



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Regular Meeting Agenda

### Board of Adjustment

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Tuesday, October 18, 2022

6:00 PM

Council Chambers

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#### MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

The following Agenda of Business has been prepared for consideration and action at a Regular Meeting of the Board of Adjustment:

#### CALL TO ORDER

#### ROLL CALL

Alexi Gonzalez (Chairperson), Owen Curley (Vice-Chairperson), Dan Elmaleh, John Moreland, Jeff Truhlar

Alternates: Todd Smith, Jennifer Williams

#### APPROVAL OF MINUTES

A. Regular Board of Adjustment Meeting held on October 4, 2022

#### CORRESPONDENCE

#### OLD BUSINESS

#### NEW BUSINESS

A. **Case Number(s): BOA#22-100111**

Applicant: Neil R. Roberts

Agent: N/A

Owner: Neil R. Roberts

Property Address: 1019 24th Street North

Parcel ID: 179100-0000

Legal Description: Lot 6, Block 34, *Section "A" Jacksonville Beach*

Current Zoning: RS-2

Motion to 34-337(e)(1)(c)2, for side yard setbacks of 12 feet in lieu of 15 feet minimum  
Consider: for the primary structure; 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum; 34-337(e)(1)g, for accessory setbacks of zero feet in lieu of 5 feet minimum along the southern property line for a paver patio & walkway and to rectify existing non-conformities and allow for a substantial improvement at an existing single-family dwelling

B. **Case Number(s): BOA#22-100113**

Applicant: Sandra & Randolph Hjelm

Agent: N/A

Owner: Sandra & Randolph Hjelm

Property Address: 523 12th Avenue South

Parcel ID: 176731-0000

Legal Description: Lots 9 & 10, Block 116, *Oceanside Park*

Current Zoning: RS-3

Motion to 34-338(e)(1)g, for an accessory structure setback of zero feet along the  
Consider: eastern property line, zero feet along the northern property line and two feet  
along the western property line to rectify existing non-conformities at an  
existing single-family dwelling

C. **Case Number(s): BOA#22-100115**

Applicant: Robert E. Barnes, Sr.

Agent: N/A

Owner: Chimei Properties, LLC.

Property Address: '0' Sunshine Court

Parcel ID: 181417-0015

Legal Description: Lot 10, *South Beach Replat*

Current Zoning: RS-2

Motion to 34-337(e)(1)e, for lot coverage of 43% in lieu of 35% maximum to allow for  
Consider: construction of a new single-family dwelling

D. **Case Number(s): BOA#22-100116**

Applicant: Robert E. Barnes, Sr.

Agent: N/A

Owner: Chimei Properties, LLC.

Property Address: '0' Sunshine Court

Parcel ID: 181417-0020

Legal Description:  
Lot 11, *South Beach Replat*

Current Zoning: RS-2

Motion to 34-337(e)(1)e, for lot coverage of 43% in lieu of 35% maximum to allow for  
Consider: construction of a new single-family dwelling

**PLANNING DEPARTMENT REPORT**

- A. The next scheduled meeting will be Tuesday, November 1, 2022. There are three scheduled cases.

**ADJOURNMENT**

**NOTICE**

*In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting or by sending an e-mail to [CityClerk@jaxbchfl.net](mailto:CityClerk@jaxbchfl.net).*

*Information concerning the hearing process is available online at [www.jacksonvillebeach.org/publichearinginfo](http://www.jacksonvillebeach.org/publichearinginfo) and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording*

secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Specific Agenda Item(s), and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at [planning@jaxbchfl.net](mailto:planning@jaxbchfl.net), (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Agency and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three (3) minutes of reading time. All comments received are public record.

***In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.***

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Meeting  
held Tuesday, October 4, 2022, at 6:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**CALL TO ORDER**

Chairperson Alexi Gonzalez called the meeting to order at 6:00 P.M.

**ROLL CALL**

*Chairperson:* Alexi Gonzalez

*Vice-Chairperson:* Owen Curley

*Board Members:* Dan Elmaleh (absent)

Jeff Truhlar (absent)

John Moreland (absent)

*Alternates:* Todd Smith

Jennifer Williams

Senior Planner Christian Popoli, City Attorney Sandra Robinson, and Administrative Assistant Lauren Loria were also present.

**APPROVAL OF MINUTES:**

It was moved by Mr. Curley, seconded by Mr. Smith, and passed unanimously to approve the following minutes:

- Regular Board of Adjustment Meeting held on September 7, 2022
- Regular Board of Adjustment Meeting held on September 20, 2022

**CORRESPONDENCE:** Senior Planner Christian Popoli stated emails were on the dias.

**OLD BUSINESS:** None

**NEW BUSINESS:**

Ms. Gonzalez offered any applicant the opportunity to defer to the next available meeting based on the number of Board members in attendance.

**A. Case Number:** **BOA#22-100105**  
**Applicant/Agent:** Mitchell Tidwell  
**Owner:** Ryan Walls  
**Property Address:** 1104 2nd Avenue North  
**Parcel ID:** 177596-0005

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum to allow for construction of a new swimming pool and deck at an existing single-family dwelling.

**Ex-Parte Communication:** No Board members had ex-parte communication on this item.

**Agent:** Mitchell Tidwell, 1664 Roberts Drive, Jacksonville Beach, stated the hardship was a substandard lot.



**Public Hearing:**

The following submitted emails [on file] in support of the variance:

- Amy McConnell (no address given), Jacksonville Beach
- Michael Dunlap, 1120 2<sup>nd</sup> Avenue North, Jacksonville Beach

A petition was submitted [on file] in support of the variance from nine neighbors.

Ms. Gonzalez closed the public hearing.

**Motion:** It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#22-100105 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:**

A discussion ensued about the substandard lot.

**Roll Call Vote:** Ayes – Owen Curley, Todd Smith, Jennifer Williams, Alexi Gonzalez

The motion passed unanimously.

**B. Case Number: BOA#22-100107**

Applicant/Owner: Sea Cake, LLC. - Austin Towery  
Property Address: 314 1st Street North  
Parcel ID: 174045-0010

**City of Jacksonville Beach Land Development Code Section(s):** 34-373(a)(1), for the use of 6 compact parking spaces and one motorcycle parking space in lieu of 7 standard spaces for required off street parking; 34-373(d) for a parking setback of zero feet in lieu of 5 feet minimum adjacent to an alley to allow for construction of a new mixed-use commercial building.

**Ex-Parte Communication:** No Board members had ex-parte communication on this item.

**Applicant:** August Towery, 115 9<sup>th</sup> Avenue South, Jacksonville Beach, stated the hardship was the number of parking spaces needed. Mr. Towery submitted renderings [on file] to the Board.

A discussion ensued about Central Business District parking requirements.

**Public Hearing:**

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

**Motion:** It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#22-100107 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** None

**Roll Call Vote:** Ayes – Owen Curley, Todd Smith, Jennifer Williams, Alexi Gonzalez

The motion passed unanimously.

**C. Case Number: BOA#22-100110**

Applicant/Agent: Starr Sanford Design - Christi Elflein  
Owner: Graydon & Virginia Mabry  
Property Address: 3015 Ocean Drive  
Parcel ID: 181507-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)(c)3, for a rear yard setback of 25 feet in lieu of 30 feet minimum, to allow for construction of a new single-family dwelling.

**Ex-Parte Communication:** No Board members had ex-parte communication on this item.

**Agent:** Christi Elflein, 3512 Bay Island Circle, Jacksonville Beach, stated the hardship was a nonconforming lot and an undersized lot. Ms. Elflein submitted renderings [on file] to the Board.

**Public Hearing:**

The following spoke in support of the variance:

- Robert Grovenstein, 3007 Ocean Drive South, Jacksonville Beach

The following submitted a speaker card in support of the variance but did not wish to speak:

- Julia Sanford, 370 4<sup>th</sup> Avenue South, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

**Motion:** It was moved by Mr. Curley, seconded by Mr. Smith to approve BOA#22-100110 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:**

A discussion ensued about consistency within the neighborhood.

**Roll Call Vote:** Ayes – Owen Curley, Todd Smith, Jennifer Williams, Alexi Gonzalez

The motion passed unanimously.

**D. Case Number: BOA#22-100111 – DEFERRED TO OCTOBER 18**

Applicant/Owner: Neil Roberts  
Property Address: 1019 24th Street North  
Parcel ID: 179100-0000

**PLANNING DEPARTMENT REPORT**

Mr. Popoli stated a joint meeting with the Board and the Planning Commission regarding the Comprehensive Plan and Land Development Code would be held on October 27, 2023, at 6:00 P.M.

The next scheduled meeting is Tuesday, October 18, 2022, at 6:00 P.M. There are five scheduled cases.

**ADJOURNMENT**

There being no further business, Ms. Gonzalez adjourned the meeting at 6:26 P.M.

Submitted by: Lauren Loria  
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date



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## **BOA#22-100111**

Zoning: RS-2  
RE: 179100-0000  
Legal: Lot 6, Block 34, Jacksonville Beach, Section A  
Address: 1019 24<sup>th</sup> Street North

### **Request**

Section(s): 34-337(e)(1)(c)2, for side yard setbacks of 12 feet in lieu of 15 feet minimum for the primary structure; 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum; 34-337(e)(1)g, for accessory setbacks of zero feet in lieu of 5 feet minimum along the southern property line for a paver patio & walkway and to rectify existing non-conformities and allow for a substantial improvement at an existing single-family dwelling

### **Existing Conditions**

The subject property is a legal nonconforming lot of record (circa 1944) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-2. The subject property is 50 feet in width and 102 feet in depth, with an overall area of 5,100 square feet. The applicant's home was constructed in 1988, prior to the adoption of the current Land Development Code. Over the years the property has seen additions to the lot coverage in the form of a rear patio & walkway expansion. The home was granted a variance in 1988 for side yard setbacks however at the time of construction it appears the structure did not meet the minimum allowed by the variance. The owner is now requesting to bring all the existing nonconformities into compliance so they can do a substantial renovation on the home. The lot is substandard in both lot width and area.

BZA#28-88 for a combined side yard setback of 14 feet (7 per side) in lieu of 15 feet minimum.

### **Staff Analysis**

The owner of the home has owned the home since construction in 1988. At the time of construction, the side yards were to be a minimum of 7 feet per side, with an overall combined side yard setback of 14 feet based on the approved variance. It appears from the survey provided that the side yard setbacks were in fact less post construction, so now are nonconforming. Additionally, it's unclear what the lot coverage was at the time of construction, as the original plans are not on file, but as no relief was granted in the previous 1988 variance, it would be assumed they were



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required to comply with the maximum 35%. Currently the lot coverage is at 45%. It appears the addition of a rear patio as well as expanded walkway have resulted in the additional lot coverage. These various additions have taken place over the many years of the home's existence. It's unclear when the rear patio was constructed, but they were built under the ownership of the current owner. The lot is below the minimum lot area by 2,400 square feet and is 25 feet too narrow for the RS02 zoning district standards.

## Minimum Dimensional Standards

- Minimum lot area: Seven thousand five hundred (7,500) square feet.
- Minimum lot width: Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
  - Front yard: Twenty (20) feet.
  - Side yard: Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
  - Rear Yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

## Review of Criteria

1. **Special conditions and circumstances exist which are peculiar to the parcel of land, building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district;**



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Staff **does** find that there are circumstances unique to the subject parcel of land. The lot is a legal nonconforming platted lot of record. The lot is substandard in both lot area and lot width.

**2. Special circumstances and conditions do not result from the actions of the applicant**

Staff **does** find that circumstances are a result of the applicant. The current owner has owned the home since 1988 at the time of construction. Although the nonconforming setbacks for the primary structure are not the result of the applicant, the lot coverage was expanded during their ownership without permits. This is also true for the accessory setback of zero as it is for the rear patio and walkway.

**3. Granting the variance will not confer upon the applicant any special privilege denied by the comprehensive plan and this Code to other parcels of land, buildings, or structures, in the same zoning district**

Staff finds that the proposed variance **will not** confer special privileges. Although the lot coverage expansion is a result of the applicant, there have been similar uses granted throughout the RS-2 zoning district. This includes expanding lot coverage and accessory setbacks as well as addressing existing nonconformities.

**4. Literal interpretation and enforcement of the terms and provisions of this Code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship**

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. The ability to renovate an existing structure is a common right enjoyed by homeowners throughout the RS-2 zoning district, approval would not confer any special privilege

**5. Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure**

Staff **does not** find that the requested variances are the minimum variance needed to accomplish the proposed design. The minimum variance that could be granted would be for the side yard setbacks of the primary structure. The accessory setback and lot coverage requests could be reversed as they are the result of the applicant and are not tied to the primary structure.



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6. **Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

## **Staff Recommendation**

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#22-100111 for the primary structure side yard setbacks only.**



## Location Map (property boundaries are representative only)





LOT 5

101.30' (FIELD)  
102.00'

FOUND 1/2" IRON PIPE, NO CAP

FOUND 1/2" IRON PIPE, ILLEGIBLE

6' WOOD FENCE

ON LINE

50.04' (FIELD)  
50.00'

CONCRETE DRIVE

WOOD WALL

WOOD DECK

2-STORY WOOD FRAME RESIDENCE NO. 1019

SCREENED PORCH

WOOD STEP

PERVIOUS PAVERS

BRICK

FOUND 1/2" IRON PIPE, ILLEGIBLE

FOUND 1/2" IRON PIPE, NO CAP

LOT 1 (BLOCK 89)

LOT COVERAGE CALCULATION







# APPLICATION FOR VARIANCE

BOA No. 22-100111  
HEARING DATE 10.4.22

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

## REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

## APPLICANT INFORMATION

## PLANNING & DEVELOPMENT

**Applicant Name:** Neil R. Roberts **Telephone:** 904-662-0327  
**Mailing Address:** 1019 24th St. N. **E-Mail:** neilroberts84@att.net  
Jacksonville Bch, FL 32250  
**Agent Name:** \_\_\_\_\_ **Telephone:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_  
**Landowner Name:** Neil R. Roberts **Telephone:** 904-662-0327  
**Mailing Address:** 1019 24th St N **E-Mail:** ScottTamm51966@gmail.com  
Jacksonville Bch, FL 32250

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

## VARIANCE DATA

Street address of property and Real Estate Number: 1019 24th St N Jax Bch / 179100-0000  
Legal description of property (Attach copy of deed): 179100-0000 lot 6, Blk 34 Section A  
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
lot coverage (45%), BRICK walkway + pervious  
patio set-back

## AFFIDAVIT

I, Neil R. Roberts, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

Neil R. Roberts  
APPLICANT SIGNATURE

Neil R. Roberts  
PRINT APPLICANT NAME

Aug 17, 2022  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization; this 17th day of August, 2022, by Neil Roberts, who is personally known to me or produced FLORIDA driver license as identification.

