

Date Submitted:	9/10/24
Date Filed:	9/24/24

Application Number:	SW-24-08
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:	ORO	Current Land Use Category:	RPI
Council District:	5	Planning District:	3
Previous Zoning Applications Filed (provide application numbers):		V-94-101	
Applicable Section of Ordinance Code:		656.1303 (i)(2)	
Notice of Violation(s):		none found	
Neighborhood Associations:		San Marco Preservation Soc.	
Overlay:		San Marco	
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	2	Amount of Fee:	\$1,523.
		Zoning Asst. Initials:	OK

PROPERTY INFORMATION	
1. Complete Property Address: <b>1833 Atlantic Blvd</b>	2. Real Estate Number: <b>081602-0000</b>
3. Land Area (Acres): <b>0.13</b>	4. Date Lot was Recorded: <b>1918</b>
5. Property Located Between Streets: <b>Farragut Pl &amp; Olevia St</b>	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

- Increase maximum height of sign from \_\_\_\_\_ to \_\_\_\_\_ feet (maximum request 20% or 5 ft. in height, whichever is less). \*Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.
- Increase maximum size of sign from \_\_\_\_\_ sq. ft. to \_\_\_\_\_ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)
- Increase number of signs from \_\_\_\_\_ to \_\_\_\_\_ (not to exceed maximum square feet allowed)
- Allow for illumination or change from \_\_\_\_\_ external to \_\_\_\_\_ internal lighting
- Reduce minimum setback from 10 feet to 1 feet (less than 1 ft. may be granted administratively)

8. In whose name will the Waiver be granted?

JND Holdings LLC

9. Is transferability requested? *If approved, the waiver is transferred with the property.*

Yes

No

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

10. Name:

JND Holdings LLC

11. E-mail:

jesse@tassonelaw.com

12. Address (including city, state, zip):

1833 Atlantic Blvd.  
Jacksonville, FL 32207

13. Preferred Telephone:

(904) 396-3344

**APPLICANT'S INFORMATION (if different from owner)**

14. Name:

Ken Adams

15. E-mail:

ken@kccustomfl.com

16. Address (including city, state, zip):

13500 Sutton Park Dr South, Suite 101  
Jacksonville, FL 32224

17. Preferred Telephone:

(904) 813-0874

## 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?*

18. Given the above definition of a "sign" 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.

In September 2023, the property owner hired a reputable contractor to replace his existing business sign (picture 4) with a new sign (picture 1). The new sign was placed ostensibly in the location of the old sign. The owner believed the contractor had obtained the necessary permissions to install the much-improved sign. After installation of the sign, the City of Jacksonville contacted the owner advising him the sign was nonconforming in nature.

The owner hired Sabo Structural Engineering to review and conclude that the sign was installed with common construction practices in substantial conformance (see engineering report). The owner additionally has provided sign design plans from AG Design Group, LLC.

The owner has spent several thousands of dollars to correct the error due to the installing contractor. To remove and rebuild the sign would undoubtedly create a substantial financial burden. The estimated cost to remove and rebuild the sign is \$21,633 (see contractor estimate).

This portion of Atlantic Blvd was initially established as a residential property and has evolved as a commercial corridor. With the widening of the roadway over time, it has become specifically limiting for its current sign setback. Imposition of the strict letter of the regulation would be unduly burdensome.

The newly built sign is consistent with the general character of the neighborhood. The sign does not diminish property values and is not detrimental to public health or safety. It is lit in a professional way that does not cause objectionable or excessive light.

**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](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		


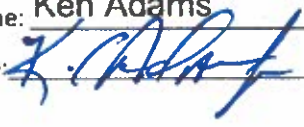
**NOTE:** City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City’s sign regulations.

**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.

<b>Owner(s)</b> Print name: <u>Jesse Dreicer</u> Signature: 	<b>Applicant or Agent (if different than owner)</b> Print name: <u>Ken Adams</u> Signature: 
<b>Owner(s)</b> 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, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
(904) 255-8300

*Sworn to and subscribed before me via personal appearance by  
Jama P. Hill and Ken Adams this 5<sup>th</sup> day of September 2024.  
Lori Phillips Vasquez*



Prepared by and return to:

Timothy Shippee  
Ponte Vedra Title, LLC  
50 A1A North, Suite 108  
Ponte Vedra Beach, FL 32082

File Number: 18-1877

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(Space Above This Line For Recording Data)

