2	**AGENDA ITEM** **Planning & Zoning**
	Meeting

11/19/2026

MEETING DATE

TO: **Planning and Zoning Board Members** **DATE:** **October 21, 2026**

FROM: **Patrick Heekin, Planner** **PHONE:** **904 209-0669**

SUBJECT OR TITLE: **MINMOD 2026-13 804 Cypress Crossing Trail**

AGENDA TYPE: **Business Item, Ex Parte Communication, Report, Resolution**

PRESENTER: **Anthony Shank | Hampton Exteriors LLC**

BACKGROUND INFORMATION:

Request a Minor Modification to the Marshall Creek Planned Unit Development (ORD 2002-23, as amended) to allow for a Rear Yard setback of zero (0') feet in lieu of the three (3') foot requirement to allow for construction of a screened enclosure.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to approve MINMOD 2026-13 804 Cypress Crossing Trail based upon six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report.
DENY: Motion to deny MINMOD 2026-13 804 Cypress Crossing Trail based upon five (5) findings of fact, as provided within the Staff Report

Growth Management Department
Planning Division Report
Application for Minor Modification
MINMOD 2026-13 Cypress Crossing Trail

To:	Planning and Zoning Agency
From:	Patrick Heekin, Planner
Date:	October 30, 2026
Subject:	**MINMOD 2026-13 804 Cypress Crossing Trail,** request for a Minor Modification to the Marshall Creek Planned Unit Development (Ord. 2002-23, as amended) to allow for a Rear Yard setback of zero (0') feet in lieu of the three (3') foot requirement to allow for construction of a screened enclosure.
Owner:	Kevin & Kathleen Frankle
Applicant:	Anthony Shank/Ryan Hampton - Hampton Exteriors LLC
Hearing Dates:	Planning and Zoning Agency – November 19, 2026
Commissioner District:	District 5

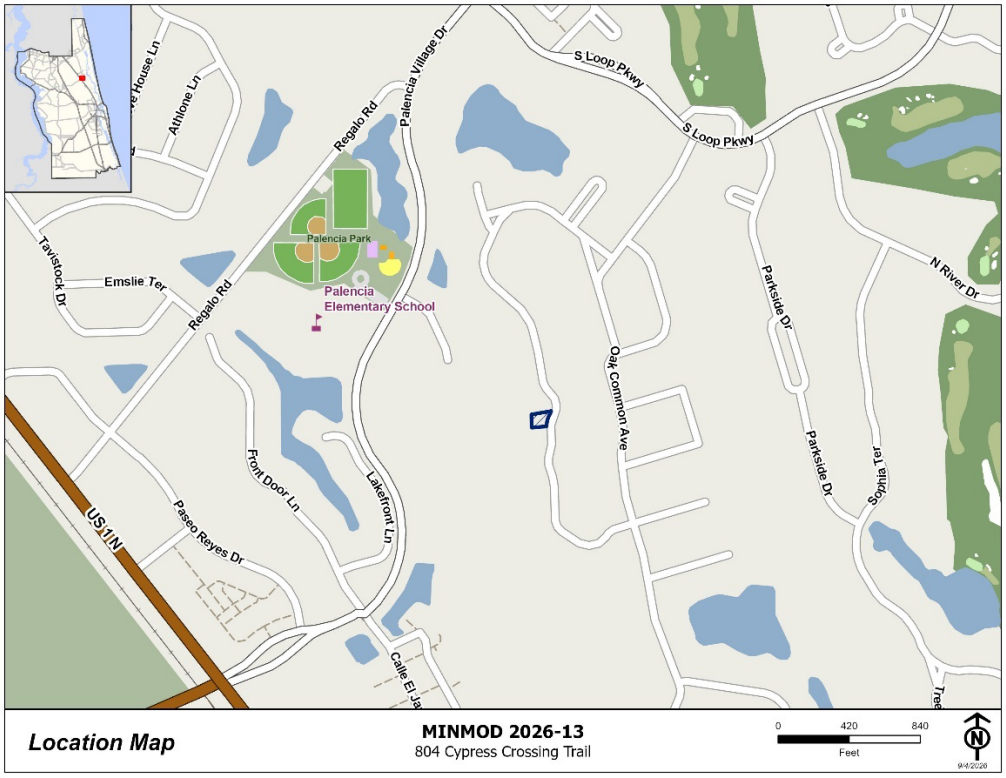
SUGGESTED MOTION/ACTION

APPROVE: Motion to approve MINMOD 2026-13 804 Cypress Crossing Trail based upon six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report

DENY: Motion to deny MINMOD 2026-13 804 Cypress Crossing Trail based upon five (5) findings of fact, as provided within the Staff Report.