Chandra Medford  
NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME

CHANDRA MEDFORD  
Commission No. GG 283199  
Expires December 21, 2022  
Notary Public State of Florida

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2

FLOOD ZONE: X-shaded

CODE SECTION (s):

34-337(e)(1)(e), for lot coverage of 45% in lieu of 35% maximum to rectify existing non-conformities and allow for a substantial improvement at an existing single-family dwelling



# VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100111

**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

AUG 17 2022

**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

| Standard                                                                                                                                                                                                                             | Applies?<br>Yes/No | Circumstances/ Explanation                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   | yes                | Lot IS SUBSTANDARD                                |
| Special circumstances and conditions do not result from the actions of the applicant.                                                                                                                                                | yes                | PURCHASED AS<br>SUBSTANDARD Lot<br>Platted 1944   |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.                      | yes                | Neighbors GRANTED<br>SIMILAR lot coverage         |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | yes                | UNABLE to RENOVATE<br>HOME without conformity     |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.                                                                                                   | yes                | BRING home +<br>CONFORM with CURRENT<br>STANDARDS |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.                                               | yes                | TYPICAL use of<br>PROPERTY                        |

RECEIVED  
22-100111  
AUG 17 2022

This instrument prepared by:  
Sabrina Bateh Kuruvilla, Esq.  
Three Oaks Law  
13500 Sutton Park Drive South, Suite 601  
Jacksonville, Florida 32224

PLANNING & DEVELOPMENT

Preparer has not examined the title to the property described herein; no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the property, the condition of its title, its quality, the location of its boundaries, or the existence of any liens, unpaid taxes or encumbrances affecting it.

Parcel Identification: # 179100-0000

### SPECIAL WARRANTY DEED

The Grantor, **Neil R. Roberts, an unmarried man**, whose mailing address is **1019 24<sup>th</sup> Street North, Jacksonville Beach, FL 32250** for and in consideration of Ten Dollars (\$10) and other valuable consideration, receipt of which is acknowledged, grants and conveys to the Grantee, **Neil Raymond Roberts, Trustee of the Neil Raymond Roberts Living Trust dated April 27, 2022, and any amendments thereto.** (the "Trust"), whose mailing address is **1019 24<sup>th</sup> Street North, Jacksonville Beach, FL 32250**, the real property located in Duval County, Florida described as follows:

**Lot 6, Block 34, JACKSONVILLE BEACH SECTION "A", as recorded in Plat Book 18, page 33, of the current public records of Duval County, Florida.**

TOGETHER WITH all tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in any way pertaining thereto.

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

The Grantor(s) hereby covenant with the Grantee(s) that, subject to the following: (i) any covenants, restrictions, easements, and/or limitations of record, (ii) all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and (iii) taxes and assessments for the current year, the Grantor(s) are lawfully seized of the parcel of land in fee simple, the Grantor(s) have good and lawful authority to sell and convey the parcel of land, the parcel of land is free from all encumbrances made by the Grantor(s), and the Grantor(s) will warrant and defend the same against the lawful claims of all persons claiming by, through or under the Grantor(s), but not against the claims of any others.

Such real property is the homestead of the Grantor(s).

Full power and authority are conferred upon the Grantee(s), as Trustees, to protect, conserve, sell, lease, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor(s) to vest in the Trustees full rights of ownership as authorized and contemplated by Section 689.071, Florida Statutes.

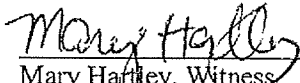
NOTE TO CLERK AND REVENUE DEPARTMENT: THIS DEED CONVEYS REAL PROPERTY TO THE TRUSTEE OF A TRUST WHICH IS REVOCABLE BY GRANTOR(S) AND IS NOT SUBJECT TO DOCUMENTARY STAMP TAX PURSUANT TO FLA. ADMIN CODE RULE 12B-4.013(28)(a) and

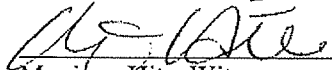


NOTE TO PROPERTY APPRAISER: The Grantee(s) confirm that they have retained a beneficial interest for each of their lifetimes under Article One, Section 1.05 of the Trust and are entitled to a homestead exemption pursuant to Section 196.031 and Section 196.041, Florida Statutes. THE PARCEL IS AND REMAINS THE HOMESTEAD OF, **Neil R. Roberts, an unmarried man.**

IN WITNESS WHEREOF, the Grantor, **Neil R. Roberts, an unmarried man**, has caused this Special Warranty Deed to be executed on this 27<sup>th</sup> day of April 2022.

Signed in the presence of:

  
Mary Hartley, Witness  
13500 Sutton Park Drive S., Suite 601  
Jacksonville, Florida 32224

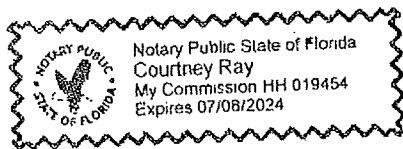
  
Monique Hite, Witness  
13500 Sutton Park Drive S., Suite 601  
Jacksonville, Florida 32224

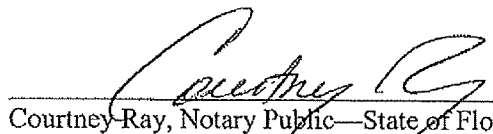
  
Neil R. Roberts,  
Grantor

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on April 27, 2022 by **Neil R. Roberts** by means of ☒ physical presence or ☐ online notarization [ ☐ who is personally known to me or [ ☒ who has produced a valid Florida driver's license as identification in the presence of the subscribing witnesses, **Mary Hartley** by means of ☒ physical presence or ☐ online notarization [ ☒ who is personally known to me or [ ☐ who has produced a valid Florida driver's license as identification and **Monique Hite** by means of ☒ physical presence or ☐ online notarization [ ☒ who is personally known to me or [ ☐ who has produced a valid Florida driver's license as identification.

[SEAL]



  
Courtney Ray, Notary Public—State of Florida  
13500 Sutton Park Drive South, Suite 601  
Jacksonville, FL 32224  
My commission expires 07/08/2024  
Notary registration no. HH019454

# Reference

RECEIVED

22-100111

JUN 17 2022

Regular meeting of the Board of Zoning and Adjustment held on Tuesday, June 7, 1988 at 7:30 P.M. in the Council Chamber of the Community Center Building.

## PLANNING & DEVELOPMENT

Call to order

The meeting was called to order by Chairman Guy Craig.

Roll Call

Present: Brad Corwin, Guy Craig, Charles Jolley, David Polovina, Ted Sorensen

Also present was William R. Staples, Building Official and Steven G. Lindorff, Planning and Development Director.

Approve minutes

The minutes of the previous meeting were approved as written.

28-88 Roberts

Neil R. Roberts, Lot 6, Block 34, Section A (24th Street North), variance request for side setbacks of 7' each in lieu of 15' total required.

Motion to approve

Mr. Jolley moved to approve, seconded by Mr. Sorensen. Vote resulted in all ayes.

29-88 Hanna

John Hanna, 951 Shetter Avenue, variance request for paved green area on west side of 10' (10th Street South), required aisle width of 21' in lieu of 24', required landscaped break every 10 spaces, landscaped area along Shetter Avenue 8' in lieu of 10' required.

Discussion

Mr. Sorensen presented a conflict of interest statement because he leases office space from Mr. Hanna and does contract work for him.

It was suggested that each request be discussed separately.

The 10' green area on the west side (10th St.) is paved. Mr. Staples stated the plans showed a green area of 10' on this side.

Mr. Hanna said the building was designed for 130' and he intended to leave 10' on the west side. To get the required parking he had to reduce the size of the building by 20' and move it over 10'. The property cost \$4.72 per sq.ft. 20' of property would cost over \$10,000. He did not buy it from Anchor Bank.

Mr. Polovina said the building is now build and no amount of conversation will change this. The petition needs to be reviewed as it stands as if the building were not built.

Mr. Craig said if the building was not built according to approved plans or if inspections were not made, all this would have bearing on this case. Why was the west side paved.

Mr. Hanna stated he paved a driveway on the west side to a garage door. There is green area on either side of this driveway. DER only requires a 12" swale for retention. He has sufficient except for the driveway. There is more than 15% green area on the property.

Mr. Craig told Mr. Hanna this Board only has his word that the property to the north will be purchased.

Mr. Polovina stated there is no 10' green area on the 10th St. side as required by ordinance.

Mr. Staples stated there is 15' on the interior side. If the parking lot were moved 5' east he could comply with the ordinance. The whole parking lot was moved over, 5' is needed on the interior and 10' on the exterior side.

Mr. Jolley asked if planters could be installed.

Mr. Staples said that would be on the right of way.

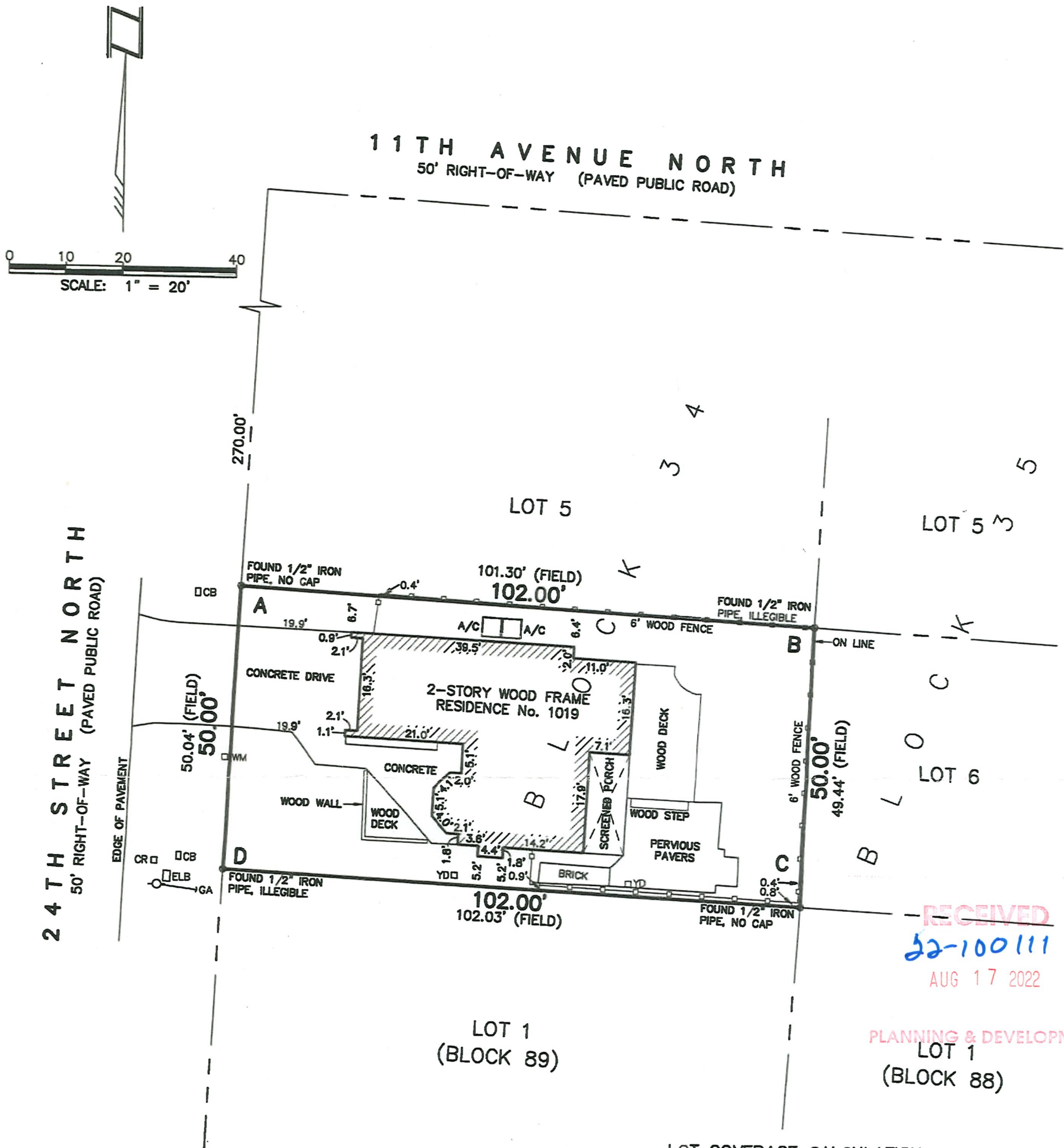
Mr. Hanna said the pavement is pervious.

Mr. Craig said this is after the fact. The building is already built. It should have been built according to the plans.



MAP SHOWING SURVEY OF

LOT 6, BLOCK 34, SECTION "A" JACKSONVILLE BEACH AS RECORDED IN PLAT BOOK 18, PAGE 33, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



RECEIVED  
22-100111  
AUG 17 2022

PLANNING & DEVELOPMENT  
LOT 1  
(BLOCK 88)

NOTES:

- THIS IS A BOUNDARY SURVEY.
- INTERIOR ANGLES AS PER FIELD DATA AND AS LISTED BELOW:  
A=89°39'15"  
B=91°11'16"  
C=89°09'26"  
D=90°00'03"
- NO BUILDING RESTRICTION LINES PER PLAT.
- NORTH PROTRACTED FROM PLAT.

