00" East 130 feet; thence South 82° 12' 10" West, along the Right-of-Way line, 155 feet to the Point of Beginning. EXCEPTING THEREFROM AND PORTION LYING WITHIN RYAR ROAD AND BEACH BOULEVEARD

EXHIBIT A

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 7-15 20

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 6349 Beach Blvd RE#(s): 136060-0000

To Whom it May Concern:

I STEVEY BARNES Trustee as Trustee of Zeus & Zeus Trust, a Limited Liability Company organized under the laws of the state of FL, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for _____ submitted to the Jacksonville Planning and Development Department.

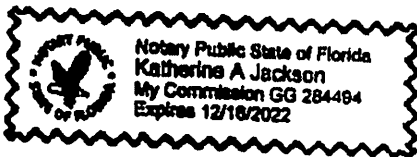
(signature)

(print name)

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 15 day of July 2020, by Stevey Barnes, as Trustee, of Zeus & Zeus, a Limited Liability Company, who is personally known to me or who has produced _____ as identification and who took an oath.



(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 12/16/2022

EXHIBIT B

Agent Authorization - Individual

Date: 7-15-20

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 10349 Beach Blvd RE#(s): 136060-0000

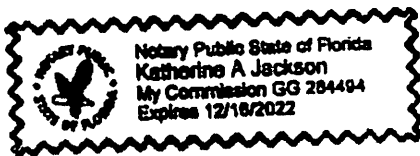
To Whom it May Concern:

You are hereby advised that Steve Barnes, as Trustee of Zeus & Zeus, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Kenneth Bringle to act as agent to file application(s) for Zeus & Zeus Trust for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By [Signature]
Print Name: Steve Barnes Trustee

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 15 day of July 2020 by Steve Barnes, who is personally known to me or who has produced _____ as identification and who took an oath.

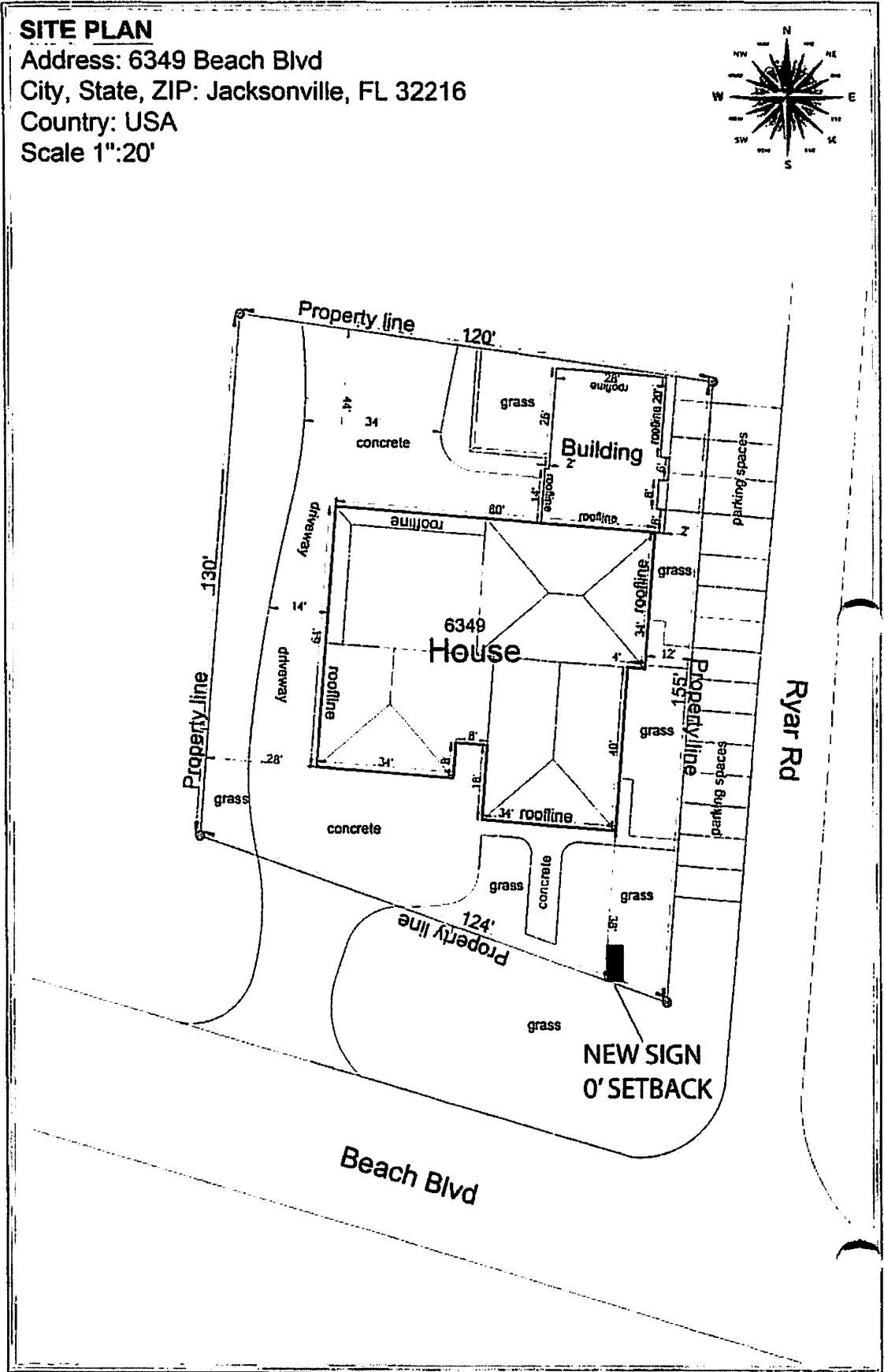
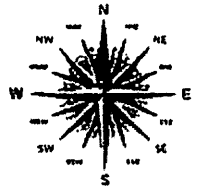