## Warranty Deed

**This Warranty Deed** made this 3rd day of December, 2018, between **Frank J. Tassone Jr., a single man**, whose post office address is **844 Sorrento Road, Jacksonville, FL 32207**, grantor, and **JND Holdings, LLC, a Florida Limited Liability Company**, whose post office address is **1833 Atlantic Boulevard, Jacksonville, FL 32207**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida**, to-wit:

**Lot 15, Block 7, Fletcher Park, according to plat thereof, recorded in Plat Book 7, Page 14 of the current public records of Duval County, Florida.**

**Parcel Identification Number: 081602-0000**

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

**To Have and to Hold**, the same in fee simple forever.

**SUBJECT TO** covenants, conditions, restrictions, easements of record and taxes for the current year.

**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 as specified herein.

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:

Lori P. Vasquez  
Witness 1 Signature  
Lori P. Vasquez  
Witness 1 Printed Name

Jina Wilkinson  
Witness 2 Signature  
Jina Wilkinson  
Witness 2 Printed Name

Sign Here Frank J. Tassone Jr.

State of Florida

County of Duval

The foregoing instrument was acknowledged before me this 2nd December day of November, 2018, by Frank J. Tassone Jr., a single man, who  is personally known to me or  has produced                      as identification.



LORI PHILLIPS VASQUEZ  
MY COMMISSION # GG 030604  
EXPIRES: October 20, 2020  
Bonded Through My Notary Services

Lori Phillips Vasquez  
NOTARY PUBLIC  
Printed Name: Lori Phillips Vasquez  
My Commission Expires



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.

**JND HOLDINGS LLC**  
1833 ATLANTIC BLVD  
JACKSONVILLE, FL 32207

**Primary Site Address**  
1833 ATLANTIC BLVD  
Jacksonville FL 32207-

**Official Record Book/Page**  
18618-00274

**Tile #**  
6424

**1833 ATLANTIC BLVD**

Property Detail

<b>RE #</b>	081602-0000
<b>Tax District</b>	USD1
<b>Property Use</b>	1700 Office 1-2 Story
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	01429 FLETCHER PARK
<b>Total Area</b>	5834

Value Summary

Value Description	2023 Certified	2024 In Progress
<b>Value Method</b>	Income	Income
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$175,020.00	\$192,522.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$318,800.00	\$286,500.00
<b>Assessed Value</b>	\$318,800.00	\$286,500.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$318,800.00	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
<a href="#">18618-00274</a>	12/3/2018	\$290,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">18510-00117</a>	8/25/2018	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">05832-00662</a>	7/27/1984	\$100,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">05809-02142</a>	6/8/1984	\$100.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">05152-00638</a>	7/18/1980	\$62,500.00	WD - Warranty Deed	Unqualified	Improved

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	2,930.00	\$5,415.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	CRO	75.00	75.00	Common	5,834.00	Square Footage	\$192,522.00

Legal

LN	Legal Description
1	7-14 46-2S-26E
2	FLETCHER PARK
3	LOT 15 BLK 7

**Buildings**

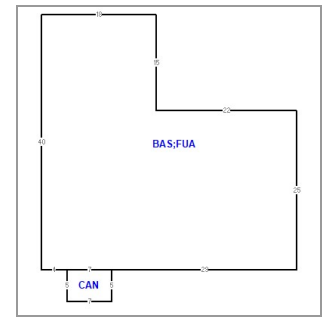
Building 1  
Building 1 Site Address  
1833 ATLANTIC BLVD Unit  
Jacksonville FL 32207-

<b>Building Type</b>	1201 - CONVERTED RESIDENCE
<b>Year Built</b>	1918
<b>Building Value</b>	\$184,407.00

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	7	7 Cork/Vnyl Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted

Type	Gross Area	Heated Area	Effective Area
Base Area	1270	1270	1270
Finished upper story 1	1270	1270	1270
Canopy	35	0	9
Total	2575	2540	2549

Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame



Element	Code	Detail
Stories	2.000	
Restrooms	2.000	
Baths	5.000	
Rooms / Units	12.000	
Avg Story Height	9.000	

### 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	\$286,500.00	\$0.00	\$286,500.00	\$3,607.83	\$3,242.29	\$3,140.04
Urban Service Dist1	\$286,500.00	\$0.00	\$286,500.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$286,500.00	\$0.00	\$286,500.00	\$1,014.74	\$885.86	\$902.19
By Local Board	\$286,500.00	\$0.00	\$286,500.00	\$716.66	\$644.05	\$634.14
FL Inland Navigation Dist.	\$286,500.00	\$0.00	\$286,500.00	\$9.18	\$8.25	\$7.62
Water Mgmt Dist. SJRWMD	\$286,500.00	\$0.00	\$286,500.00	\$57.16	\$51.37	\$48.30
School Board Voted	\$286,500.00	\$0.00	\$286,500.00	\$318.80	\$286.50	\$286.50
Urb Ser Dist1 Voted	\$286,500.00	\$0.00	\$286,500.00	\$0.00	\$0.00	\$0.00
			Totals	\$5,724.37	\$5,118.32	\$5,018.79