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0416J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

LEGEND:

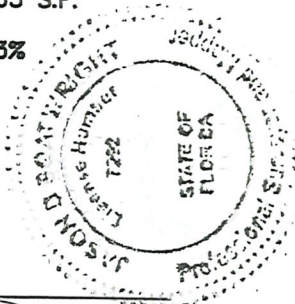
- DENOTES POWER POLE
- GA DENOTES GUY ANCHOR
- WM DENOTES WATER METER
- CB DENOTES CABLE BOX
- YD DENOTES YARD DRAIN
- CR DENOTES CABLE RISER
- ELB DENOTES ELECTRIC BOX

LOT COVERAGE CALCULATION

|                       |                              |
|-----------------------|------------------------------|
| LOT AREA              | = 5,100 S.F.                 |
| BUILDING AREA         | = 1,321 S.F.                 |
| CONCRETE DRIVE        | = 613 S.F.                   |
| WOOD DECK (FRONT)     | = 81 S.F. (NOT INCLUDED)     |
| EQUIPMENT PADS        | = 22 S.F.                    |
| SCREENED PORCH        | = 127 S.F.                   |
| BRICK                 | = 43 S.F.                    |
| WOOD DECK (REAR)      | = 277 S.F. (NOT INCLUDED)    |
| PERVIOUS PAVERS       | = 137 S.F. (INCLUDED AT 50%) |
| TOTAL IMPERVIOUS AREA | = 2,263 S.F.                 |
| EXISTING LOT COVERAGE | = 44.3%                      |

THIS SURVEY IS CERTIFIED TO:  
NEIL ROBERTS

JASON D. BOATWRIGHT, P.S.M.  
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292  
FLORIDA LICENSED SURVEYING and MAPPING BUSINESS No. LB 3672



CHECKED BY:  
DRAWN BY: KJC-P  
FILE: 2022-1076

BOATWRIGHT LAND SURVEYORS, INC.  
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE:  
AUGUST 2, 2022  
SHEET 1 OF 1



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

## **BOA#22-100113**

Zoning: RS-3  
RE: 176731-0000  
Legal: Lots 9 & 10, Block 116, Oceanside Park  
Address: 523 12<sup>th</sup> Avenue South

### **Request**

Section(s): 34-338(e)(1)g, for an accessory structure setback of zero feet along the western property line, zero feet along the northern property line and two feet long the eastern property line to rectify existing non-conformities at an existing single-family dwelling

### **Existing Conditions**

The subject property is comprised of two nonconforming lots of record (circa 1922) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-3. The subject property is 100 feet in width and 125 feet in depth, with an overall area of 12,500 square feet. The existing home was constructed in 1945. The home and all accessory uses are well below the maximum lot coverage requirements. The home currently has a garage and several accessory structures in the rear yard. The applicant is requesting to convert the existing garage into additional living space, and construct a new carport in front of the proposed converted garage. Carports are an acceptable alternative to garages in the RS-3 zoning district standards. The property currently has existing accessory structures that do not meet the current required setbacks from various property lines. These nonconformities would need to be rectified to allow the addition and garage conversion to proceed.

No previous variances, No active code cases.

### **Staff Analysis**

The proposed renovations the existing structure are currently tied to rectifying the exiting nonconformities related to the accessory structures. Without either receiving approval for this application, or removing or moving the existing accessory structures, the applicant cannot get zoning approval for the addition and carport. Based on a review of satellite images, it appears that some of the existing structures have existed for many years, such as the existing covered wood deck adjacent to the western property line. Others, such as the accessory structure adjacent to the rear and east property lines appears to be relatively new, as it does not show up on



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any image until 2021. Staff would recommend the board approve those accessory structures that cannot be easily relocated, and require the removal or relocation of the more recent structures. Specifically, staff recommends the approval of the zero foot setback along the western property line, and require the relocation or removal of the two accessory structures in the rear, to the north of the house.

## Minimum Dimensional Standards

### Single Family Dwelling

- Minimum lot area: Six thousand (6,000) square feet.
- Minimum lot width: Sixty (60) feet at the building line and a minimum of thirty-five (35) feet at the street
- Minimum yards:
  - Front yard: Twenty (20) feet.
  - Side yard: Fifteen (15) feet total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
  - Rear yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. Garages or carports shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent
- Height: Thirty-five (35) feet.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

## Review of Criteria

1. **Special conditions and circumstances exist which are peculiar to the parcel of land, building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district;**

Staff **does** find that there are circumstances unique to the subject parcel of land. The structure was built in 1945, and without rectifying the existing nonconformities the structure cannot be renovated or added on to.





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**2. Special circumstances and conditions do not result from the actions of the applicant**

Staff **does** find that circumstances are a result of the applicant. Although it appears that some of the existing accessory structures go back beyond our ability to verify when they were built, the rear two most structures were constructed in the last several years, while the home was under the ownership of the applicant and without permits.

**3. Granting the variance will not confer upon the applicant any special privilege denied by the comprehensive plan and this Code to other parcels of land, buildings, or structures, in the same zoning district**

Staff finds that the proposed variance **will not** confer special privileges. Typically, renovations and additions are not considered special privileges, and as staff has recommend the rear two structures will have to comply with the current LDC requirement.

**4. Literal interpretation and enforcement of the terms and provisions of this Code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship**

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. The ability to renovate, upgrade or add onto existing structures is a right commonly enjoyed by owners of homes in the RS-3 zoning district.

**5. Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure**

Staff **does** find that the requested variances are the minimum variance needed to allow for the proposed renovation. . The approval of this variance as proposed with staff conditions would allow the applicant to convert the existing garage into additional living space and build the proposed new car port.

**6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**





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Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

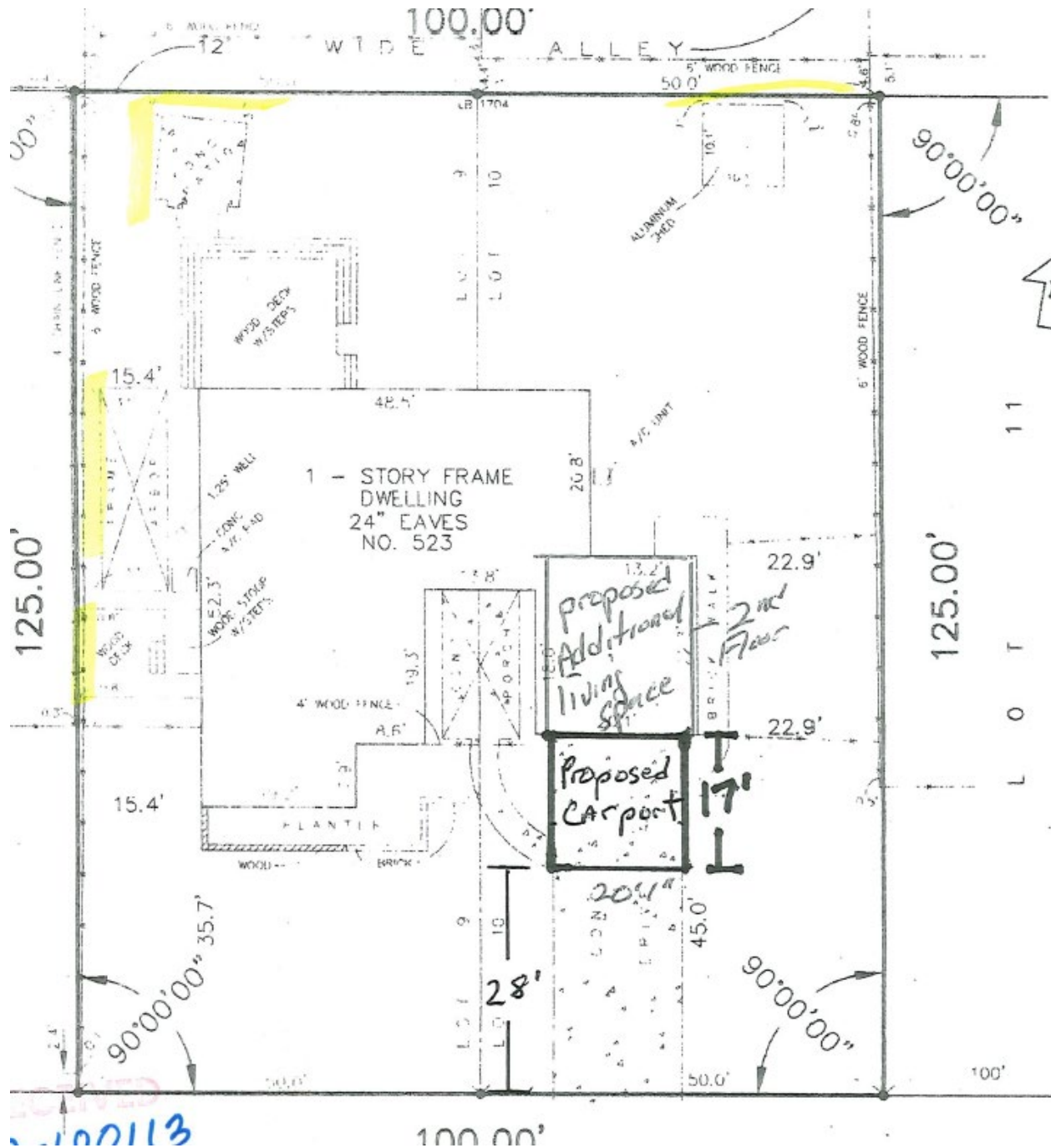
### **Staff Recommendation**

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#22-100077 for the western side yard setback of zero feet only.**

## Location Map (property boundaries are representative only)

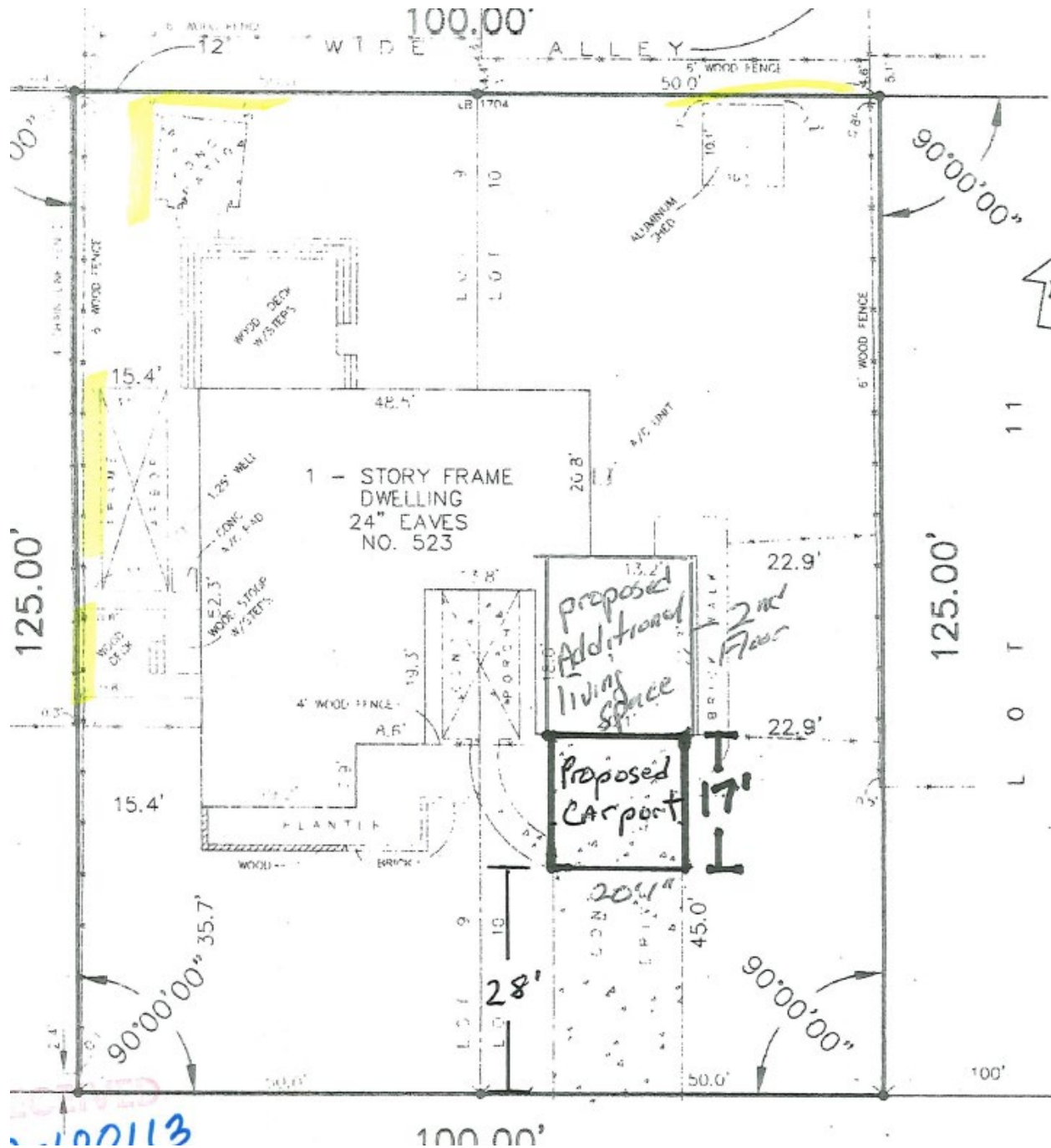


## Existing Survey





## Proposed Site Plan







# APPLICATION FOR VARIANCE

BOA No. 22-100113  
HEARING DATE 10.18.22

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

## REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

## APPLICANT INFORMATION

Applicant Name: Sandra E. Randolph Hjelm Telephone: 904-813-9357  
Mailing Address: 523 12TH Avenue S. E-Mail: artysan@bellsouth.net  
Jax, Beach, FL 32250  
Agent Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Landowner Name: Sandra and Randolph Hjelm Telephone: 904-813-9357  
Mailing Address: 523 12TH Avenue S. E-Mail: S/A/A  
Jax. Beach, FL

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

## VARIANCE DATA

Street address of property and Real Estate Number: 523 12TH Ave. S. # 176731-0000  
Legal description of property (Attach copy of deed): See attached deed  
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
see attached request

## AFFIDAVIT

I, Sandra Hjelm E. Randolph, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

Sandra Hjelm  
Randolph Hjelm  
APPLICANT SIGNATURE

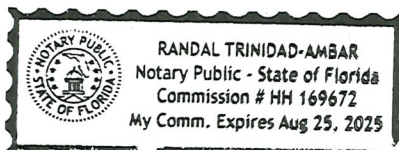
Sandra Hjelm  
Randolph Hjelm  
PRINT APPLICANT NAME

8/23/2022  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23<sup>rd</sup> day of AUG, 20 22, by SANDRA E RANDOLPH HJELM, who is personally known to me or produced FLDL as identification.