MAP SERIES

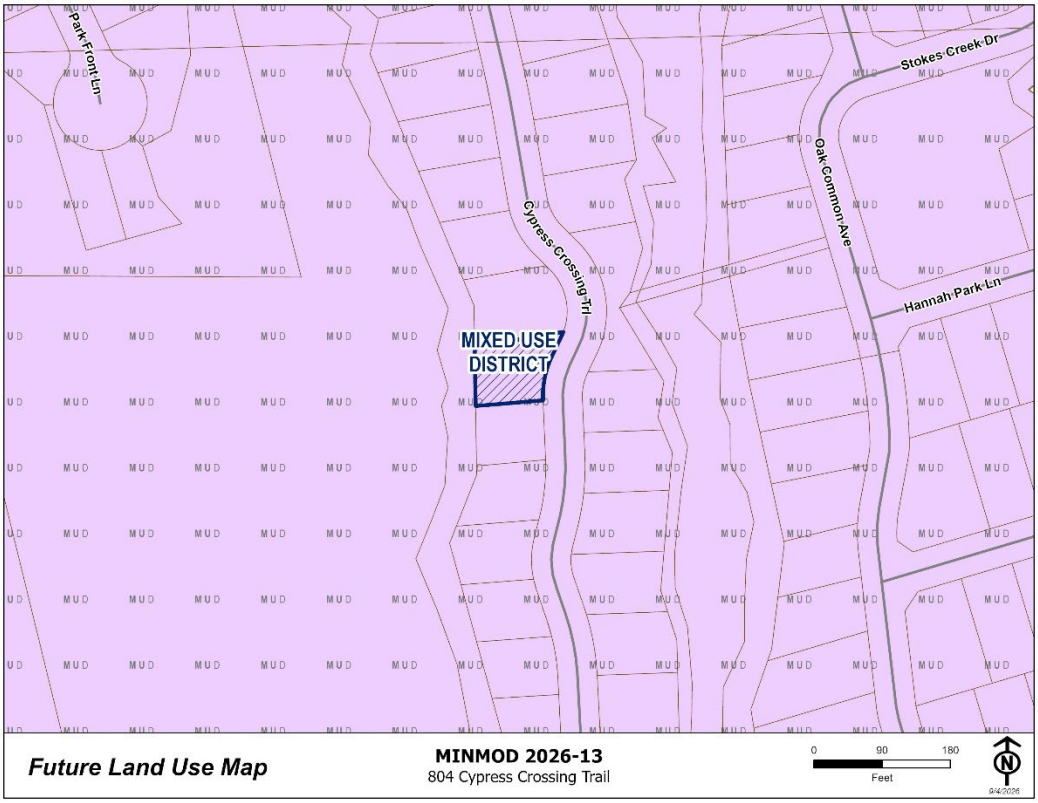
Location: The subject property is located on the west side of Cypress Crossing Trail, south of S Loop Parkway, east of U.S. Highway 1 North.



Aerial Imagery: The subject property is currently developed as a single-family residence located within a planned community of comparable single-family homes in the Marshall Creek PUD (AKA Palencia).



Future Land Use: The subject property and surrounding lands have a Future Land Use Map designation of Mixed Use District.



Zoning District: The subject and surrounding properties are zoned as a part of the Marshall Creek Planned Unit Development (PUD).