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$318,800.00	\$318,800.00	\$0.00	\$318,800.00
<b>Current Year</b>	\$286,500.00	\$286,500.00	\$0.00	\$286,500.00

### 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.

- [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](#)

**EXHIBIT A**

**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: 9/9/2024

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: 1833 ATLANTIC BLVD RE#(s): 081602-0000

To Whom it May Concern:

I JESSE DREICER, as PRESIDENT of  
JND HOLDINGS, a Limited Liability Company organized under the laws of the  
state of FLORIDA, hereby certify that said LLC is the Owner of the property described in Exhibit  
1 in connection with filing application(s) for SIGN WAIVER submitted to the Jacksonville  
Planning and Development Department.

(signature) [Signature]  
(print name) 9-9-24 Jesse N. Dreicer

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 9th day of  
September 2024, by Jesse N. Dreicer, as  
President, of JND Holdings, a Limited Liability  
Company, who is personally known to me or who has produced \_\_\_\_\_  
as identification and who took an oath.



LORI PHILLIPS VASQUEZ  
Commission # HH 054237  
Expires October 20, 2024  
Bonded Thru Budget Notary Services

[Signature]  
(Signature of NOTARY PUBLIC)  
Lori Phillips Vasquez  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: \_\_\_\_\_

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last update: 1/12/2017

**EXHIBIT B**

**Agent Authorization - Individual**

Date: 8/11/24

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: 1833 ATLANTIC BLVD RE#(s): 081602-0000

To Whom it May Concern:

You are hereby advised that JESSE DREICER, as PRESIDENT of JND HOLDINGS, hereby certify that said undersigned is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers KEN ADAMS to act as agent to file application(s) for SIGN WAIVER 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: Jesse M. Dreicer

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 21<sup>st</sup> day of August 2024 by Jesse M. Dreicer, who is personally known to me or who has produced personally known as identification and who took an oath.



James Paul Hill  
Comm. #HH087206  
Expires: Jan. 31, 2025  
Bonded Thru Aaron Notary

[Signature]  
(Signature of NOTARY PUBLIC)

James P. Hill  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 1/31/2025

G:\JOINT\Applications\Exhibits\Agent Authorization Form Individual.docx

last update: 1/12/2017



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

## Detail by Entity Name

Florida Limited Liability Company  
JND HOLDINGS, LLC

### Filing Information

**Document Number** L16000049033  
**FEI/EIN Number** 81-1797249  
**Date Filed** 03/10/2016  
**State** FL  
**Status** ACTIVE

### Principal Address

1833 ATLANTIC BOULEVARD  
JACKSONVILLE, FL 32207

### Mailing Address

1833 ATLANTIC BOULEVARD  
JACKSONVILLE, FL 32207

### Registered Agent Name & Address

DREICER, JESSE N  
1833 ATLANTIC BOULEVARD  
JACKSONVILLE, FL 32207

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR, President and Secretary

DREICER, JESSE N  
1833 ATLANTIC BOULEVARD  
JACKSONVILLE, FL 32207

### Annual Reports

Report Year	Filed Date
2022	03/23/2022
2023	02/07/2023
2024	01/30/2024

### Document Images

01/30/2024 -- ANNUAL REPORT

[View image in PDF format](#)

<a href="#">02/07/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/19/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/05/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2016 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

**Sabo Structural Engineering**

235 9<sup>th</sup> Ave N, Jacksonville Beach, FL | 904 712 5750

[www.sabostructuraleng.com](http://www.sabostructuraleng.com) | [chris@saboeng.com](mailto:chris@saboeng.com)

Date: 01.08.24

Re: Project review

Project: 1833 Atlantic Blvd

To whom it may concern:

The purpose of this letter is to confirm that Sabo Structural Engineering, LLC. ("SSE") was informed by the builder that the sign at 1833 Atlantic Blvd. was erected prior to being inspected by the building department. To provide evidence that the foundation and CMU blocks were constructed properly, the builder presented SSE with photos during the construction phase.