Randal Trinidad Ambar  
NOTARY PUBLIC SIGNATURE  
RANDAL TRINIDAD AMBAR  
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3

FLOOD ZONE: X/X-shaded

CODE SECTION (S):

34-338(e)(1)g, for an accessory structure setback of zero feet along the eastern property line, zero feet along the northern property line and two feet along the western property line to rectify existing non-conformities at an existing single-family dwelling



# VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100113

**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

AUG 24 2022

**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

| Standard                                                                                                                                                                                                                             | Applies?<br>Yes/No | Circumstances/ Explanation                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   | Yes                | Sheds pre-date code. The addition to property basically required this variance. |
| Special circumstances and conditions do not result from the actions of the applicant.                                                                                                                                                | Yes                |                                                                                 |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.                      | Yes                | Sheds pre-date code the property is not changing.                               |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | Yes                | To receive final inspection Variance is required.                               |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.                                                                                                   | Yes                | Need relief of getting set backs for shed.                                      |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.                                               | Yes                | Nothing will change on the property.                                            |

OR BK-12/82 PG 14, 1 of 2 Rec: 12/13/04  
Doc # 2004385424

**THIS INSTRUMENT PREPARED BY:**

Diversified Title  
Diversified Title Services, Inc.  
1794 Rogero Road  
Jacksonville, Florida 32211

**RECORD AND RETURN TO:**

Randolph G. Hjelm  
523 12th Avenue South  
Jacksonville Beach, Florida 32250

RE PARCEL ID #: 176731-0000  
BUYER'S TIN:

**CORRECTIVE WARRANTY DEED**

**THIS WARRANTY DEED** made this 6th day of December, 2004 by Sandra Lee Hjelm formerly Sandra Lee Evans, now joined by her husband, Randolph G. Hjelm, hereinafter called Grantor, and whose address is , to Randolph G. Hjelm and Sandra Lee Hjelm, his wife, hereinafter called Grantee and whose address is 523 12th Avenue South, Jacksonville Beach, Florida 32250.

(Wherever used herein the term "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 and NO/100 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:

**Lots 9 and 10, Block 116, OCEANSIDE PARK, according to plat thereof as recorded in Plat Book 8, page 13 of the current public records of Duval County, Florida.**

**THIS INSTRUMENT IS BEING GIVEN TO CORRECT THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5891, PAGE 1493, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

**THE PURPOSE OF THIS INSTRUMENT IS TO CREATE AN ESTATE BY THE ENTIRETIES IN THE NAMES OF THE GRANTEES HEREIN.**

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PLANNING & DEVELOPMENT

Signed, sealed and delivered in our presence:

Witness Signature

T. Howard

Witness Printed Signature

Cherry Hutcherson

Witness Signature

Cherry Hutcherson

Witness Printed Signature

Sandra Lee Hjelm

Sandra Lee Hjelm

Randolph G. Hjelm

Randolph G. Hjelm

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6th day of December, 2004 by Sandra Lee Hjelm formerly Sandra Lee Evans, now joined by her husband, Randolph G. Hjelm. He/She is personally known to me or has produced as identification.

Notary Public, State and County Aforesaid

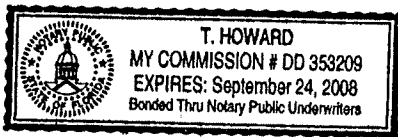
Notary Signature

T. Howard

Notary Printed Signature

(Title or Rank)

(Serial No., if any)



AUG 24 2002



Sandra Hjelm  
523 12<sup>th</sup> Avenue South  
Jacksonville Beach, FL 32250

Christian Popoli  
City of Jacksonville Beach  
Senior Planner  
11 North Third Street  
Jacksonville Beach, Florida 32250

RE: 8-13 04-3S-29E OCEANSIDE PARK  
Lots 9, 10 BLK 116

Dear Mr. Popoli:

This is a request for a relaxation of a west side lot line, the required setback is 5 feet, the existing outside structure is 2 feet from the West side lot line; therefore a relaxation of 3 feet is requested. This structure has been in existence for over 20 years, with no complaints or issues in the neighborhood,

Request for an additional relaxation of a northeast side lot line, The required setback is 5 feet, the existing outside metal structure is 3 feet from the northeast side lot line; therefore a relaxation of 2 feet is requested.

This Variance is being requested to comply with conditions set forth, and contingent by the City of Jacksonville Beach, building permit #22-00000413 for a final move in inspection.

Consideration for this Variance is greatly appreciated.

Sincerely,

Sandra Hjelm (resident and property owner for 40 years)

*Sandra Hjelm* 8/24/22

22-100113  
AUG 24 2022

PLANNING & DEVELOPMENT

# LOT COVERAGE CALCULATION WORKSHEET

Site Address: 523 12th Avenue South, Jax. Beach, FL

Owner Name: Sandra Hjelm

Permit #: 22-00000413

Contact info: (904)813-9357 or artysan@bellsouth.net

Total lot square footage: 12,500

Impervious area existing: Square feet:

|                     |       |
|---------------------|-------|
| House               | 1800  |
| Garage              | 440   |
| Entryway            | 190   |
| Walkway             | 56.16 |
| A/C pads (2)        | 23.12 |
| Shed                | 288   |
| Shed                | 100   |
| Arbor               | 189   |
| Wood stoop w/ steps | 56    |
| Patio               | 420   |
| Driveway            | 720   |

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22-100113

SEP 12 2022

PLANNING & DEVELOPMENT

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|                                   |         |
|-----------------------------------|---------|
| Total existing Impervious Area's: | 4282.28 |
| New Impervious Area Being added:  | -0-     |
| Total all covered Area:           | 4282.28 |
| Total Lot % coverage:             | 34.26%  |

Sandra Hjelm *Sandra Hjelm* Dated: 09/12/22

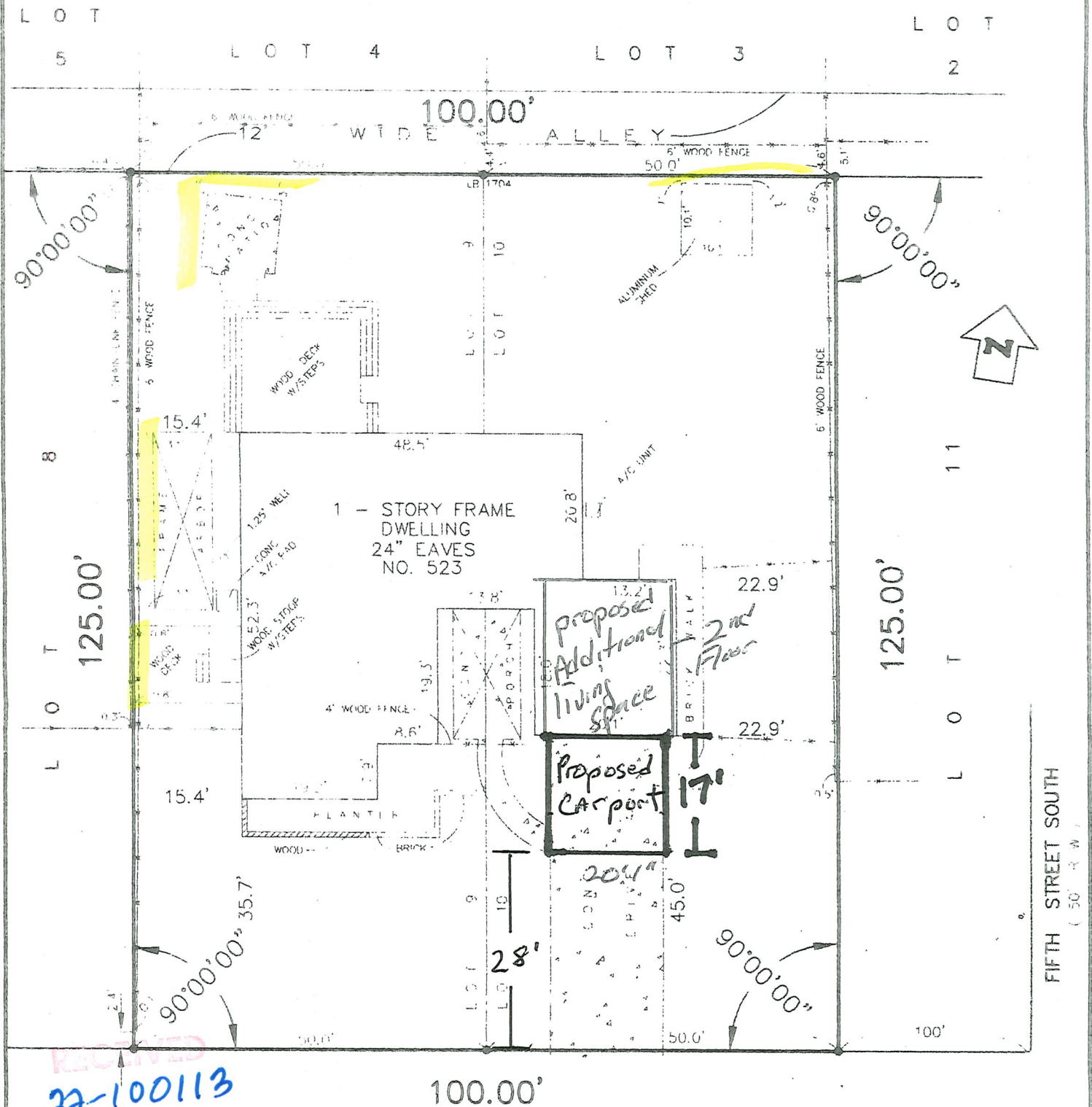
# EXISTING & PROPOSED

## MAP SHOWING BOUNDARY SURVEY OF LOTS 9 & 10, BLOCK 116, AS SHOWN ON MAP OF OCEANSIDE PARK

AS RECORDED IN PLAT BOOK 8, PAGE 13 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: RANDOLPH G. & SANDRA L. HJELM; COUNTRYWIDE HOME LOANS, INC.;

AMERICAN PIONEER TITLE; FIRST COAST TITLE SERVICES, INC.



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22-100113  
AUG 24 2022

12<sup>th</sup> AVENUE SOUTH

(BRADFORD BY PLAT & 80' R/W)

RECEIVED

FEB 28 2022

22-413

PLANNING & DEVELOPMENT

I HEREBY CERTIFY THAT THIS SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES), AND FURTHER CERTIFY THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

NOTE: THE LOT SURVEYED HEREON APPEARS TO BE WITHIN FLOOD ZONE X AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 120029 - 00022 OF DATE 4-17-89.

SURVEYED: January 14, 1999.

SCALE: 1" = 20'

FIELD BOOK 67 PAGES 12-14&15

CLARSON AND ASSOCIATES, INC.  
1643 NALDO AVE., JACKSONVILLE, FL 32207

*Joe A. Hill Jr.*

REGISTERED SURVEYOR NO. 4487, FLORIDA  
JOSE A. HILL JR.

(THIS CERTIFICATE IS VOID WITHOUT EMBOSSED SURVEYOR'S SEAL)

### LEGEND:

- FOUND CONCRETE MONUMENT
- 1/2" FOUND IRON (NO CAP)
- 1/2" SET IRON - LB 1704
- BUILDING RESTRICTION LINE
- CENTRAL ANGLE (DELTA)
- RADIUS
- ARC LENGTH
- CENTERLINE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- PCC POINT OF COMPOUND CURVE
- FD FOUND
- R/W RIGHT-OF-WAY
- D.R.V. OFFICIAL RECORDS VOLUME
- LEA JACKSONVILLE ELECTRIC AUTHORITY
- \*\*\* FENCE (WITH DEG. TO FACE)





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## **BOA#22-100115**

Zoning: RS-2  
RE: 181417-0015  
Legal: **Lot 10**, South Beach Replat  
Address: 3182 Sunshine Court

### **Request**

Section(s): 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum to allow for construction of a new single-family dwelling

### **Existing Conditions**

The subject property is a legal nonconforming lot of record (circa 2006) located in the Low Density Residential future land use category. The property is zoned Residential Single Family: RS-2. The subject lot is 67 feet wide and 95 feet deep, with an overall area of 6,365 square feet. Lots 11 & 12 were originally part of the "Jacksonville Beach Heights" Plat, Block 11 that was platted in 1925. After the City acquired the seven original lots, they were re-platted in 2006 as the "South Beach Replat". This replat created five new lots of record, while also creating Sunshine Court. Sunshine Court was created so that the five new lots of record would not have to be accessed from South Beach Parkway, which has no other direct residential lot access south of Osceola Avenue in the Southend CRA Redevelopment District.

Each of the five new lots were platted at 67 feet wide, and 95 feet deep, with the exception of Lot 8 at the south end of Sunshine Court, of which some of the lot is lost to the cul-de-sac. The original seven lots were 50 feet wide by 120 feet deep. The result of the replat was five new lots that were more conforming than the original 7 lots in both area and width, but still are considered nonconforming lots of record pursuant to the Land Development Code and as such are developable. The lots were recently auctioned off to developers with specific deeded requirement for building new single family homes on the City platted lots. The application before you is for the construction of a new single family home on one of these lots. The lots, although replatted, remain substandard in width and area for the RS-2 zoning district.

No previous BOA, no active code case.



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## Staff Analysis

The subject lot was replatted by the City into a more acceptable lot with regards to access and not impacting traffic on South Beach parkway. The lots were recently sold with the intent of requiring the construction of new single family homes. The existing lots are all 67 feet wide and 95 feet deep, making them substandard in both lot width and area for the RS-2 zoning district. The proposed homes will consist of a two story home with a two car garage, small walkway and a covered front entry. Were this a full sized lot, the lot coverage would be roughly 36%. The proposed home meets the minimum size requirements for a home in RS-2 and does contain a garage. The home meets all required setbacks as well.

## Minimum Dimensional Standards

- Minimum lot area: Seven thousand five hundred (7,500) square feet.
- Minimum lot width: Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
  - Front yard: Twenty (20) feet.
  - Side yard: Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
  - Rear Yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

## Review of Criteria

1. **Special conditions and circumstances exist which are peculiar to the parcel of land, building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district;**

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject lot is substandard in lot width and area. The subject is also unique due to the replatted nature of the lot by the City specifically to make them more buildable and attractive to single family home developers.