[Signature]
(Signature of NOTARY PUBLIC)
Katherine Jackson
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 12/16/2022

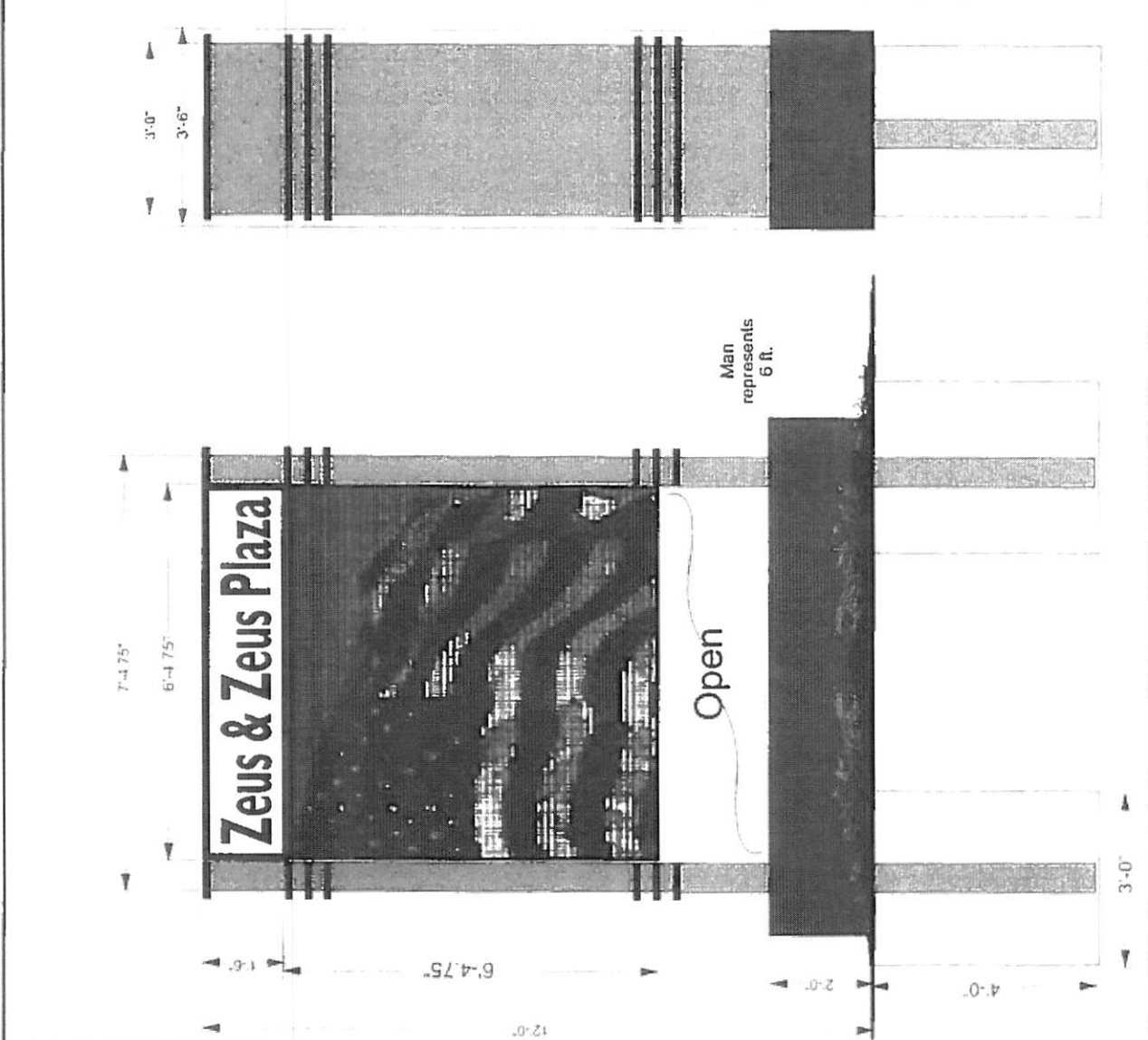
SITE PLAN

Address: 6349 Beach Blvd
City, State, ZIP: Jacksonville, FL 32216
Country: USA
Scale 1":20'