**Observation**

The foundation was observed to be reinforced with continuous rebar, hooked vertical bars extended from the foundation into each corner of the CMU walls (See photos provided by contractor on page 2).

**Conclusion**

After reviewing the photos & based on common construction practices, we conclude that the sign was constructed in substantial conformance with the structural engineering plans provided by SSE.





**Sabo Structural Engineering**

235 9<sup>th</sup> Ave N, Jacksonville Beach, FL | 904 712 5750

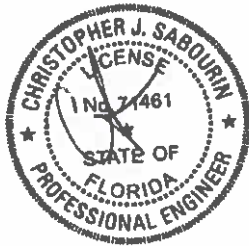
[www.sabostructuraleng.com](http://www.sabostructuraleng.com) | [chris@saboeng.com](mailto:chris@saboeng.com)



**PHOTOS PROVIDED BY THE CONTRACTOR**

Chris Sabourin, PE

Sabo Structural Engineering, LLC







**K.C. Services of**  
**North Florida, Inc**

**Dreicer Law Firm**  
1833 Atlantic Blvd.  
Jacksonville, FL 32207

**Sign Estimate**

**Permits/Inspection Fees**

Necessary permits and inspection fees. Allowance \$750.00

**Demolition**

Labor and machinery to remove existing sign, brickwork and footings from property. Including disposal fees. Allowance \$4,175.00

**Concrete**

Labor and materials to form footings per engineering provided, and pour concrete to specifications. Includes pouring block solid and pump truck, 2 trips. Allowance \$4,900.00

**Masonry**

Labor and materials to set LMV's per plans and engineering. Allowance \$1,850.00

**Masonry Brick**

Labor and materials to set all brick per plans and specs. Allowance \$2,750.00

**Carpentry**

Labor and materials to block out and install sign placard on brick pedestal. Allowance \$550.00

**Paint**

Apply masonry sealer to structure and paint white with Sherwin Williams Loxon materials. Allowance \$645.00

**Cleaning/ Refuse**

Clean areas where work was performed. Port-o-let for workers and dumpster to remove all debris. Allowance \$500.00

**Project Administration**

Administration, Insurance, Overhead and Project Management. \$484.00

**Supervision**

Personnel to oversee daily operations and coordinate scope of work with \$1,128.00