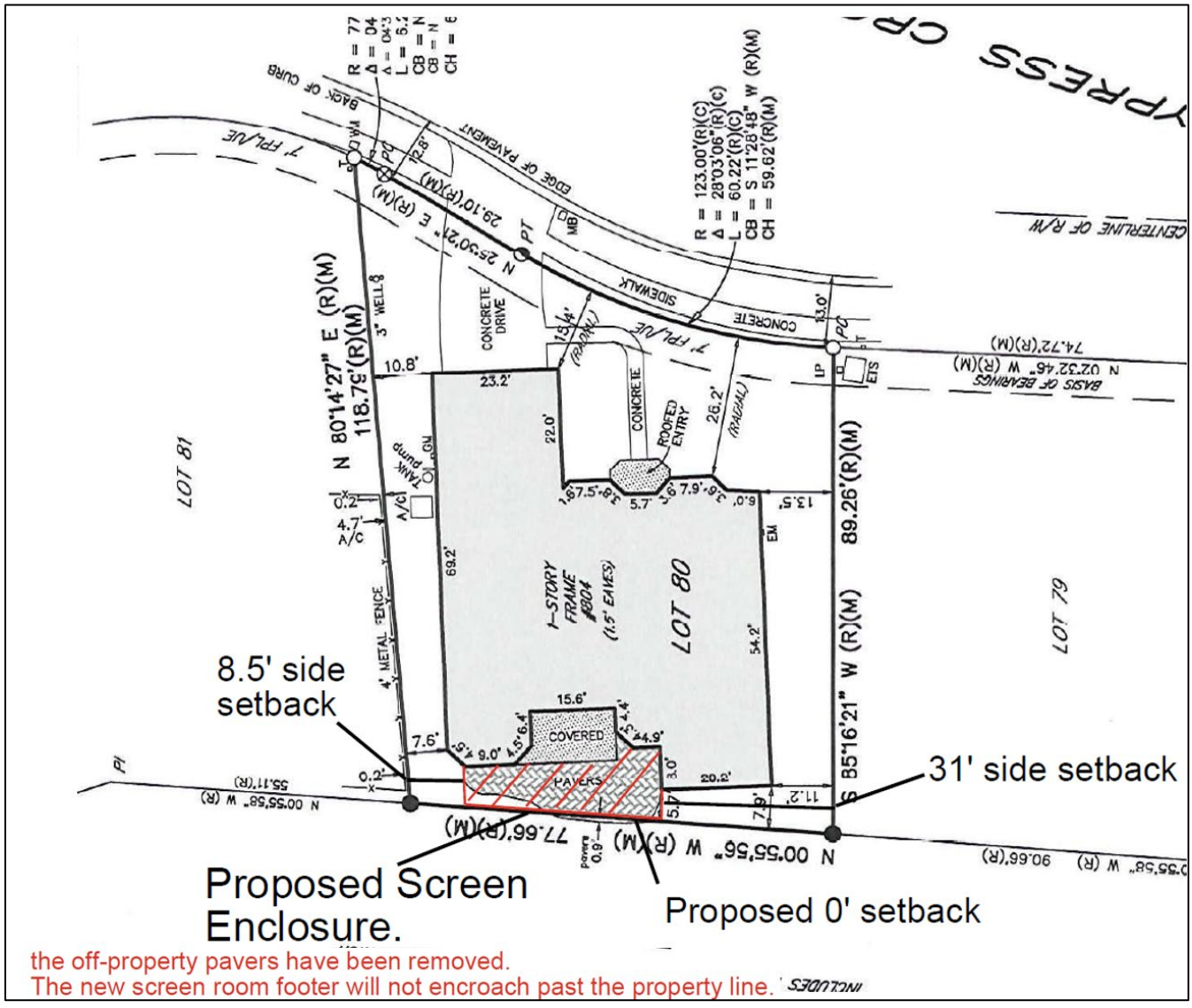
APPLICATION SUMMARY

The applicant is seeking a Minor Modification to the Marshall Creek Planned Unit Development (ORD 2002-23, as amended) to allow for a Rear Yard setback of zero (0') feet in lieu of the three (3') foot requirement to allow for the construction of a screened enclosure. The lot is approximately 0.19 acres in size and is improved with a one-story house and concrete driveway. The applicant's narrative, which can be found in Attachment 2, states the following:

"The existing dwelling sits only 5.7 feet from the side property line, and the required 3-foot setback leaves just 2.7 feet of usable width - this is too narrow to construct a functional screen enclosure or a code-compliant access door on that side. We respectfully request a variance to reduce the side-yard setback to the property line so the attached screen enclosure can be built."

Below is the applicant's proposed site plan, which illustrates the existing residence and pavers at the rear of the property. The proposed screen enclosure is depicted in red hatching. The site plan also shows pavers extending off of the applicant's property into the easement; however, the applicant has stated that these non-conforming pavers have been removed. The full site plan can be found in **Attachment 1** of this report.

Proposed Site Plan:



APPLICABLE REGULATIONS **(provided in part)**

LDC, Section 5.03.05 - Changes in Approved Planned Unit Developments

Changes to approved PUDs may be made in one of three (3) ways: Small Adjustments, Minor Modifications and Major Modifications. A Minor Modification shall require approval by the Planning and Zoning Agency pursuant to the requirements of Section 9.06.04 of this Code.

LDC, Section 10.04.06.B.1 - Variances Made Part of a PUD

Variances to the criteria contained in Section 10.04.02 or to criteria in a PUD that serves the same purpose and effect as those provisions in Section 10.04.02 affecting an individual Lot or Parcel within an approved PUD shall be processed as a Minor Modification to the PUD in accordance with Section 5.03.05. Such requests for modification affecting an individual Lot shall demonstrate a hardship as required for a Zoning Variance.

LDC, Section 10.04.02 – Zoning Variances

Except as stated herein, the St. Johns County Planning and Zoning Agency (PZA) may grant Zoning Variances which are found not to be contrary to the public interest and owing to special conditions, a literal enforcement of this Code will result in unnecessary and undue Hardship. The Planning and Zoning Agency may provide such conditions and safeguards as may be appropriate and in harmony with the purpose and intent of this Code as part of the Variance.

LDC, Section 5.03.11 Certain Changes Constitute a Variance

Changes to vary the minimum yard requirements, minimum LOT area or width, maximum building height, maximum building coverage, and minimum building separation as specified in the ordinance creating the PUD or PSD for individual Lot(s) that do not apply to the PUD or PSD as a whole, shall be processed in the same manner as a Zoning Variance.

LDC, Section 6.01.03.E.8 Yard Requirements, Rear Yards

Rear Yards shall be construed as extending across the full width of the Lot at its rear. Required depth of Rear Yards shall be determined in the same manner as required width of interior Side Yards.