2. **Special circumstances and conditions do not result from the actions of the applicant**

Staff **does not** find that circumstances are a result of the applicant. The subject property was created through the replatting of an existing nonconforming group of lots by the City. **The owner is required to build a single family home as a condition of the purchase. The owner did not create the substandard nature of the lot.**

3. **Granting the variance will not confer upon the applicant any special privilege denied by the comprehensive plan and this Code to other parcels of land, buildings, or structures, in the same zoning district**

Staff finds that the proposed variance **will not** confer special privileges. Granting this variance will further the goals of the Southend CRA district. The intent is to have these lots developed as single family homes, and based on the substandard nature of the lot, it would not be a special privilege to build a home on this lot but rather the only allowable use.

4. **Literal interpretation and enforcement of the terms and provisions of this Code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship**

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. The current lot is substantially substandard in both width and area. Literal interpretation of the code would deny the applicant to build a single family home, for which the lot is zoned, and was a condition of the purchase of the lot from the City.

5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure**





City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

Staff **does** find that the requested variances are the minimum variance needed to accomplish the proposed design. The applicant is requesting an increase in lot coverage to allow for the construction of an average sized single family home with a conforming two car garage, meeting all required setbacks.

- 6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

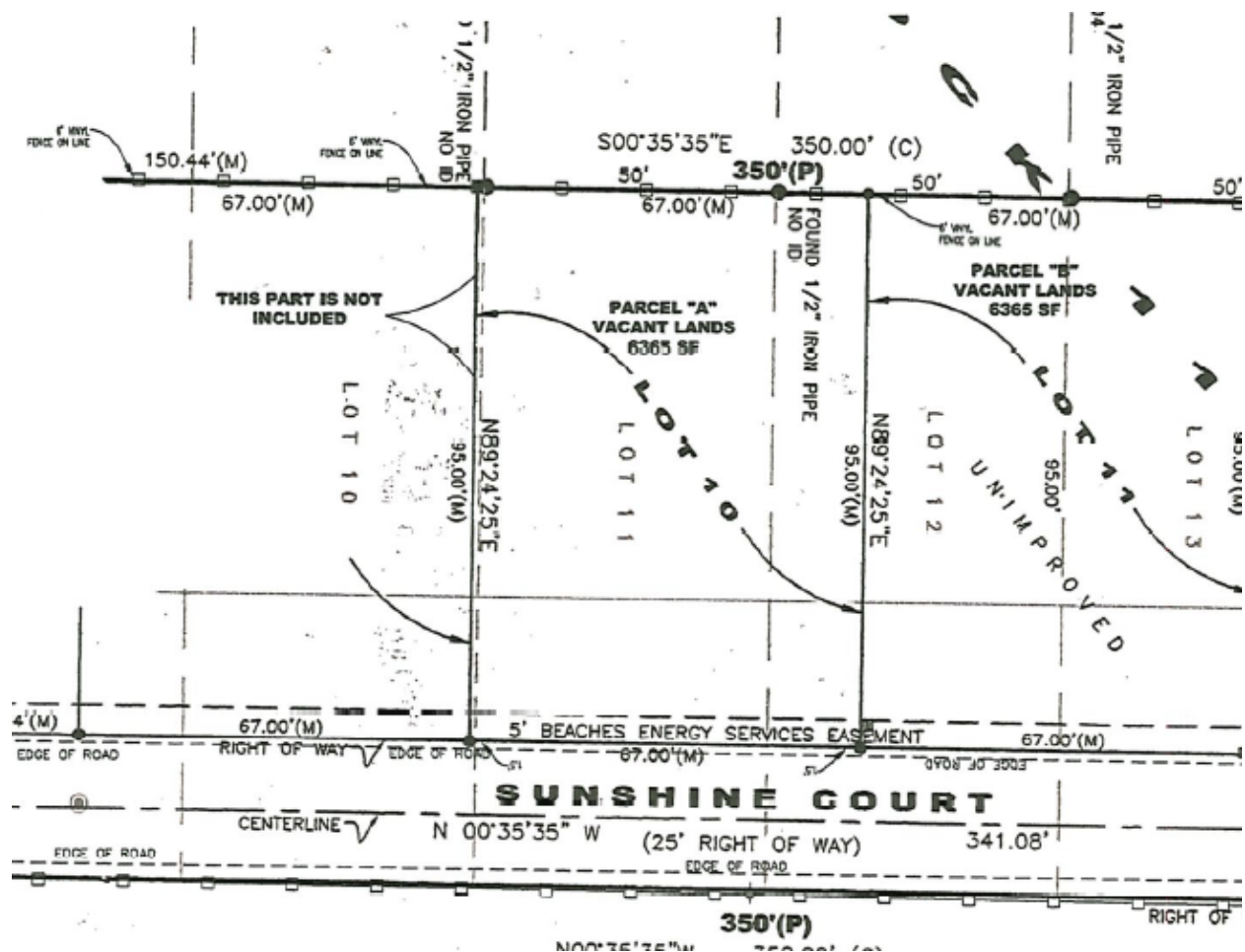
## **Staff Recommendation**

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#22-100115**

## Location Map (property boundaries are representative only)

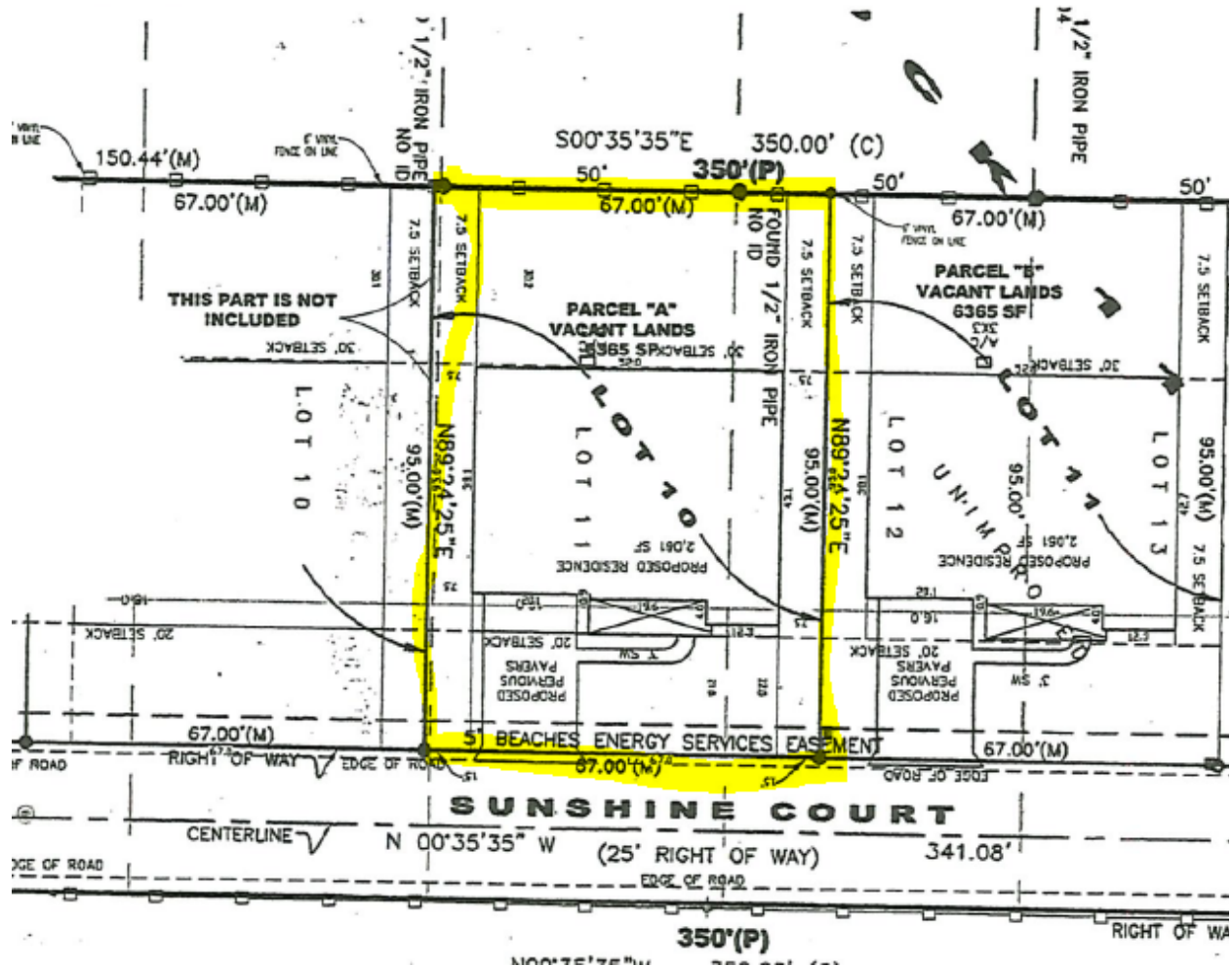


## Existing Survey





## Proposed Site Plan







# APPLICATION FOR VARIANCE

BOA No.

22-100115

HEARING DATE

10/18/22

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

## REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

AUG 31 2022

15:03

PLANNING & DEVELOPMENT

## APPLICANT INFORMATION

**Applicant Name:** Robert E. Barnes, Sr as Manager of Chimei Properties LLC **Telephone:** (904) 424-9678  
**Mailing Address:** 3317 Royal Palm Drive **E-Mail:** barnesconstruction@bellsouth.net  
 Jacksonville Beach, FL 32250  
**Agent Name:** **Telephone:**  
**Mailing Address:** **E-Mail:**  
**Landowner Name:** Chimei Properties LLC **Telephone:** -  
**Mailing Address:** 315 Carcaba Rd **E-Mail:**  
 St. Augustine, FL 32084

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

## VARIANCE DATA

Street address of property and Real Estate Number: 181417-0015  
 Legal description of property (Attach copy of deed): 0 SUNSHINE COURT - Lot 10 - 06578 South Beach Replat  
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
 Request lot coverage of 45% in lieu of 35% maximum to construct a new single family dwelling.

## AFFIDAVIT

I, Robert E. Barnes, Sr., being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE

Robert E. Barnes, Sr.

PRINT APPLICANT NAME

DATE

8/31/2022

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of August, 20 22, by Robert Barnes, who is personally known to me or produced FLDL as identification.

Caroline Schroeffer  
 NOTARY PUBLIC SIGNATURE  
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X  
 CODE SECTION (S):  
 34-337(e)(1)e, for lot coverage of 43% in lieu of 35% maximum to allow for construction of a new single-family dwelling



## VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100115

**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

AUG 31 2022

**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

| Standard                                                                                                                                                                                                                             | Applies?<br>Yes/No | Circumstances/ Explanation                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   | YES                | This lot is zoned RS-2 which is Substandard or a Non-conforming Lot for RS-2 zoning district.                                                                                                                                                                                                                                                                     |
| Special circumstances and conditions do not result from the actions of the applicant.                                                                                                                                                | YES                | Typical Request of a lot this size in RS-2 zoning.                                                                                                                                                                                                                                                                                                                |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.                      | YES                | Granting this Variance will not grant any special privileges. Granting this variance will be consistent with the other variances granted to similar size parcels.                                                                                                                                                                                                 |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | YES                | Proposed home is staying within the setback guidelines, (20'F, 15'Side, 30'B). Granting the additional lot coverage would allow construction of a single family home built to BRL and typical of surrounding homes with a 2 car garage, paver driveways and walkway.<br>If this parcel were a confirming lot of 7500sf, the lot coverage requesting would be 38%. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.                                                                                                   | YES                | This is the minimum variance for the reasonable use of this parcel of land.                                                                                                                                                                                                                                                                                       |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.                                               | YES                | This new home would be consistent with this neighborhood, goals and objectives of the comprehensive plan and will not adversely affect adjacent land.                                                                                                                                                                                                             |

GovDeals, Inc.  
100 Capitol Commerce Boulevard, Suite 110  
Montgomery, Alabama 36117  
United States of America

PLANNING & DEVELOPMENT

Payment Transaction 1884988

Amy Vo  
Chimei Properties LLC  
315 Carcaba Rd  
Saint Augustine, Florida 32084  
United States of America  
VAT Registration #

Date: 28 Jul, 2022  
Event Number(s):  
Event Name(s):

| Inventory       |             |                                                                   |              |            | Buyer's     | Additional Total |              |
|-----------------|-------------|-------------------------------------------------------------------|--------------|------------|-------------|------------------|--------------|
| LOT#            | ID          | Qty Lot Name                                                      | Price        | Tax        | Premium     | Fees             | (USD)        |
| 22327-4         | 181417-0015 | 1 0 SUNSHINE COURT , JACKSONVILLE BEACH, FL<br>PARCEL 181417-0015 | \$303,000.00 | \$2,139.48 | \$15,150.00 | \$0.00           | \$320,289.48 |
| Total Purchases |             |                                                                   | \$303,000.00 | \$2,139.48 | \$15,150.00 | \$0.00           | \$320,289.48 |

Paid in Full

LOT# 22327-4  
Jacksonville Beach - Real Estate, FL  
1460 Shetter Ave  
Jacksonville Beach, Florida 32250-3432  
United States of America

Please use the information below to transfer the funds directly to the bank account specified.

Please note: You must include the Transaction ID 1884988 on the wire.

Payment is due immediately and the funds must be received within 5 days of auction closing. If funds are not received within the specified time frame, your transaction will be aborted.

The item will be available for pickup as soon as the bank processes the payment. Contact the seller(s) to arrange for pickup of item.