**General Conditions**

Miscellaneous materials, profit and taxes. \$3,901.00

**Total Estimate: \$21,633.00**

Picture 1



PICTURE 2





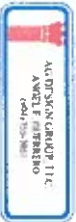
PICTURE 3



Picture 4







TASSONE, DREICER & HILL, TRIAL ATTORNEYS  
 1833 ATLANTIC BLVD  
 JACKSONVILLE, FL 32207



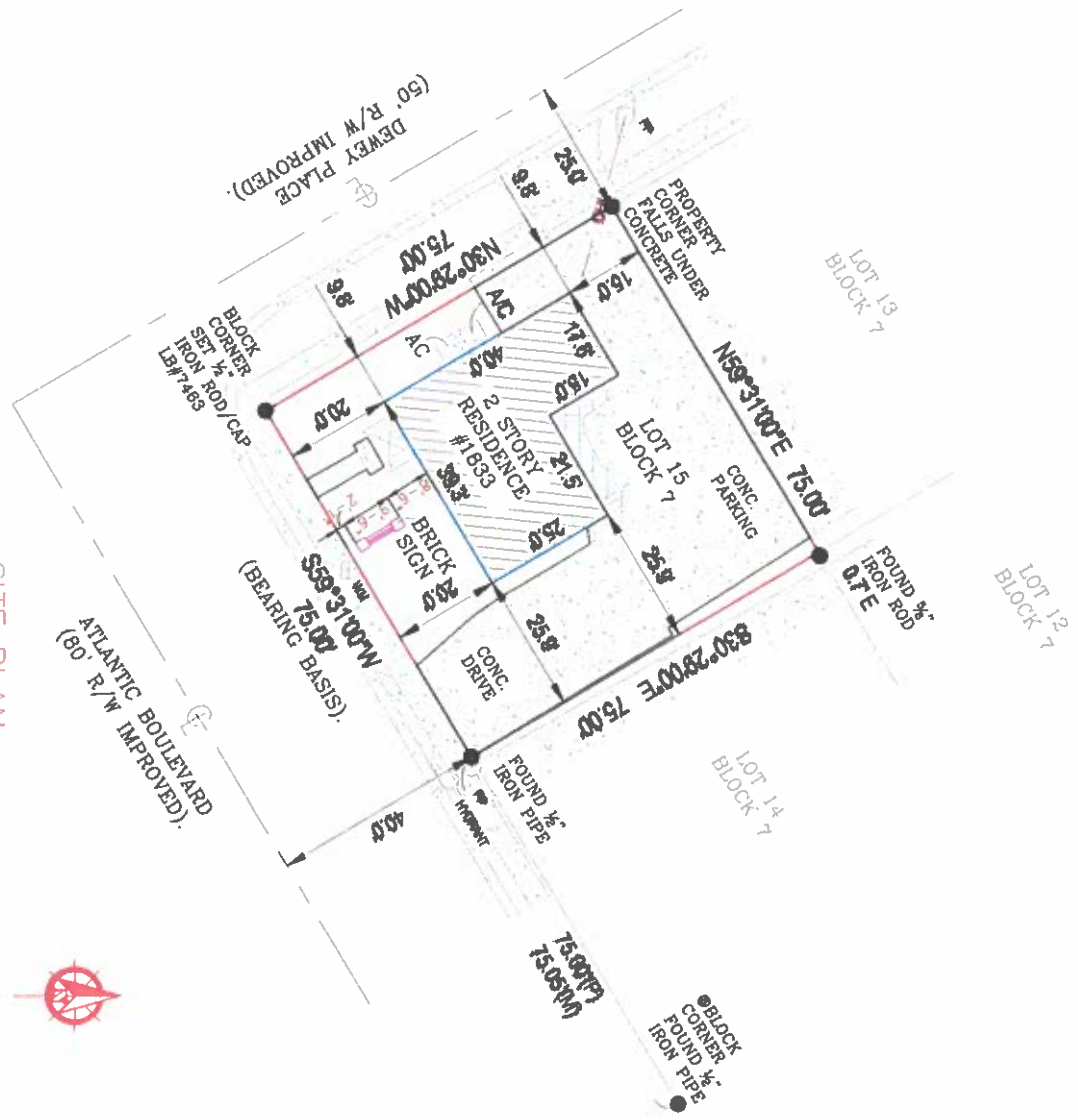
**SCHEDULE OF DRAWINGS:**

- A-0. MAP LOCATION AND SITE PLAN.
- A-1. FOUNDATION PLAN, 1ST FLOOR PLAN WITH GENERAL NOTES, ELECTRICAL PLAN WITH GENERAL ELECTRICAL NOTES, ELEVATION PLANS AND SECTION WALLS.

NO.	DATE	DESCRIPTION
1	09/20/23	ISSUED FOR ALL PERMITS
2	09/20/23	ISSUED FOR ALL PERMITS
3	09/20/23	ISSUED FOR ALL PERMITS

- NOTES:**
- SEE ALL NOTES ON PREVIOUS DRAWINGS.
  - ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

MAP SHOWING BOUNDARY SURVEY OF LOT 6, BLOCK 7, FLETCHER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA.



**SITE PLAN**  
 SCALE: 3/32" = 1'-0"



PROPERTY ADDRESS:  
 1833 ATLANTIC BLVD  
 JACKSONVILLE, FL 32207

**LEGEND:**

- EXISTING HOUSE
- PROPOSED ADDITION
- METAL FENCE
- WOOD FENCE

AC PAD.	TOTAL SQUARE FOOTAGE	LOT COVERAGE PERCENT MAX. TO BUILD	BUILDING COVERAGE IS 50% UNLESS OTHERWISE NOTED
32.0	3,371.0	50.0%	
	5,082.0		

**NOTES:**

SET BACKS:  
 FRONT 20'  
 REAR 10'  
 TOTAL 30'  
 TOTAL 30'

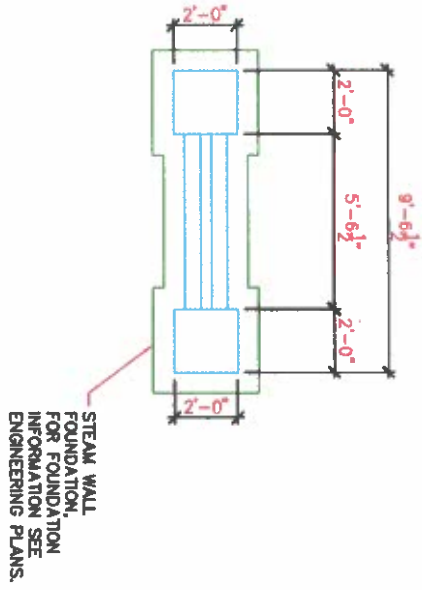
THE HEIGHT OF THE NEW ADDITION SEE ELEVATION PLANS (SEE ARCHITECTURAL SECTION BASED ON THE INFORMATION OBTAINED FROM THE HOMEOWNERS OF THE EXISTING SURVEY PLANS).