LDC PART 12.01.00 DEFINITIONS

Variance, Zoning: Variance is a relaxation of the terms of this Code where;

i) such Variance will not be contrary to the public interest, and where;

ii) by reason of the exceptional narrowness, shallowness, or unusual shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of such piece of property, or by reason of the Use or Development of property immediately adjoining the piece of property in question,

iii) the literal enforcement of the requirements of this Code would cause undue hardship to carry out the spirit and purpose of this Code, and

iv) the Variance would not be contrary to the spirit and purpose of this Code. In this context personal, family or financial difficulties, loss of prospective profits, neighboring violations, or hardships created by any act of the owner, are not considered hardships justifying a Variance.

PUD: For the purposes of this Code, a Planned Unit Development (PUD) shall mean the Development of land under unified control which is planned and developed as a whole in a single or programmed series of operations with Uses and Structures substantially related to the character of the entire Development. Permissible Uses may include any Use which is permitted or permissible by Special Use in any zoning district.

Impervious Surfaces: Any Building, concrete, pools, wet retention/detention areas, pavement or compacted materials utilized for parking or roadways.

DEPARTMENTAL REVIEW

The Planning and Zoning Division routed this request to all appropriate reviewing departments. There are no remaining open comments.

Office of the County Attorney Review: Applicant bears the burden of demonstrating with competent substantial evidence that a) the required conditions of LDC Section 5.03.05.B are met; b) that the request is not incompatible with the surrounding area; and c) that the changes are otherwise consistent with the Master Development Plan.

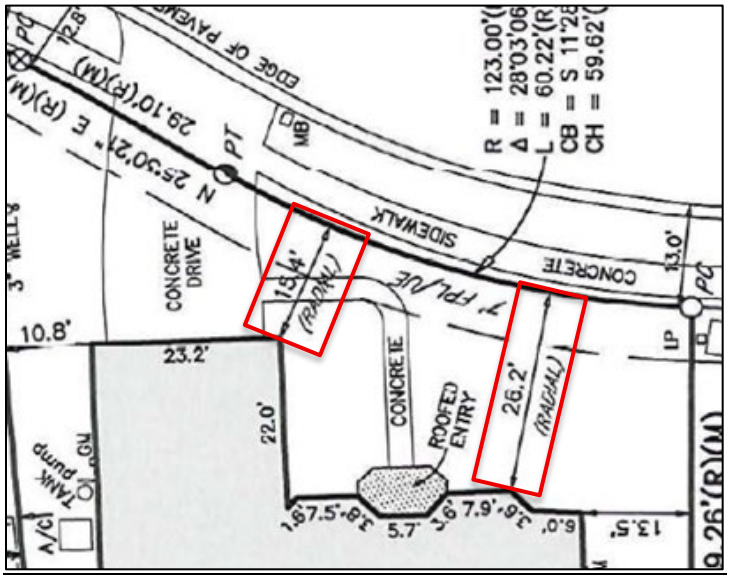
Pursuant to LDC Sec. 10.04.06.B.1. Variances to the criteria contained in Section 10.04.02 or to criteria in a PUD that serves the same purpose and effect as those provisions in Section 10.04.02 affecting an individual Lot or Parcel within an approved PUD shall be processed as a Minor Modification to the PUD in accordance with Section 5.03.05. Such requests for modification affecting an individual Lot shall demonstrate a hardship as required for a Zoning Variance.

Planning and Zoning Division Review: The applicant is requesting a Minor Modification to the Marshall Creek PUD to allow for a Rear Yard Setback of zero (0') in lieu of the three (3') requirement to accommodate the addition of a screened enclosure. The 3,613-square-foot single-family home was constructed on the approximately 8,099-square-foot lot in 2004.

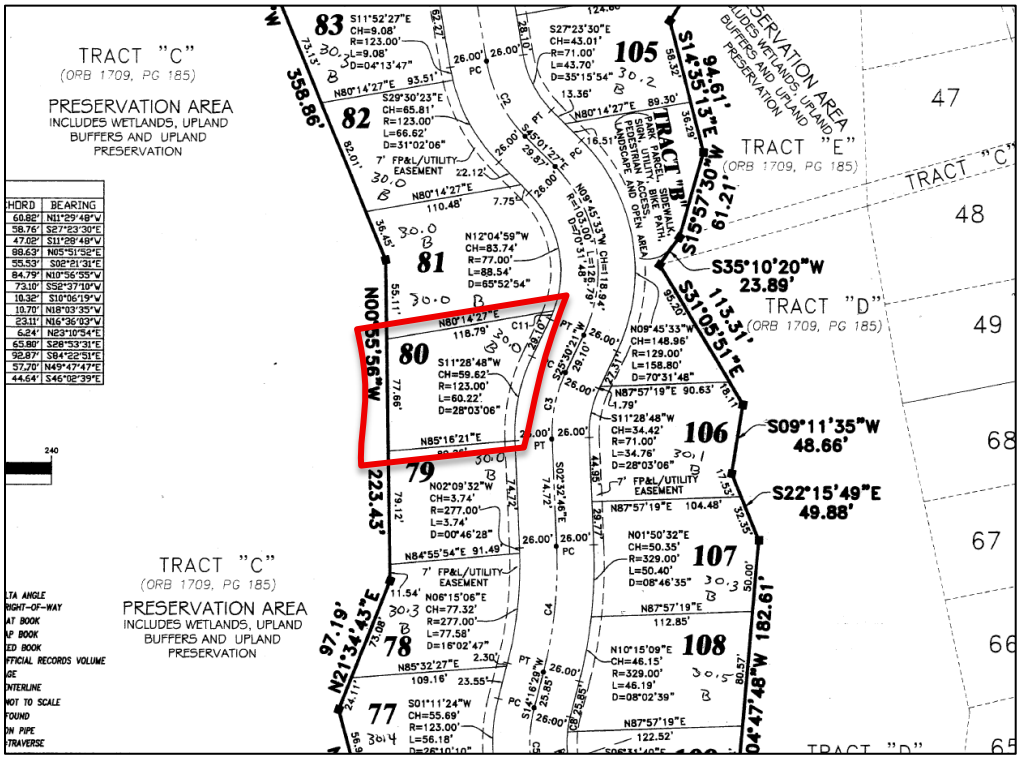
Within PLAT 2003-18, the subject property was originally platted as Lot 80 within Unit MUB-2, a 42 lot single-family subdivision located within the Marshall Creek PUD. On the following page, Planning Staff has provided, in part, the approved plat map associated with PLAT 2003-18, which was approved by the Board of County Commissioners in October of 2003.