Payment by Bank Transfer to:  
Bank: Bank of America  
Bank Address: 103 West 33rd St New York, NY 10001  
Acc. Name: Liquidity Services Operations, LLC.  
Routing Number: 026009593  
Acc. Number: 226004433923

29 Jul, 2022 04:54 PM UTC





RECEIVED  
22-100115  
AUG 31 2022

PLANNING & DEVELOPMENT



22-100115

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

## Detail by Entity Name

Florida Limited Liability Company  
CHIMEI PROPERTIES, LLC

### Filing Information

|                      |              |
|----------------------|--------------|
| Document Number      | L14000104075 |
| FEI/EIN Number       | NONE         |
| Date Filed           | 06/30/2014   |
| Effective Date       | 07/01/2014   |
| State                | FL           |
| Status               | ACTIVE       |
| Last Event           | LC AMENDMENT |
| Event Date Filed     | 08/29/2022   |
| Event Effective Date | NONE         |

### Principal Address

315 Carcaba Road  
St. Augustine, FL 32084

Changed: 03/29/2016

### Mailing Address

315 Carcaba Road  
St. Augustine, FL 32084

Changed: 03/29/2016

### Registered Agent Name & Address

VO, AMY M, ESQ.  
104 Sea Grove Main Street  
ST. AUGUSTINE, FL 32080

Address Changed: 03/29/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

Vo, Amy Marie  
315 Carcaba Road  
St. Augustine, FL 32084

# PROPOSED

RECEIVED  
22-100115  
SEP 22 2022

PLANNING & DEVELOPMENT

## MAP SHOWING BOUNDARY SURVEY OF: PARCEL A: 0 SUNSHINE COURT, JAX BEACH, 32250, RE#181417-0015

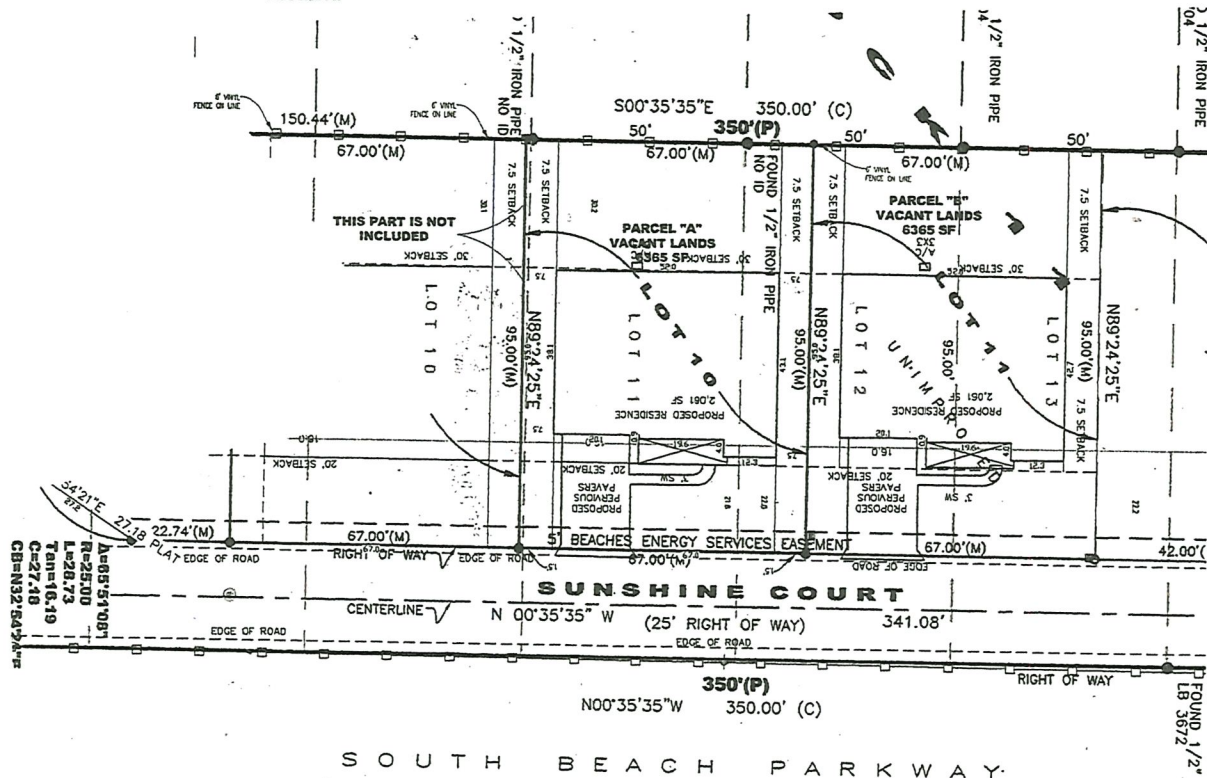
LOT 10, SOUTH BEACH REPLAT, ACCORDING TO MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK 62, PAGE 122, PUBLIC RECORDS OF DUVAL COUNTY,  
FLORIDA.

PARCEL B: 0 SUNSHINE COURT, JAX BEACH, 32250, RE #181417-0020

LOT 11, SOUTH BEACH REPLAT, ACCORDING TO MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK 62, PAGE 122, PUBLIC RECORDS OF DUVAL COUNTY,  
FLORIDA.

|              |      |
|--------------|------|
| LOT 10       |      |
| HOUSE        | 2061 |
| DRIVE & WALK | 550  |
| AC           | 9    |
| PORCH        | 117  |
| TOTAL        | 2737 |
| LOT          | 6365 |
| ISR =        | 43%  |

|              |      |
|--------------|------|
| LOT 11       |      |
| HOUSE        | 2061 |
| DRIVE & WALK | 550  |
| AC           | 9    |
| PORCH        | 117  |
| TOTAL        | 2737 |
| LOT          | 6365 |
| ISR =        | 43%  |



| Abbrev. | Code | Description             |
|---------|------|-------------------------|
| PC      |      | POINT OF CURVATURE      |
| PT      |      | POINT OF TANGENCY       |
| POC     |      | POINT ON CURVE          |
| DRV     |      | OFFICIAL RECORDS VOLUME |
| R/W     |      | RIGHT OF WAY            |
| RDV     |      | RIGHT OF WAY            |
| BOOK    |      | BOOK                    |
| PAGE    |      | PAGE                    |
| POB     |      | POINT OF BEGINNING      |
| COV'D   |      | COVERED                 |
| APPROX  |      | APPROXIMATE             |
| BUILD   |      | BUILDING                |
| CONC    |      | CONCRETE                |
| SEC     |      | SECTION                 |
| ET      |      | ELECTRIC                |
| AC      |      | TRANSFORMER             |
| CH      |      | CONDITIONER             |
| CH      |      | CHORD LENGTH            |
| DM      |      | DIAMETER                |
| IR      |      | OVERHEAD                |
| PT      |      | POINT OF TANGENCY       |
| FB      |      | PLAT BOOK               |
| IP      |      | IRON PIPE               |
| SEC     |      | SECONDS                 |
| A/C     |      | AIR CONDITIONER         |
| NTS     |      | NOT TO SCALE            |
| Δ       |      | CENTRAL ANGLE           |

| Code | Description    | Symbol |
|------|----------------|--------|
| LP   | LIGHT PIPE     | ○      |
| WVMS | WATER METER    | ○      |
| ELMS | ELECTRIC METER | ○      |

| Code          | Description | Symbol |
|---------------|-------------|--------|
| CONCRETE      |             | ■      |
| STEPS         |             | ■      |
| COVERED       |             | ■      |
| COVERED GRATE |             | ■      |

| Code | Description    | Symbol |
|------|----------------|--------|
| WVMS | WATER METER    | ○      |
| ELMS | ELECTRIC METER | ○      |
| IP   | IRON PIPE      | ○      |
| SP   | SEWER          | ○      |
| WVMS | WATER METER    | ○      |
| ELMS | ELECTRIC METER | ○      |
| IP   | IRON PIPE      | ○      |
| SP   | SEWER          | ○      |
| WVMS | WATER METER    | ○      |
| ELMS | ELECTRIC METER | ○      |
| IP   | IRON PIPE      | ○      |
| SP   | SEWER          | ○      |

### GENERAL NOTES:

1. NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED.
2. NO UTILITIES LOCATED EXCEPT AS MAY BE SHOWN HEREON.
3. NO ATTEMPT WAS MADE TO LOCATE JURISDICTIONAL WETLAND LINES NOR TO NOTIFY THE PROPOSED AGENCIES.
4. ABSTRACT OF TITLE WAS NOT FURNISHED TO THE UNDERSIGNED.
5. VERTICAL DATUM BASED ON THE N.A.S.D. OF 1988.

### LIMITED USE AND DISCLAIMER

BY THE USE OF THIS SURVEY, YOU AGREE TO BE BOUND BY THE TERMS WRITTEN ON THIS SURVEY.

1. THIS SURVEY IS INTENDED FOR SOLE USE OF THE PARTIES CERTIFIED HEREON.
2. NO PARTY SHALL ASSIGN THIS SURVEY DRAWING OR ANY INTEREST OR OBLIGATION HEREON WITHOUT THE PRIOR WRITTEN CONSENT OF THE UNDERSIGNED.
3. ANY REPRODUCTION OF THIS SURVEY IS PROHIBITED.



**BANKS & BANKS  
CONSULTING, INC.**  
83 WEST 9TH STREET ATLANTIC BEACH, FL  
(904) 485-2380 FAX (904) 485-2345  
A GEOSPATIAL COMPANY  
BANKSANDBANKSCONSULTING.COM

### NOTES

1. THIS IS A BOUNDARY SURVEY.
2. FLOOD ZONE "X" AS BEST ASCERTAINED FROM FLOOD PANEL NO 12031C04121 DATED 6-3-2013
3. BEARING DATUM BASED ON THE PLAT OF RECORD BEING N02°35'35"W
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY BUT ARE NOT SHOWN ON THIS SURVEY BUT MAY BE FOUND IN THE PUBLIC RECORDS OR FACILITIES OF THIS COUNTY.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP
6. LICENSE BUSINESS NUMBER 7820

### I HEREBY CERTIFY TO:

BARNES CONSTRUCTION, LLC  
CHASE PROPERTIES, LLC  
GO REALTY HOLDINGS, LLC  
BARWICK BANKING COMPANY  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
ST. JAMES LAW GROUP

THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS UNDER THE DEPT. OF AGRICULTURE AND CONSUMER SERVICES, PURSUANT TO SECTION 472.001 FLORIDA STATUTES AND CHAPTER 5417, F.S.

FLORIDA REGISTERED SURVEYORS  
DARYL S. BANKS CERTIFICATE # 6063

DATE AUGUST 17, 2022  
SCALE 1 INCH = 20 FEET  
JOB NO 17552



THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY DARYL S. BANKS, PSM 6063, AS TIMESTAMPED ON BORDER.



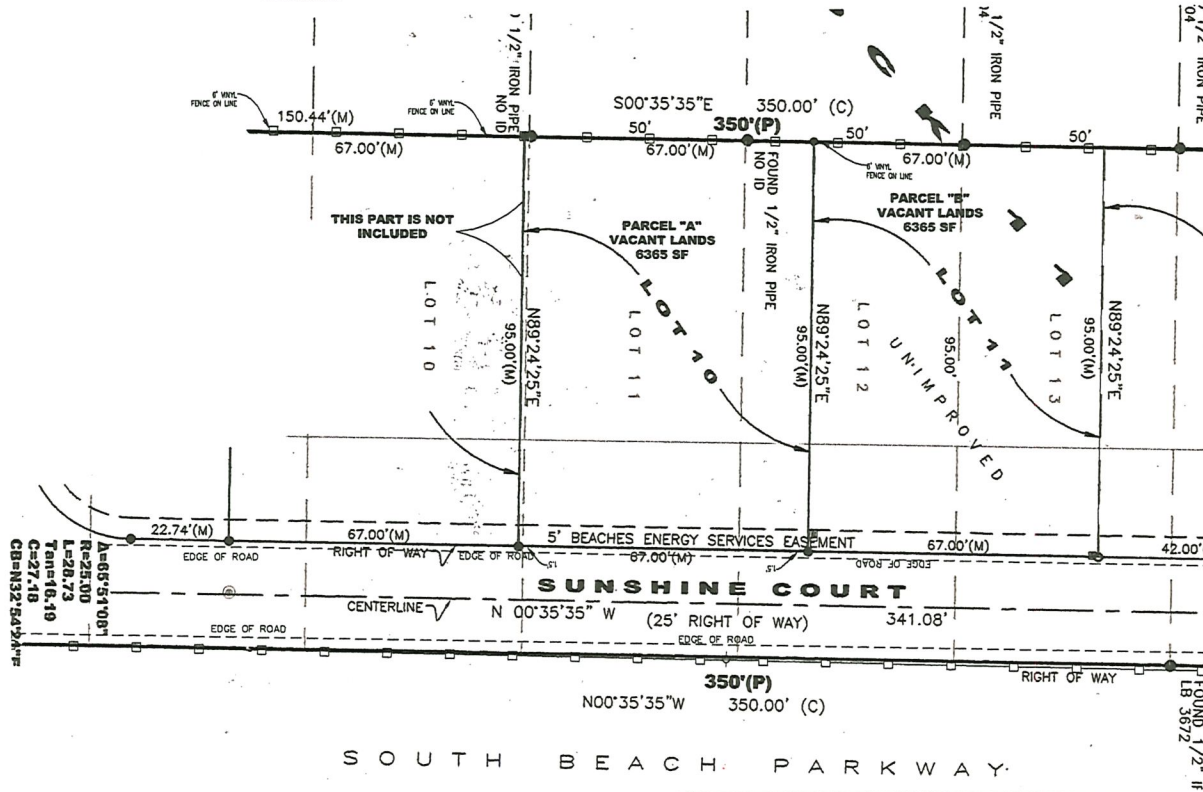
EXISTING

**MAP SHOWING BOUNDARY SURVEY OF:**  
**PARCEL A: 0 SUNSHINE COURT, JAX BEACH, 32250, RE#181417-0015**

**LOT 10, SOUTH BEACH REPLAT, ACCORDING TO MAP OR PLAT THEREOF AS  
 RECORDED IN PLAT BOOK 62, PAGE 122, PUBLIC RECORDS OF DUVAL COUNTY,  
 FLORIDA.**