FOR STRUCTURAL INFORMATION, SEE DRAWING PLANS.

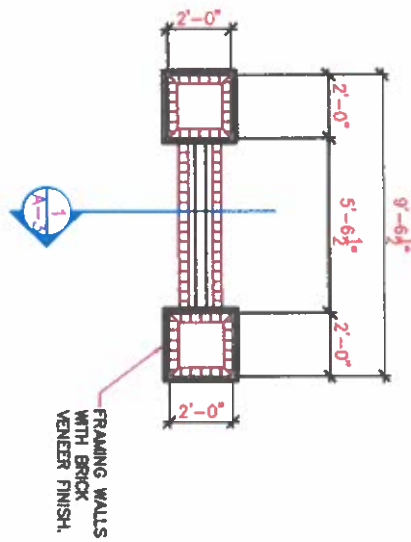
PLEASE NOTE HEIGHT FROM THE SAME.

<p><b>TASSONE, DREICER &amp; HILL TRIAL ATTORNEYS</b>          1833 ATLANTIC BLVD          JACKSONVILLE, FL 32207</p>	<p><b>AG DESIGN GROUP, LLC.</b>          ANGEL E. GUERRERO          (904) 755-3051</p> <p><small>COPYRIGHT NOTICE: THESE PLANS, DESIGN, AND IDEAS ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF AG DESIGN GROUP, LLC. ALL RIGHTS RESERVED.</small></p>
<p>CUSTOMER: TASSONE, DREICER &amp; HILL TRIAL ATTORNEYS          ADDRESS: 1833 ATLANTIC BLVD JACKSONVILLE, FL 32207          DESIGNED: [blank]          DATE: 09/20/23          SCALE: AS NOTED</p>	<p>On File          Page 22 of 27</p>





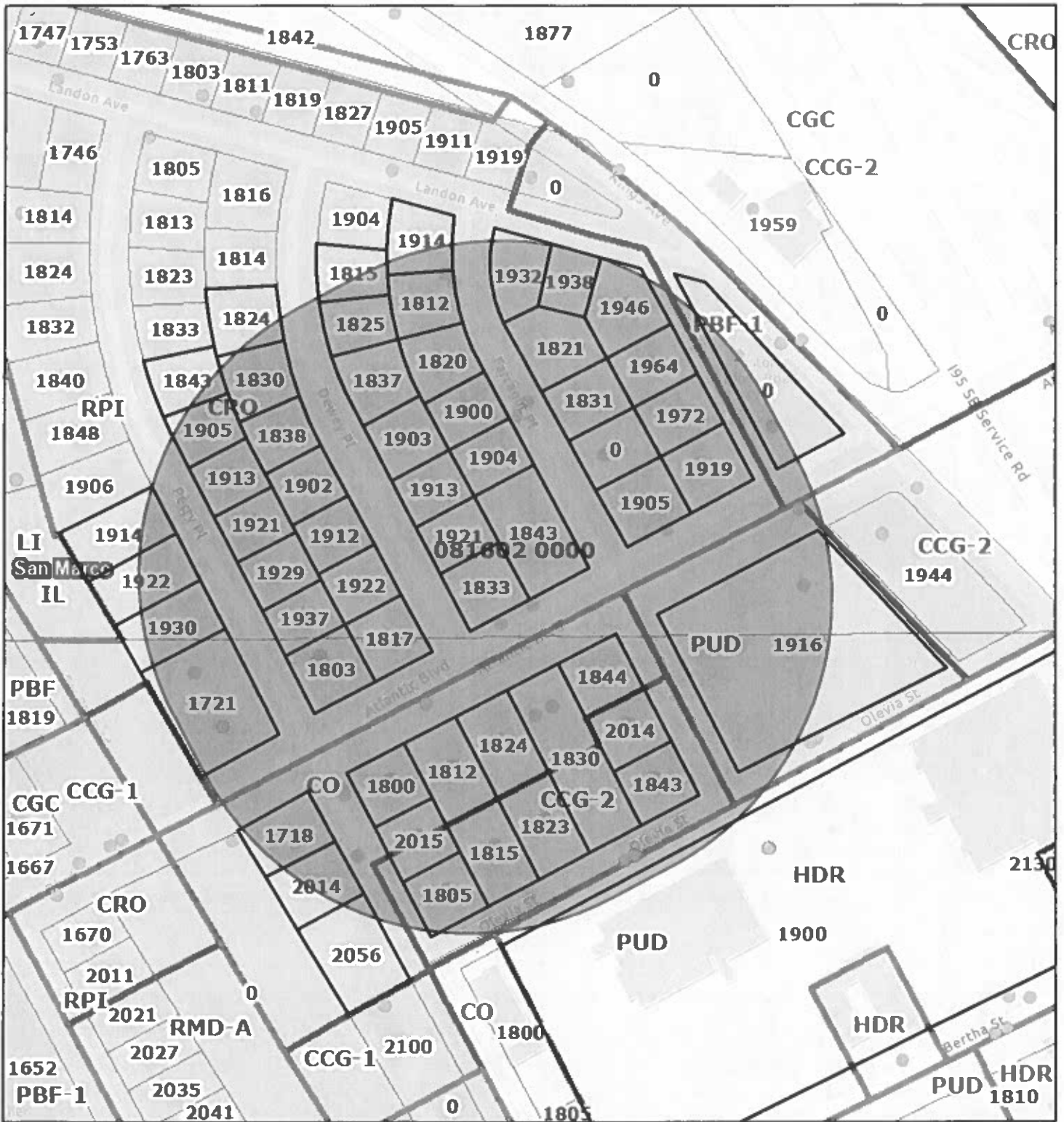
**FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"