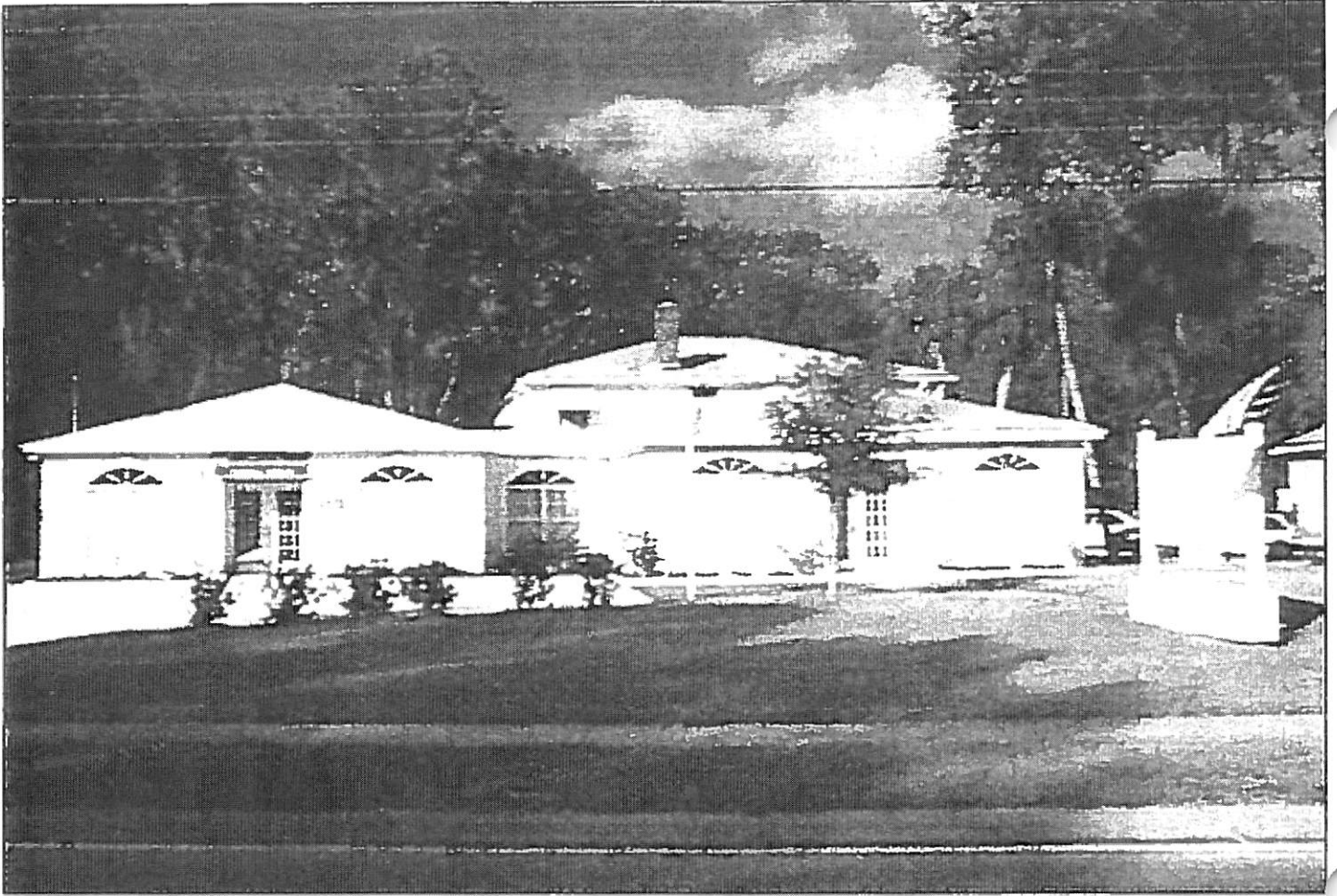


<p>CERTIFICATION: I hereby certify that this was sign attachment demonstrating compliance with 2017 Florida Building Code</p> <p>LIMITATION: This design is valid for one sign at specified location. In case of conflict, structural requirements, scope of work, and builder responsibilities control</p>	<p>CNS Signs Inc</p>	<p>LOCATION OF SIGN:</p>	<p>PRINTED DATE:</p> <p>DRAWN BY:</p> <p>CHECKED BY:</p> <p>FINALS DATE:</p> <p>JOB NUMBER:</p> <p>DRAWING NUMBER:</p> <p style="font-size: 24pt; font-weight: bold; text-align: center;">S-1</p> <p style="text-align: center;">OF 1 SHEET</p>
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- General Notes:**
- NOTE: This report establishes the minimum requirements for wind load stability for the sign column and foundation design and square footage of signs as specified in the outline drawing attached. Sign board and face design is by manufacturer. It is the owner, contractor, and sign manufacturer's responsibility to provide sign face attachment, materials, and construction techniques, which comply with FBC 2017 requirements for the stated wind velocity.
 - Construction Drawing Information
 - Base Wind Speed, V = 130 MPH (3 second gust)
 - Risk Exposure = B.
 - Risk Category II
 - Internal Pressure Coefficient, Cp = N/A
 - Wind pressures are determined using the criteria in ASCE 7-10
 - Sign Height = 12.0 ft, Kz = 0.87, Kd = 0.85
 - Figure 6-20, Solid Freezing Walls and Solid Signs, Aspect Ratio, B/h = 6.0' = 0.5, Clearance Ratio, sh = 6.0' = 1.0, Cf = 1.56 for Case A/B.
 - Rigid structure, gust factor G = 85
 - Velocity Pressure = $q_h = 0.00256 \cdot K_z \cdot K_d \cdot V^2 \cdot I = 0.00256 \cdot 0.87 \cdot 0.85 \cdot 130^2 \cdot 1.0 = 31.95 \text{ psf}$
 - Factored Wind Pressure = $P = q_h \cdot G \cdot Cf = 31.95 \cdot 85 \cdot 1.55 = 42.15 \text{ psf}$