Ordinance 2009-66, which contains the Marshall Creek PUD Master Development Plan text, lists the setbacks for detached residential properties as 10 feet in the front, 6 feet on the sides (total), and 3 feet in the rear. While the subject property does have a unique shape that follows the curvature of Cypress Crossing Trail, the Applicant's submitted site plan lists the main structure of the residence as being set back approximately 26.2 feet from the property line, with the closest point of the garage measuring 15.4 feet.

Current Setback Measurements:



Marshall Creek DRI Unit MUB-2 (PLAT 2003-18):



The applicant has also included images of the site where the proposed screened enclosure would be erected. More of the Applicant's submitted images can be found in **Attachment 2** of this report. The included image below shows the rear of the existing residence and pavers, as well as the conservation easement located to the west.



CORRESPONDENCE/PHONE CALLS

Staff have not received any correspondence or phone calls regarding this request as of the writing of this Staff Report.

FINDINGS/ACTION

Staff provide six (6) Findings of Fact and seven (7) conditions to support a motion to approve the Minor Modification request, and five (5) Findings of Fact to support the motion to deny the Minor Modification request. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Draft Resolution and Denial Order
2. Supporting Documents

SUGGESTED MOTION / FINDINGS / CONDITIONS TO APPROVE REQUEST

Motion to approve **MINMOD 2026-13 Cypress Crossing Trail,** a request for a Minor Modification to the Marshall Creek Planned Unit Development (ORD 2002-23, as amended) to allow for a Rear Yard setback of zero (0') feet in lieu of the three (3') foot requirement to allow for construction of a screened enclosure, and subject to the following findings and conditions:

SUGGESTED FINDINGS

1. The request for this Minor Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. The Minor Modification is in compliance with Land Development Code Sections 5.03.05.B, 10.04.02, 10.04.06.B and with Article XII, defining a Zoning Variance. Competent substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the Code would produce a hardship as defined by the Code, and that denying the application would be contrary to the spirit and purpose of the Land Development Code.
3. The proposed Minor Modification is not contrary to the public interest and is not in conflict with the surrounding development.
4. The request is consistent with applicable portions of the St. Johns County Comprehensive Plan.
5. The request is not in conflict with the Future Land Use designation of Mixed Use Distrcit (MD).
6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

SUGGESTED CONDITIONS

1. The Minor Modification approval will be transferable and applies only to the Rear Yard Setback for the proposed screen enclosure as submitted with this application. Should the property be conveyed, the requested relief will run with the property.
2. Approval of the Minor Modification does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.
3. Development of the screen enclosure shall be consistent with improvements depicted on the site plan labeled Exhibit B submitted by the applicant and made part of this Order.
4. This approval of the Minor Modification may be revoked by the County Administrator or designee, at his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the permit may be appealed to the Board of County Commissioners.

5. The Minor Modification shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.

6. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations, and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with any other provision of the Land Development Code or Comprehensive Plan.

7. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Resolution, except as may be modified by preceding conditions and limitations.

SUGGESTED MOTION / FINDINGS TO DENY REQUEST

Motion to deny **MINMOD 2026-13 804 Cypress Crossing Trail**, a request for a Minor Modification to the Marshall Creek Planned Unit Development (ORD 2002-23, as amended) to allow for a Rear Yard setback of zero (0') feet in lieu of the three (3') foot requirement to allow for construction of a screened enclosure, and subject to the following findings:

SUGGESTED FINDINGS

1. The request for this Minor Modification has been fully considered after public hearing with legal notice duly published as required by law.