**1ST. FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



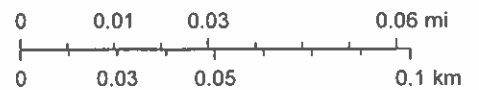
# 1833 Atlantic, SV Land Development Review



September 16, 2024

1:2,257

- Parcels
- Zoning
- Address Points
- Zoning Overlay Districts
- Land Use
- San Marco
- Panel Index



Esri Community Maps Contributors, City of Jacksonville, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD	MAIL_CITY	MAIL_ZIP	
2	081595 0000	ANDREWS DAVID		1516 EMMA LN			NEPTUNE BEACH	FL 32266	
3	081600 0000	BLACKBURN BRYAN E		C/O BRYAN BLACKBURN	1921 DEWEY PL		JACKSONVILLE	FL 32207	
4	081604 0000	PAUL VINCENT M JR		1736 LONDON AVE			JACKSONVILLE	FL 32207-8786	
5	081609 0000	KRIST AND REAL ESTATE CAPITAL LLC		3015 FRONT RD			JACKSONVILLE	FL 32257	
6	081579 0000	MOODY ALVA B JR		1913 PERRY PL			JACKSONVILLE	FL 32207	
7	081533 0010	FIRST COAST ENERGY LLP		6867 SOUTHPOINT DR N			JACKSONVILLE	FL 32216	
8	081565 0000	GUINTA JOHN G		1922 PERRY PL			JACKSONVILLE	FL 32207-3443	
9	081554 0000	JONES EDWARD SKINNER REVOCABLE LIVING TRUST		200 1ST ST			NEPTUNE BEACH	FL 32266	
10	081591 0000	HOUSING AUTHORITY LLC		1514 FELCH AVE			JACKSONVILLE	FL 32207	
11	081601 0000	OCALA HERLONG LLC		8650-12 OLD KINGS RD S			JACKSONVILLE	FL 32217	
12	081588 0000	DYAL ELLEN S		4952 RIVER BASIN DR S			JACKSONVILLE	FL 32207-2112	
13	081582 0000	ARONSON ANYA		1912 DEWEY PL			JACKSONVILLE	FL 32207	
14	081602 0010	HOOMANY CHRISTOPHER LIFE ESTATE		1932 LONDON AVE			JACKSONVILLE	FL 32207	
15	081552 0000	THOMAS TERRELL P		1745 STERNWHEEL DR			JACKSONVILLE	FL 32233-4042	
16	081578 0000	BAILEY EMILY		1905 PERRY PL			JACKSONVILLE	FL 32207	
17	081580 0000	HAMMITT DAVID V		1902 DEWEY PL			JACKSONVILLE	FL 32207-3418	
18	081593 0000	HEGI BRITTANY CORINNE		1820 FARRAGUT PL			JACKSONVILLE	FL 32207	
19	081585 0000	MCCOLLUM BRIAN DANIEL		1937 PERRY PL			JACKSONVILLE	FL 32207	
20	081596 0000	WILLIAMS KYLE ALEXANDER ET AL		1903 DEWEY PL			JACKSONVILLE	FL 32207	
21	081584 0000	BENSON KATHRYN DENISE		4020 PONCE DE LEON AVE			JACKSONVILLE	FL 32217	
22	081605 0000	CUBAS MARK		804 CEDAR ST			JACKSONVILLE	FL 32207	
23	081581 0000	BRENNAN DANIEL DAVID		11046 HARBOUR NORTH LN			JACKSONVILLE	FL 32225	
24	081853 2000	SMC JAX OWNER LLC		C/O CHANCE PARTNERS LLC	P O BOX 10292		JACKSONVILLE	FL 32247	