**PARCEL B: 0 SUNSHINE COURT, JAX BEACH, 32250, RE #181417-0020**

**LOT 11, SOUTH BEACH REPLAT, ACCORDING TO MAP OR PLAT THEREOF AS  
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 FLORIDA.**



| Abbreviation Table |      |                         |
|--------------------|------|-------------------------|
| Abbrev.            | Code | Description             |
| PC                 |      | POINT OF CURVATURE      |
| PT                 |      | POINT OF TANGENCY       |
| POC                |      | POINT ON CURVE          |
| DRV                |      | OFFICIAL RECORDS VOLUME |
| R/W                |      | RIGHT OF WAY            |
| SK                 |      | BOOK                    |
| PG                 |      | PAGE                    |
| POB                |      | POINT OF BEGINNING      |
| CDV'D              |      | COVERED STRUCTURE       |
| APPROX             |      | APPROXIMATE             |
| BLDG               |      | BUILDING                |
| CONC               |      | CONCRETE                |
| R                  |      | RADIUS                  |
| SEC                |      | SECTION                 |
| ET                 |      | ELECTRIC TRANSFORMER    |
| AC                 |      | AIR CONDITIONER         |
| CH                 |      | CHORD LENGTH            |
| L                  |      | ARC LENGTH              |
| OH                 |      | OVERHEAD ELECTRIC TRACT |
| TR                 |      | TRACT                   |
| PT                 |      | POINT OF TANGENCY       |
| PB                 |      | PLAY BOOK               |
| IP                 |      | IRON PIPE               |
| "                  |      | SECONDS                 |
| A/C                |      | AIR CONDITIONER         |
| NTS                |      | NOT TO SCALE            |
| Δ                  |      | CENTRAL ANGLE           |

| Symbol Table |                |        |
|--------------|----------------|--------|
| Code         | Description    | Symbol |
| LP           | LIGHT POLE     | ☐      |
| WMV          | WATER METER    | ⊙      |
| ELM          | ELECTRIC METER | ⊙      |

| Hatch Table |               |        |
|-------------|---------------|--------|
| Code        | Description   | Symbol |
| CONC        | CONCRETE      | ▨      |
| STPS        | STEPS         | ▨      |
| COVER       | COVERED       | ▨      |
| GRATE       | COVERED GRATE | ▨      |

| Symbol Table |                   |        |
|--------------|-------------------|--------|
| Code         | Description       | Symbol |
| WMV          | WATER METER       | ⊙      |
| ELM          | ELECTRIC METER    | ⊙      |
| IP           | IRON PIPE         | ⊙      |
| CDV'D        | COVERED STRUCTURE | ⊙      |
| GRATE        | COVERED GRATE     | ⊙      |
| TRACT        | TRACT             | ⊙      |
| ELM          | ELECTRIC METER    | ⊙      |
| IP           | IRON PIPE         | ⊙      |

**GENERAL NOTES:**

1. NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED.
2. NO UTILITIES LOCATED EXCEPT AS MAY BE SHOWN HEREON.
3. NO ATTEMPT WAS MADE TO LOCATE JURISDICTIONAL WETLAND LINES NOR TO NOTIFY THE PROPER AGENCIES.
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**LIMITED USE AND DISCLAIMER**

BY THE USE OF THIS SURVEY, YOU AGREE TO BE BOUND BY THE TERMS WRITTEN ON THIS SURVEY.

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 BANKSANDBANKSCONSULTING.COM

**NOTES**

1. THIS IS A BOUNDARY SURVEY.
2. FLOOD ZONE "X" AS BEST ASCERTAINED FROM FLOOD PANEL NO 12031C04181 DATED 6-3-2013
3. BEARING DATUM BASED ON THE PLAT OF RECORD BEING N0°35'35"W
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY BUT ARE NOT SHOWN ON THIS SURVEY BUT MAY BE FOUND IN THE PUBLIC RECORDS OR FACILITIES OF THIS COUNTY.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP
6. LICENSE BUSINESS NUMBER 7820

**I HEREBY CERTIFY TO:**

**BARNES CONSTRUCTION, LLC  
 CHIMES PROPERTIES, LLC  
 GO REALTY HOLDINGS, LLC  
 BARWICK BANKING COMPANY  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 ST. JOHN'S LAW GROUP**

THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS UNDER THE DEPT. OF AGRICULTURE AND CONSUMER SERVICES, PURSUANT TO SECTION 472.022 FLORIDA STATUTES AND CHAPTER 542, PART 1, SECTION 1, FLORIDA ADMINISTRATIVE CODE.  
**FLORIDA REGISTERED SURVEYORS**

DARYL S. BANKS CERTIFICATE # 6063

DATE AUGUST 17, 2022

SCALE 1 INCH = 20 FEET

JOB NO. 17552



THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY DARYL S. BANKS, FPM 6063, AS TIMESTAMPED ON BORDER.



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

## **BOA#22-100116**

Zoning: RS-2  
RE: 181417-0015  
Legal: **Lot 11**, South Beach Replat  
Address: 3136 Sunshine Court

### **Request**

Section(s): 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum to allow for construction of a new single-family dwelling

### **Existing Conditions**

The subject property is a legal nonconforming lot of record (circa 2006) located in the Low Density Residential future land use category. The property is zoned Residential Single Family: RS-2. The subject lot is 67 feet wide and 95 feet deep, with an overall area of 6,365 square feet. Lots 10 & 11 were originally part of the "Jacksonville Beach Heights" Plat, Block 11, that was platted in 1925. After the City acquired the seven original lots, they were re-platted in 2006 as the "South Beach Replat". This replat created five new lots of record, while also creating Sunshine Court. Sunshine Court was created so that the five new lots of record would not have to be accessed from South Beach Parkway, which has no other direct residential lot access south of Osceola Avenue in the Southend CRA Redevelopment District.

Each of the five new lots were platted at 67 feet wide, and 95 feet deep, with the exception of Lot 8 at the south end of Sunshine Court, of which some of the lot is lost to the cul-de-sac. The original seven lots were 50 feet wide by 120 feet deep. The result of the replat was five new lots that were more conforming than the original 7 lots in both area and width, but still are considered nonconforming lots of record pursuant to the Land Development Code and as such are developable. The lots were recently auctioned off to developers with specific deeded requirement for building new single family homes on the City platted lots. The application before you is for the construction of a new single family home on one of these lots. The lots, although replatted, remain substandard in width and area for the RS-2 zoning district.

No previous BOA, no active code case.



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

## Staff Analysis

The subject lot was replatted by the City into a more acceptable lot with regards to access and not impacting traffic on South Beach parkway. The lots were recently sold with the intent of requiring the construction of new single family homes. The existing lots are all 67 feet wide and 95 feet deep, making them substandard in both lot width and area for the RS-2 zoning district. The proposed homes will consist of a two story home with a two car garage, small walkway and a covered front entry. Were this a full sized lot, the lot coverage would be roughly 36%. The proposed home meets the minimum size requirements for a home in RS-2 and does contain a garage. The home meets all required setbacks as well.

## Minimum Dimensional Standards

- Minimum lot area: Seven thousand five hundred (7,500) square feet.
- Minimum lot width: Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
  - Front yard: Twenty (20) feet.
  - Side yard: Fifteen (15) feet in total for both side yards provided that no side yards are less than five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
  - Rear Yard: Thirty (30) feet.
- Floor area: A single family dwelling unit shall contain a minimum of one thousand two hundred (1,200) square feet of conditioned living area and a one (1) car garage or carport. The garage or carport shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- Height: Thirty-five (35) feet.
- Accessory structures: All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.





City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

## Review of Criteria

1. **Special conditions and circumstances exist which are peculiar to the parcel of land, building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district;**

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject lot is substandard in lot width and area. The subject is also unique due to the replatted nature of the lot by the City specifically to make them more buildable and attractive to single family home developers.

2. **Special circumstances and conditions do not result from the actions of the applicant**

Staff **does not** find that circumstances are a result of the applicant. The subject property was created through the replatting of an existing nonconforming group of lots by the City. **The owner is required to build a single family home as a condition of the purchase. The owner did not create the substandard nature of the lot.**

3. **Granting the variance will not confer upon the applicant any special privilege denied by the comprehensive plan and this Code to other parcels of land, buildings, or structures, in the same zoning district**

Staff finds that the proposed variance **will not** confer special privileges. Granting this variance will further the goals of the Southend CRA district. The intent is to have these lots developed as single family homes, and based on the substandard nature of the lot, it would not be a special privilege to build a home on this lot but rather the only allowable use.

4. **Literal interpretation and enforcement of the terms and provisions of this Code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship**

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. The current lot is substantially substandard in both width and area. Literal interpretation of the code would deny the applicant to build a single family home, for which the lot is zoned, and was a condition of the purchase of the lot from the City.

5. **Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure**



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

Staff **does** find that the requested variances are the minimum variance needed to accomplish the proposed design. The applicant is requesting an increase in lot coverage to allow for the construction of an average sized single family home with a conforming two car garage meeting all required setbacks.

- 6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies and is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

## **Staff Recommendation**

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#22-100116**

## Location Map (property boundaries are representative only)



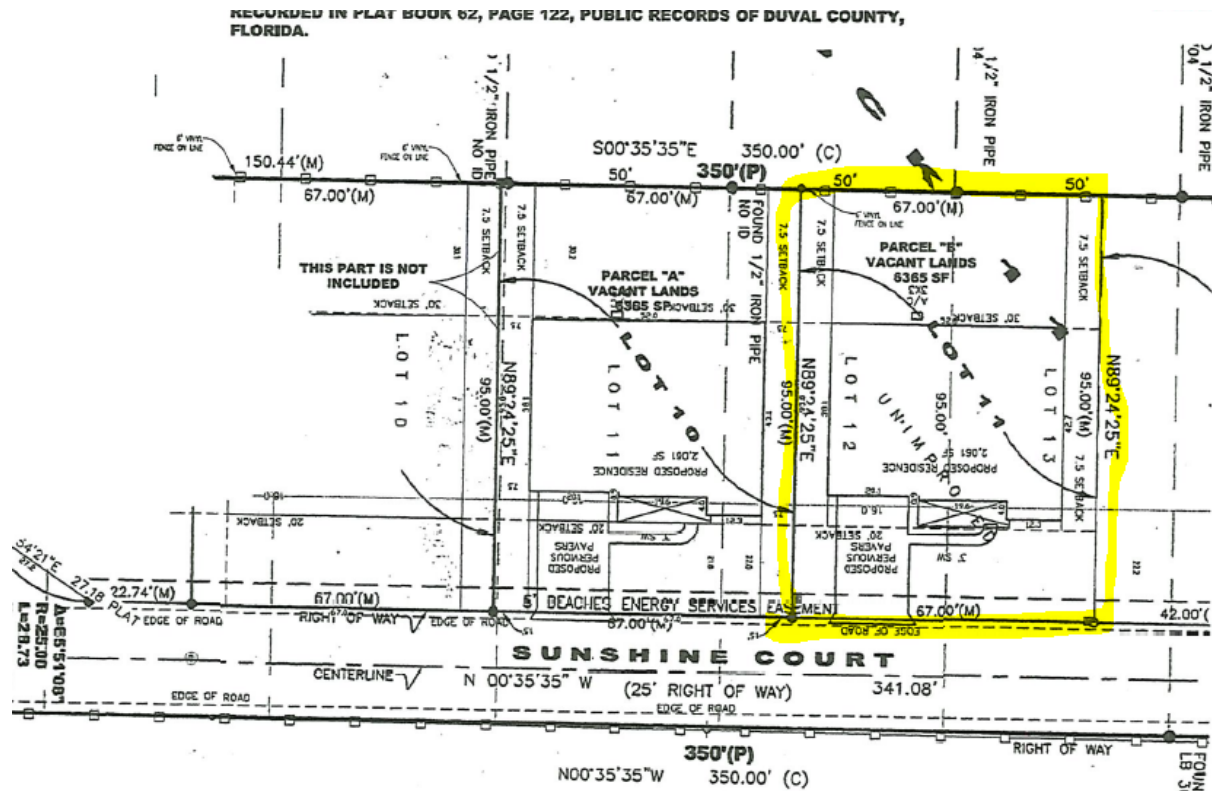






City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

## Proposed Site Plan





# APPLICATION FOR VARIANCE

BOA No. 22-100116  
HEARING DATE 10-18-22

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

## REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

AUG 31 2022  
15:04

## APPLICANT INFORMATION

**Applicant Name:** Robert E. Barnes, Sr as Manager of Chimei Properties LLC **Telephone:** (904) 424-9678  
**Mailing Address:** 3317 Royal Palm Drive **E-Mail:** barnesconstruction@bellsouth.net  
Jacksonville Beach, FL 32250

**Agent Name:** \_\_\_\_\_ **Telephone:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Landowner Name:** Chimei Properties LLC **Telephone:** -  
**Mailing Address:** 315 Carcaba Rd **E-Mail:** \_\_\_\_\_  
St. Augustine, FL 32084

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

## VARIANCE DATA

Street address of property and Real Estate Number: 181417-0020  
Legal description of property (Attach copy of deed): 0 SUNSHINE COURT - Lot 11 - 06578 South Beach Replat  
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).  
Request lot coverage of 45% in lieu of 35% maximum to construct a new single family dwelling.

## AFFIDAVIT

I, Robert E. Barnes, Sr., being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature]  
APPLICANT SIGNATURE

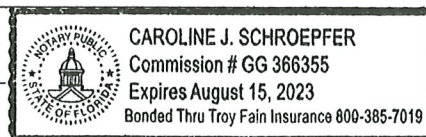
Robert E. Barnes, Sr.  
PRINT APPLICANT NAME

8/31/2022  
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of August, 20 22, by Robert Barnes, who is personally known to me or produced FLDL as identification.