2. The Minor Modification is not in compliance with Land Development Code, Section 5.03.05, 10.04.06.B., & 10.04.02, which provides criteria for Minor Modifications to PUDs.

3. The proposed Minor Modification is contrary to the public interest and is in conflict with the surrounding development.

4. The request is not consistent with applicable portions of the St. Johns County Comprehensive Plan.

5. The request is in conflict with the Future Land Use designation of Mixed Use District (MD).

(The Agency may choose any or all of the above Findings or may provide additional Findings to support the motion.)

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

RESOLUTION NUMBER 2026-_____

RESOLUTION OF THE PLANNING AND ZONING AGENCY OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MINOR MODIFICATION TO THE MARSHALL CREEK PLANNED UNIT DEVELOPMENT (PUD); ORDINANCE NO. 2002-23, AS AMENDED.

BE IT RESOLVED BY THE PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. Pursuant to the request by Kevin & Kathleen Frankle, the Marshall Creek PUD (Ordinance 2002-23, as amended) is hereby modified as set forth in application File Number **MINMOD 2026-13 804 Cypress Creek Trail**, as more generally described below:

Allowing for a Rear Yard setback of zero (0') feet in lieu of the three (3') foot requirement to allow for construction of a screened enclosure, specifically located at 804 Cypress Creek Trail.

SECTION 2. Findings of Fact: Having considered the application, along with supporting documents, the Staff Report prepared on October 30, 2026, statements by the applicant, and all evidence presented during public hearing, the Agency finds as follows:

1. The request for this Minor Modification has been fully considered after public hearing with legal notice duly published as required by law.

2. The Minor Modification is in compliance with Land Development Code Sections 5.03.05.B, 10.04.02, 10.04.06.B and with Article XII, defining a Zoning Variance. Competent substantial evidence has been submitted to support a special condition of the property, such that the literal enforcement of the Code would produce a hardship as defined by the Code, and that denying the application would be contrary to the spirit and purpose of the Land Development Code.

3. The proposed Minor Modification is not contrary to the public interest and is not in conflict with the surrounding development.

4. The request is consistent with applicable portions of the St. Johns County Comprehensive Plan.

5. The request is not in conflict with the Future Land Use Map designation of Mixed Use District (MD).

6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

SECTION 3. CONDITIONS: The approval described in Section 1 is subject to the following conditions:

1. The Minor Modification approval will be transferable and applies only to the Rear Yard Setback for the proposed screen enclosure as submitted with this application. Should the property be conveyed, the requested relief will run with the property.

2. Approval of the Minor Modification does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Plan, or any other Agency having jurisdiction.

3. Development of the screen enclosure shall be consistent with improvements depicted on the site plan labeled Exhibit B submitted by the applicant and made part of this Order.

4. This approval of the Minor Modification may be revoked by the County Administrator or designee, at his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State or Local law or regulation. Appeals of decisions by the County Administrator or designee to revoke the permit may be appealed to the Board of County Commissioners.

5. The Minor Modification shall commence within one (1) year of the signing of the Final Order. Failure to commence within the prescribed time shall render the Order invalid and all rights granted herein shall become null and void.

6. The approval requested within this application is limited to the requested relief from the specific provisions of the Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the Land Development Code or Comprehensive Plan. Representations, and depictions within application materials shall assist Staff in the recommendation and interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with any other provision of the Land Development Code or Comprehensive Plan.

7. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Resolution, except as may be modified by preceding conditions and limitations.

SECTION 4. All other commitments contained within Ordinance 2002-23, as amended, shall remain in effect, except as modified above. Furthermore, to the extent they do not conflict with the unique specific and detailed provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited, except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency ordinance, building code, comprehensive plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 5. This Resolution shall take effect upon adoption.

SECTION 6. This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Resolution, pursuant to Section 9.07.03 of the Land Development Code. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

PASSED AND ADOPTED BY THE PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY, FLORIDA

DATED THIS _____ DAY OF _____, 2026.

BY: _____
Chair/Vice-Chair

ATTEST:

BY: _____
Clerk, Growth Management Department

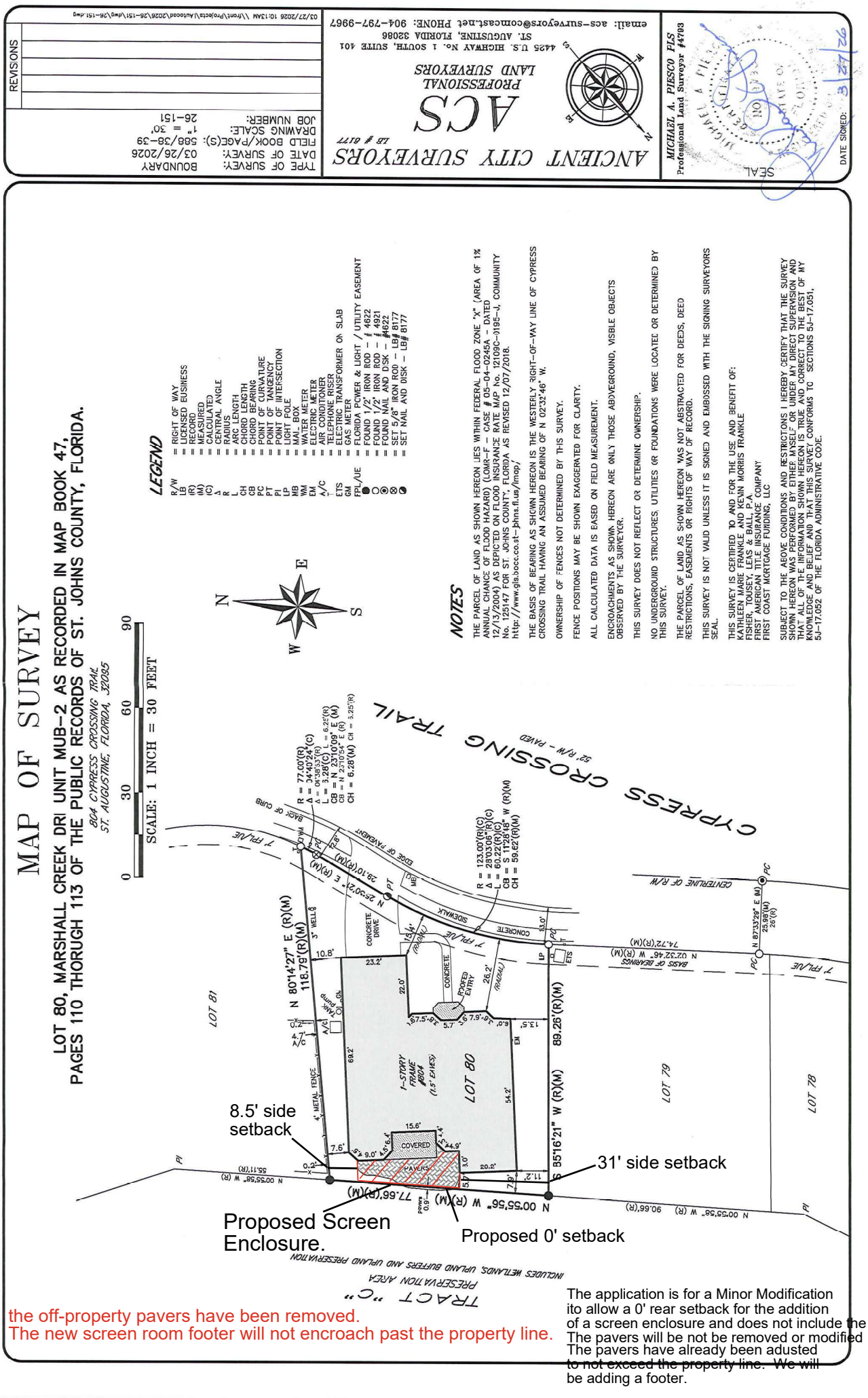
EFFECTIVE DATE: _____

Exhibit A

Location Address - 804 CYPRESS CROSSING TRL SAINT AUGUSTINE 32095-0000

Tax Description - 47/110-113 MARSHALL CREEK DRI UNIT MUB-2 LOT 80 OR6363/527

Exhibit B



ANCIENT CITY SURVEYORS
LB # 6177
ACS
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs-surveyors@comcast.net PHONE: 904-797-9967
MICHAEL A. PIESCO FLS
Professional Land Surveyor #4793
SEAL
DATE SIGNED: 3/27/26

TYPE OF SURVEY:	BOUNDARY
DATE OF SURVEY:	03/26/2026
FIELD BOOK/PAGE(S):	588/38-39
DRAWING SCALE:	1" = 30'
JOB NUMBER:	26-151

REVISIONS

03/27/2026 10:13AM \\Front\Projects\Autocad\2026\26-151\dwg\26-151.dwg

the off-property pavers have been removed.
The new screen room footer will not encroach past the property line.

The application is for a Minor Modification ito allow a 0' rear setback for the addition of a screen enclosure and does not include the pavers
The pavers will be not be removed or modified
The pavers have already been adusted to not exceed the property line. We will be adding a footer.

ORDER
ST. JOHNS COUNTY, FLORIDA
PLANNING AND ZONING AGENCY

RE:	Anthony Shank Hampton Exteriors LLC 28 Tallwood Road Jacksonville Beach, FL 32250
FILE NUMBER:	MINMOD 2026-13
LEGAL:	Exhibit A
PARCEL ID:	072085-0800
DATE OF HEARING:	November 19, 2026

ORDER DENYING MINOR MODIFICATION

The above referenced application for a Rear Yard setback of zero (0') feet in lieu of the three (3') foot requirement to allow for construction of a screened enclosure, specifically located at 804 Cypress Creek Trail, came before the Planning & Zoning Agency for public hearing on November 19, 2026.

FINDINGS OF FACT

Having considered the application, along with supporting documents; the Staff Report prepared by staff; statements by the applicant; and all evidence presented during public hearing, the Agency finds as follows:

1. The request for this Minor Modification has been fully considered after public hearing with legal notice duly published as required by law.