25	081566 0000	NINETEEN THIRTY VENTURES L L C		1930 PERRY PL			JACKSONVILLE	FL 32207-3443	
26	081587 0000	1803 HOLDINGS LLC		2002 SAN MARCO BLVD 205			JACKSONVILLE	FL 32207	
27	081586 0000	KENDRICK DARRYL D		1817 ATLANTIC BLVD			JACKSONVILLE	FL 32207-3403	
28	081573 0000	KONTRAS DANA G		1824 DEWEY PL			JACKSONVILLE	FL 32207-3416	
29	081598 0000	OCALA HERLONG LLC		8650 -12 OLD KINGS RD S			JACKSONVILLE	FL 32217	
30	081610 0000	BRB PROPERTIES LLC		9943 BLAKEFORD MILL RD			JACKSONVILLE	FL 32256-3436	
31	081606 0000	LINN JAMES ANDREW JR		8224 SABAL OAK LN			JACKSONVILLE	FL 32256	
32	081594 0000	MYER LAIRD		830-13 A1A NORTH			PONTE VEDRA BEACH	FL 32082	
33	081597 0000	HOWELL MATTHEW KEVIN		1913 DEWEY PL			JACKSONVILLE	FL 32207	
34	081592 0000	LOVE LANCASTER KAREN		1825 DEWEY PL			JACKSONVILLE	FL 32207	
35	081564 0000	KALITA ERIC		1914 PERRY PL			JACKSONVILLE	FL 32207	
36	081607 0000	ANDREWS DAVID V		1516 EMMA LN			NEPTUNE BEACH	FL 32266	
37	081583 0000	RILEY CHARLES W JR		1929 PERRY PL			JACKSONVILLE	FL 32207-3442	
38	081590 0000	FOUNTAIN BENJAMIN		1812 FARRAGUT PL			JACKSONVILLE	FL 32207-3448	
39	081576 0000	EVERS CHERL L		PO BOX 5621			JACKSONVILLE	FL 32247-5621	
40	081567 0010	CHT ATLANTIC BLVD LLC		1721 ATLANTIC BLVD STE 200			JACKSONVILLE	FL 32207-3475	
41	081607 0070	LINN KRISTIN B		9447 WOODHAVEN RD			JACKSONVILLE	FL 32257	
42	081553 0000	JACKSONVILLE ZEN SANGHA INC		2014 PERRY PL			JACKSONVILLE	FL 32207-3445	
43	081575 0000	HULZEBOS MEGHAN		1830 DEWEY PL			JACKSONVILLE	FL 32207	
44	081611 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL 32202	
45	081577 0000	GUTMAN LAURA J		1838 DEWEY PL			JACKSONVILLE	FL 32207	
46	081549 0000	ATLANTIC 1812 LLC		200 FIRST ST SUITE 201			NEPTUNE BEACH	FL 32266	
47	081545 0000	STONE MITCHELL A ET AL		1830 ATLANTIC BLVD			JACKSONVILLE	FL 32207	
48	081543 0010	HS & Z PROPERTY INC		1830 ATLANTIC BLVD			JACKSONVILLE	FL 32207-3404	
49	081540 0000	SERMONS LAW PLLC INC		1840 1844 ATLANTIC BLVD			JACKSONVILLE	FL 32207	
50	081541 0000	DYAL HOWARD M JR		8706 AUTUMN GREEN DR			JACKSONVILLE	FL 32256	
51	081542 0000	SOPHISTICATED LOGIC INC		1843 OLEVIA ST			JACKSONVILLE	FL 32207-3437	
52		SOUTHEAST CPAC		4222 LALOSA DR			JACKSONVILLE	FL 32217	
53		SAN MARCO PRESERVATION SOCIETY		1468 HENDRICKS AV			JACKSONVILLE	FL 32207	

X50  
 350  
 +173 Fee  
 Total