 - Wind Force on Sign = $F = P \cdot A = 42.15 \cdot 53 \text{ sqft} = 2233.95 \text{ lb}$
 - Moment at Grade = $M = F \cdot h = 2233.95 \cdot 6.0' = 13404 \text{ kip ft}$
 - Design, detailing, fabrication, and erection shall conform to the following specifications Florida Building Code 2017, ASTM specifications, ACI 318 for reinforced concrete, American Welding Society Code for Welding in Building Construction, AISC Specification for Design, Fabrication, and Erection of Structural Steel for Buildings.
 - Materials of construction. (Unless otherwise noted)
 - Structural steel shall be A-36.
 - Structural lateral tubing shall be A-500, Grade B, Fy = 48 ksi.
 - Structural aluminum tubing shall be 6063, 6061, or equivalent, Fy = 20 ksi minimum.
 - Structural piping shall be A-53, Grade B, Type E or S, Fy = 35 ksi
 - Anchor bolts shall be A-307
 - Connection bolts shall be A-325
 - Rebar shall be Grade 60
 - Concrete shall be 2500 psi.
 - Welding
 - Design and fabrication according to AWS D11
 - AWS certification required for all structural welders
 - ETDXX electrodes for SMAW processes
 - FTX-EXXX electrodes for SAW processes
 - Soil type and conditions must be verified by the contractor to assure minimum bearing capacity of 2000 psi and minimum lateral bearing capacity of 200 psi per foot of depth. If there is a question about bearing capacity, a soil test must be performed.
 - Contractor shall verify all dimensions and conditions in the field before erection and notify the engineer of any discrepancies
 - Sign Column Bending, S = M / Fb / sf = 13404 / 16 / 1.0 = 837.75 kip ft / 16 ksi = 52.36 in
 - Foundation Overturning
 - Drilled Shaft Foundation Mx = 12.0' * 0.7' = 8.4' from column = 1255.1 kip ft
 - 3" dia x 4'-0" deep concrete caisson foundation. Calculated using FDOT Biems method in sand soil with 30 degree friction angle or clay with 1 kip ft shear strength