2. The Minor Modification is not in compliance with Land Development Code, Section 5.03.05, 10.04.06.B., & 10.04.02, which provides criteria for Minor Modifications to PUDs.

3. The proposed Minor Modification is contrary to the public interest and is in conflict with the surrounding development.

4. The request is not consistent with applicable portions of the St. Johns County Comprehensive Plan.

5. The request is in conflict with the Future Land Use designation of Mixed Use District (MD).

NOW THEREFORE, based on the said Findings of Fact, the Agency hereby denies the Minor Modification to the Marshall Creek PUD (ORD 2002-23, as amended) to allow for a Rear Yard setback of zero (0') feet in lieu of the three (3') foot requirement to allow for construction of a screened enclosure, specifically located at 804 Cypress Creek Trail.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.03 of the Land Development Code.

Deed Restrictions, if any, are not affected by the actions of the Agency or this Order.

DATED THIS _____ DAY OF _____, 2026.

PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY FLORIDA

_____
Chair/Vice-Chair

The undersigned Clerk to the Planning and Zoning Agency of St. Johns County, Florida certifies that the above Order of the Planning and Zoning Agency is a true and correct rendition of the Order adopted by said Agency as the same appears in the record of the Planning and Zoning Agency minutes.

_____
Clerk
Growth Management Department

_____
Date Filed

Exhibit A

Location Address - 804 CYPRESS CROSSING TRL SAINT AUGUSTINE 32095-0000

Tax Description - 47/110-113 MARSHALL CREEK DRI UNIT MUB-2 LOT 80 OR6363/527

END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

To whom it may concern,

We are applying for a variance for this reason:

The existing dwelling sits only 5.7 feet from the side property line, and the required 3-foot setback leaves just 2.7 feet of usable width - this is too narrow to construct a functional screen enclosure or a code-compliant access door on that side. We respectfully request a variance to reduce the side-yard setback to the property line so the attached screen enclosure can be built.







Prepared by and return to:
C. William Curtis, III
Fisher, Tousey, Leas & Ball, P.A.
701 Market Street
Unit 109
Saint Augustine, FL 32095
(904) 819-6959
File Number: 2026-16

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed is made this **13th day of May 2026** between **Ronald J. Hermus and Susan P. Hermus, Husband and Wife,** of 61 Blythe Commons Court, Hendersonville, NC 28791, grantor, and **Kathleen Marie Frankle and Kevin Morris Frankle, Wife and Husband,** of 804 Cypress Crossing Trail, St. Augustine, FL 32095, 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 **St. Johns County, Florida** to-wit:

Lot 80, MARSHALL CREEK DRI UNIT MUB-2, according to Plat thereof as recorded in Map Book 47, Pages 110, 111, 112 & 113 of the Public Records of St. Johns County, Florida.

Parcel Identification Number: 072085-0800

Subject to taxes for 2026, and subsequent years, and covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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, 2025.**

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

Signed, sealed and delivered in our presence:

Witness
Printed Name: CAmmy RAY
P.O. Address: 128 Kendall Brook Dr
St. Augustine 32095

Witness
Printed Name: Brittany McKendry
P.O. Address: 101 Market Street, Unit 109
St. Augustine, FL 32095

Ronald J. Hermus

Witness
Printed Name: CAmmy RAY
P.O. Address: 128 Kendall Brook Dr
St. Augustine 32095

Witness
Printed Name: Brittany McKendry
P.O. Address: 101 Market Street, Unit 109
St. Augustine, FL 32095

Susan P. Hermus

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (__) online notarization, this 13th day of May, 2026, by Ronald J. Hermus and Susan P. Hermus (__) who are personally known to me or (✓) who have produced FL Drivers License as identification.

Signature of Notary Public

Brittany McKendry
Print, Type/Stamp Name of Notary

BRITTANY MCKENDRY
Commission # HH 677860
Expires August 3, 2028

Owner's Authorization Form

Ryan Hampton/Hampton Exteriors LLC is hereby authorized TO ACT ON BEHALF OF

Kevin and Kathleen Frankle the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for: screen enclosure setback modifcation

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated ( ), have been notified of the

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development actifity.

Signature of Owner Kathleen Frankle

Print Name Kathleen Frankle

Signature of Owner Kevin Frankle

Print Name Kevin Frankle

Telephone Number (410) 303-4728

STATE OF FLORIDA
COUNTY OF Saint Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of September, 2026, by Kathleen Frankle & Kevin Frankle as individual for N/A.

CHRISTIE M HOPSON
Notary Public - State of Florida
Commission # HH 787617
My Comm. Expires May 2, 2030

Christie M Hopson
Notary Public, State of Florida
Name: Christie M. Hopson
My Commission Expires: May 2, 2030
My Commission Number is: HH 787617

Personally Known X OR Produced Identification ____

Type of Identification Produced ____

Revised August 30, 2011