5517 BEACH BLVD. CLOSE TO HOSPITAL & SCHOOLS



Jim Conroy 1999





6349 Beach Blvd,
Jacksonville, FL 322

6349

H

Rd

6517

6420

† Glendale
Community Church

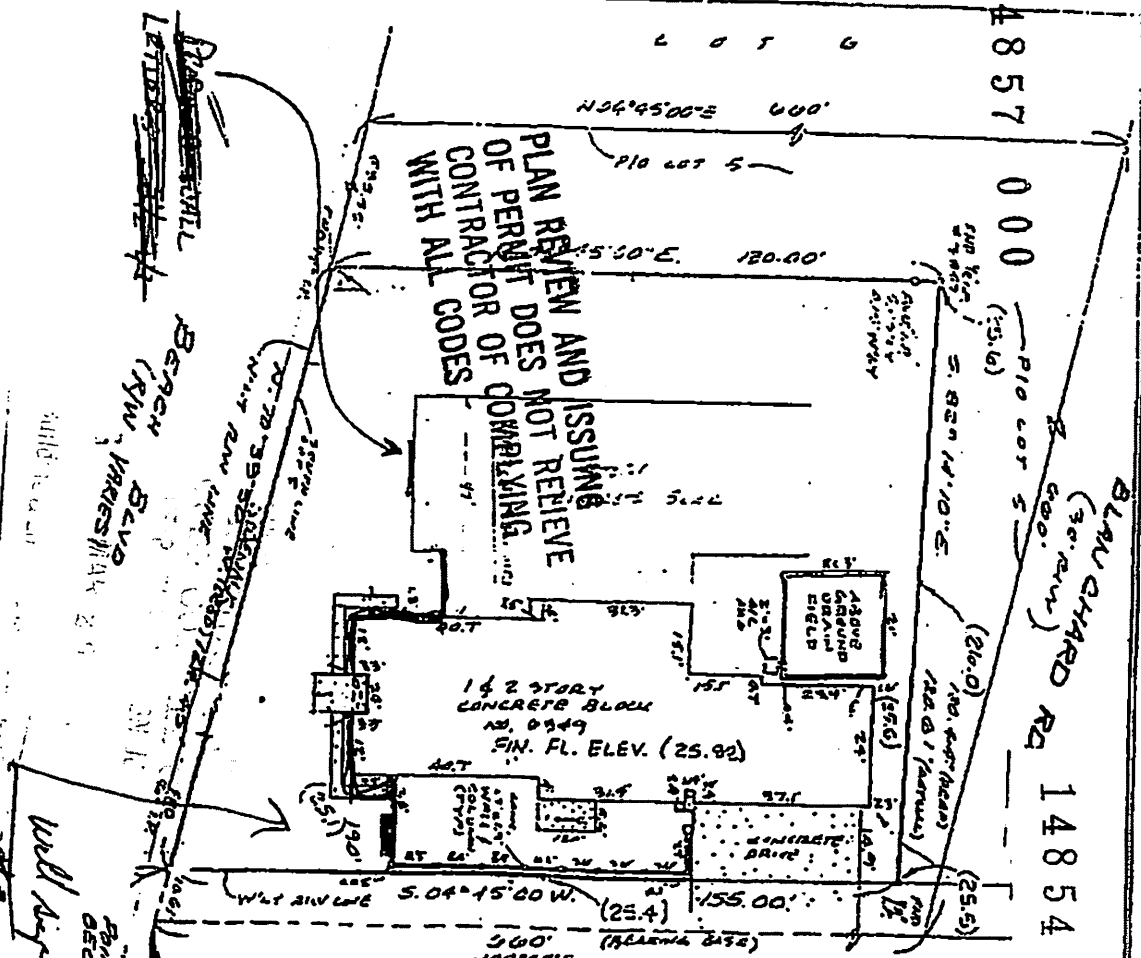
90

Cuba Barber Shop

LOT 5 BLOCK 5 AS SHOWN ON MAP OF
 MILLER RYAN SUBDIVISION NO. 2 (SEE ATTACHED LEGAL DESC.)
 AS RECORDED IN PLAT BOOK 8 PAGES 7 OF THE PUBLIC RECORDS OF DUVAL CO. FLA.
 CERTIFIED TO: LAMONT R & MAURY S. GRAD. EAST AMERICAN TITLE CO.

14857 000 PLO LOT 5 (35.6)
 14854 000 BLVD CHARD RD (30' R/W) (400' R/W)
 14857 000 (35.6) PLO LOT 5

PLAN REVIEW AND ISSUING
 OF PERMIT DOES NOT RELIEVE
 CONTRACTOR OF COMPLYING
 WITH ALL CODES



RYAR ROAD (150' R/W)
 POINT OF COMMENCEMENT (SOUTHWEST CORNER LOT 4)
 BENCHMARK IS PALMWOOD SPIKE IN EAST SIDE OF 23° PEACH, ELEV. 25.50, EXISTING ELEV.'S ARE SHOWN THUS (25.82) AND REFER TO N.G.V. DATUM OF 1929.

TEMPORARILY (R.F.C.) HOLD...
 IN THE EVENT OF SUBSEQUENT...
 THE CITY MAY BE FOUND IN THE FUTURE...

I HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAPS... FOR THE CITY OF JACKSONVILLE FLORIDA, DATED 8-12-89.

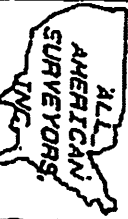
ALL AMERICAN SURVEYORS, INC.
 JACKSONVILLE, FLORIDA, 32217 - 304-789-8217

I CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY PERSONAL SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN AND THAT THE SURVEY SHOWS I CORRECTLY SETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYING PURSUANT TO SECTION 499.027, FLORIDA STATUTES.

JAMES O. HARRISON, S.P. L. S. NO. 6847

- 1. 2" CONV. LON.
- 2. 1/8" CONV. CAP
- 3. 1/8" CONV. CAP
- 4. 1/8" CONV. CAP
- 5. 1/8" CONV. CAP
- 6. 1/8" CONV. CAP
- 7. 1/8" CONV. CAP
- 8. 1/8" CONV. CAP
- 9. 1/8" CONV. CAP
- 10. 1/8" CONV. CAP

SCALE 1" = 30'
 FILED 11-27-91
 REGISTERED SURVEYOR STATE OF FLORIDA



F. D. 261-31.32

ORDER NO. 51-0-059

DEPARTMENT OF PUBLIC WORKS
Building and Zoning Inspection Division



The city of Jacksonville hereby issues the type of certificate checked at the below listed address:

FOR PROPERTY AT:

OCCUPANT
006349 BEACH BV
JACKSONVILLE, FL

CONTRACTOR:

LICENSE NOT REQUIRED
. 00000

RE#: 136060 0000 Permit#: 36090.000 1997 S

OWNER:

Type of Construction _____

JAMES D & CULP

Occupancy Type _____

6349 BEACH BV

Occupancy Floor Load _____

JACKSONVILLE , FL 32216-2707

#Persons/Floor Max _____

CERTIFICATE OF OCCUPANCY

This is to advise that the above referenced project has been completed to the best of our knowledge in compliance with all Building Code and Zoning Regulations applicable therein. No further authorization by this office is required prior to the project being occupied and used for the purpose stated in the permit. We are not aware of any litigation or other pending action attacking the validity of the laws under which the project was approved. This Certificate of Occupancy is not a warranty either written or implied. It is issued for the protection of the municipality as a whole and not for the sole benefit of the property owner. It is the responsibility of the property owner to obtain any other state or local permits and/or approvals necessary, prior to occupancy. Per Florida Administrative Code Rule 64E-6.003(2)(d), if the project is serviced by an on site septic system, occupancy may not take place until approval is obtained by the Health Department.

CERTIFICATE OF COMPLETION

This is to certify that the Building and Zoning Inspection Division has inspected and approved the construction for the structure identified above, as permitted.

PARTIAL/TEMPORARY CERTIFICATE OF OCCUPANCY

This certificate authorizes the portion of the building described below to be occupied for the use specified prior to the completion of construction (specify area, sections or length of time).

Conditions of approval: _____

APRIL 09, 1999
Certificate Issued Date

Thomas H. Goldsbury, P.E., CBO
Building Official

005M1825

PREPARED BY AND RECORD
AND RETURN TO:
BRYAN S. BLACKBURN, ESQUIRE
1721 Dewey Place
Jacksonville, FL 32207
RE PARCEL ID #: 136060-0000
BUYERS TIN: 244-19-4597

Doc# 2000052444
Book: 9563
Pages: 137 - 138
Filed & Recorded
03/08/00 12:10:03 PM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 2,975.00
RECORDING \$ 9.00

WARRANTY DEED

THIS WARRANTY DEED, made this 6th day of March, 2000, by James D. Culp and Nancy S. Culp, husband and wife, whose address is 3515 Beauclerc Circle North, hereinafter called Grantor, to Stevey L. Barnes and Sheila Barnes, as co-trustees of the Zeus and Zeus Trust, hereinafter called Grantee and whose address is 6349 Beach Boulevard, Suite 1, Jacksonville, Florida 32216

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

WITNESSETH: that the Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, viz:

See attached Exhibit "A"

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

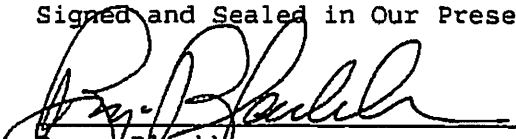
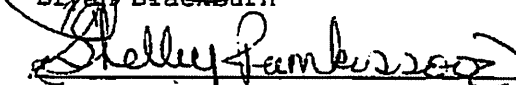
TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

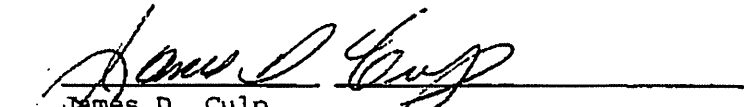
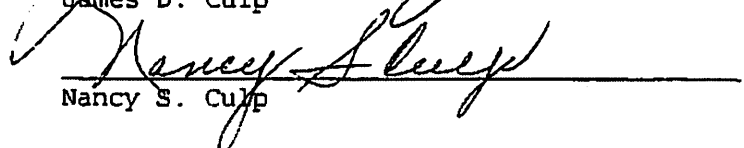
TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1992.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:


Bryan Blackburn

Shelley Ramkissoon


James D. Culp

Nancy S. Culp