[Signature]  
NOTARY PUBLIC SIGNATURE  
Caroline Schroeffer  
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X  
CODE SECTION (S):  
34-337(e)(1)e, for lot coverage of 43% in lieu of 35% maximum to allow for construction of a new single-family dwelling



# VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100116

**Section 34-281 Purpose.** Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

**Section 34-286. Standards applicable to all variances.** In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

AUG 31 2022

| Standard                                                                                                                                                                                                                             | Applies?<br>Yes/No | Circumstances/ Explanation                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.                   | YES                | This lot is zoned RS-2 which is Substandard or a Non-conforming Lot for RS-2 zoning district.                                                                                                                                                                                                                                                                     |
| Special circumstances and conditions do not result from the actions of the applicant.                                                                                                                                                | YES                | Typical Request of a lot this size in RS-2 zoning.                                                                                                                                                                                                                                                                                                                |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.                      | YES                | Granting this Variance will not grant any special privileges. Granting this variance will be consistant with the other variances granted to similar size parcels.                                                                                                                                                                                                 |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | YES                | Proposed home is staying within the setback guidelines, (20'F, 15'Side, 30'B). Granting the additional lot coverage would allow construction of a single family home built to BRL and typical of surrounding homes with a 2 car garage, paver driveways and walkway.<br>If this parcel were a confirming lot of 7500sf, the lot coverage requesting would be 38%. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.                                                                                                   | YES                | This is the minimum variance for the reasonable use of this parcel of land.                                                                                                                                                                                                                                                                                       |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.                                               | YES                | This new home would be consistant with this neighborhood, goals and objectives of the comprehensive plan and will not advertly affect adjacent land.                                                                                                                                                                                                              |

GovDeals, Inc.  
100 Capitol Commerce Boulevard, Suite 110  
Montgomery, Alabama 36117  
United States of America

PLANNING & DEVELOPMENT

Payment Transaction 1884654

Amy Vo  
Chimei Properties LLC  
315 Carcaba Rd  
Saint Augustine, Florida 32084  
United States of America  
VAT Registration #

Date: 28 Jul, 2022  
Event Number(s):  
Event Name(s):

| Inventory       |             |     |                                                                |              |            | Buyer's     | Additional Total |              |
|-----------------|-------------|-----|----------------------------------------------------------------|--------------|------------|-------------|------------------|--------------|
| LOT#            | ID          | Qty | Lot Name                                                       | Price        | Tax        | Premium     | Fees             | (USD)        |
| 22327-5         | 181417-0020 | 1   | 0 SUNSHINE COURT, JACKSONVILLE BEACH, FL<br>PARCEL 181417-0020 | \$300,000.00 | \$2,118.60 | \$15,000.00 | \$0.00           | \$317,118.60 |
| Total Purchases |             |     |                                                                | \$300,000.00 | \$2,118.60 | \$15,000.00 | \$0.00           | \$317,118.60 |

Paid in Full

LOT# 22327-5  
Jacksonville Beach - Real Estate, FL  
1460 Shetter Ave  
Jacksonville Beach, Florida 32250-3432  
United States of America

Please use the information below to transfer the funds directly to the bank account specified.

Please note: You must include the Transaction ID 1884654 on the wire.

Payment is due immediately and the funds must be received within 5 days of auction closing. If funds are not received within the specified time frame, your transaction will be aborted.

The item will be available for pickup as soon as the bank processes the payment. Contact the seller(s) to arrange for pickup of item.

Payment by Bank Transfer to:  
Bank: Bank of America  
Bank Address: 103 West 33rd St New York, NY 10001  
Acc. Name: Liquidity Services Operations, LLC.  
Routing Number: 026009593  
Acc. Number: 226004433923

29 Jul, 2022 04:45 PM UTC





22-100116

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

## Detail by Entity Name

Florida Limited Liability Company  
CHIMEI PROPERTIES, LLC

### Filing Information

|                      |              |
|----------------------|--------------|
| Document Number      | L14000104075 |
| FEI/EIN Number       | NONE         |
| Date Filed           | 06/30/2014   |
| Effective Date       | 07/01/2014   |
| State                | FL           |
| Status               | ACTIVE       |
| Last Event           | LC AMENDMENT |
| Event Date Filed     | 08/29/2022   |
| Event Effective Date | NONE         |

### Principal Address

315 Carcaba Road  
St. Augustine, FL 32084

Changed: 03/29/2016

### Mailing Address

315 Carcaba Road  
St. Augustine, FL 32084

Changed: 03/29/2016

### Registered Agent Name & Address

VO, AMY M, ESQ.  
104 Sea Grove Main Street  
ST. AUGUSTINE, FL 32080

Address Changed: 03/29/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

Vo, Amy Marie  
315 Carcaba Road  
St. Augustine, FL 32084





RECEIVED  
22-100116  
AUG 31 2022

PLANNING & DEVELOPMENT



**CITY OF JACKSONVILLE BEACH**  
11 3RD ST N  
JACKSONVILLE BEACH, FL 32250-6930

**Primary Site Address**  
0 SUNSHINE CT  
Jacksonville Beach FL 32250

**Official Record Book/Page**  
00062-00122

**Title #**  
9509

22.100116

## 0 SUNSHINE CT

### Property Detail

|                |                                                              |
|----------------|--------------------------------------------------------------|
| RE #           | 181417-0020                                                  |
| Tax District   | USD2B                                                        |
| Property Use   | 8000 Vacant Governmental                                     |
| # of Buildings | 0                                                            |
| Legal Desc.    | For full legal description see<br>Land & Legal section below |
| Subdivision    | 06578 SOUTH BEACH REPLAT                                     |
| Total Area     | 6348                                                         |

### Value Summary

| Value Description        | 2021 Certified       | 2022 In Progress     |
|--------------------------|----------------------|----------------------|
| Value Method             | CAMA                 | CAMA                 |
| Total Building Value     | \$0.00               | \$0.00               |
| Extra Feature Value      | \$0.00               | \$0.00               |
| Land Value (Market)      | \$200,000.00         | \$225,000.00         |
| Land Value (Agric.)      | \$0.00               | \$0.00               |
| Just (Market) Value      | \$200,000.00         | \$225,000.00         |
| Assessed Value           | \$179,146.00         | \$197,060.00         |
| Cap Diff/Portability Amt | \$20,854.00 / \$0.00 | \$27,940.00 / \$0.00 |
| Exemptions               | \$179,146.00         | See below            |
| Taxable Value            | \$0.00               | 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

|                                  |                |
|----------------------------------|----------------|
| Assessed Value                   | \$197,060.00   |
| City of Jacksonville Beach (915) | - \$197,060.00 |
| <b>Taxable Value</b>             | <b>\$0.00</b>  |

#### SJRWMD/FIND Taxable Value

|                                  |                |
|----------------------------------|----------------|
| Assessed Value                   | \$197,060.00   |
| City of Jacksonville Beach (915) | - \$197,060.00 |
| <b>Taxable Value</b>             | <b>\$0.00</b>  |

#### School Taxable Value

|                                  |                      |
|----------------------------------|----------------------|
| Assessed Value                   | \$197,060.00         |
| City of Jacksonville Beach (915) | - \$225,000.00       |
| <b>Taxable Value</b>             | <b>(\$27,940.00)</b> |

### Sales History

| Book/Page   | Sale Date  | Sale Price | Deed Instrument Type Code | Qualified/Unqualified | Vacant/Improved |
|-------------|------------|------------|---------------------------|-----------------------|-----------------|
| 00062-00122 | 10/25/2006 | \$100.00   | PB - Plat Book            | Unqualified           | Vacant          |

### Extra Features

No data found for this section

### Land & Legal

#### Land

| LN | Code | Use Description         | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value   |
|----|------|-------------------------|-------------------|-------|-------|----------|------------|-----------|--------------|
| 1  | 0100 | RES LD 3-7 UNITS PER AC | JRS-2             | 67.00 | 95.00 | Common   | 1.00       | Lot       | \$225,000.00 |

#### Legal

| LN | Legal Description    |
|----|----------------------|
| 1  | 62-122 09-3S-29E .15 |
| 2  | SOUTH BEACH REPLAT   |
| 3  | LOT 11               |

### Buildings

No data found for this section

### 2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

#### 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.

**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: [Link](#)

#### More Information

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

# PROPOSED

RECEIVED

22-100116

SEP 22 2022

PLANNING & DEVELOPMENT

## MAP SHOWING BOUNDARY SURVEY OF:

PARCEL A: 0 SUNSHINE COURT, JAX BEACH, 32250, RE#181417-0015

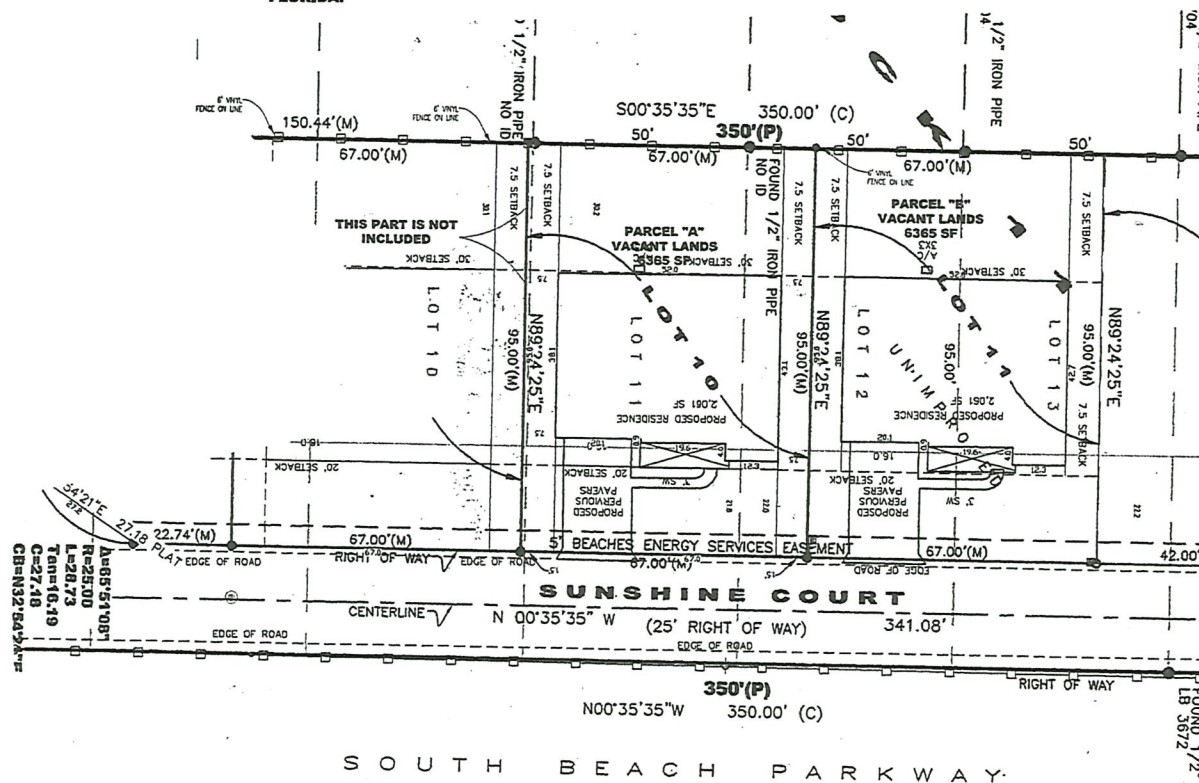
LOT 10, SOUTH BEACH REPLAT, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 122, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL B: 0 SUNSHINE COURT, JAX BEACH, 32250, RE #181417-0020

LOT 11, SOUTH BEACH REPLAT, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 122, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

|              |      |
|--------------|------|
| LOT 10       |      |
| HOUSE        | 2061 |
| DRIVE & WALK | 550  |
| AC           | 9    |
| PORCH        | 117  |
| TOTAL        | 2737 |
| LOT          | 6365 |
| ISR =        | 43%  |

|              |      |
|--------------|------|
| LOT 11       |      |
| HOUSE        | 2061 |
| DRIVE & WALK | 550  |
| AC           | 9    |
| PORCH        | 117  |
| TOTAL        | 2737 |
| LOT          | 6365 |
| ISR =        | 43%  |



| Abbrev. | Code | Description        |
|---------|------|--------------------|
| PC      |      | POINT OF CURVATURE |
| PT      |      | POINT OF TANGENCY  |
| PCT     |      | POINT ON CURVE     |
| DRV     |      | OFFICIAL RECORDS   |
| R/W     |      | RIGHT OF WAY       |
| RDV     |      | RIGHT OF WAY       |
| PC      |      | POINT OF CURVATURE |
| PCT     |      | POINT ON CURVE     |
| CONVD   |      | CONCRETE OVERHEAD  |
| APPROX  |      | APPROXIMATE        |
| BLDG    |      | BUILDING           |
| CONC    |      | CONCRETE           |
| R       |      | RADIUS             |
| SEC     |      | SECTION            |
| ET      |      | ELECTRIC           |
| AC      |      | AIR CONDITIONER    |
| CH      |      | CHORD LENGTH       |
| CH      |      | CHORD LENGTH       |
| TR      |      | TRACT              |
| PT      |      | POINT OF TANGENCY  |
| PB      |      | PLAT BOOK          |
| IP      |      | IRON PIPE          |
| SEC     |      | SECONDS            |
| A/C     |      | AIR CONDITIONER    |
| NTS     |      | NOT TO SCALE       |
| A       |      | CENTRAL ANGLE      |

| Code  | Description | Symbol |
|-------|-------------|--------|
| CONC  | CONCRETE    |        |
| STPC  | STREET      |        |
| COVGR | COVERED     |        |
| COVGR | COVERED     |        |
| COVGR | COVERED     |        |
| COVGR | COVERED     |        |
| COVGR | COVERED     |        |
| COVGR | COVERED     |        |
| COVGR | COVERED     |        |
| COVGR | COVERED     |        |
| COVGR | COVERED     |        |

### GENERAL NOTES:

1. NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED.
2. NO UTILITIES LOCATED EXCEPT AS MAY BE SHOWN HEREON.
3. NO ATTEMPT WAS MADE TO LOCATE JURISDICTIONAL WETLAND LINES NOR TO NOTIFY THE PROPER AGENCIES.
4. ABSTRACT OF TITLE WAS NOT FURNISHED TO THE UNDERSIGNED.
5. VERTICAL DATUM BASED ON THE N.A.V.D. OF 1985.

### LIMITED USE AND DISCLAIMER

BY THE USE OF THIS SURVEY, YOU AGREE TO BE BOUND BY THE TERMS WRITTEN ON THIS SURVEY.

1. THIS SURVEY IS INTENDED FOR SOLE USE OF THE PARTIES CERTIFIED HEREON.
2. NO PARTY SHALL ASSIGN THIS SURVEY DRAWING OR ANY INTEREST OR OBLIGATION HEREON WITHOUT THE PRIOR WRITTEN CONSENT OF THE UNDERSIGNED.
3. ANY REPRODUCTION OF THIS SURVEY IS PROHIBITED.



**BANKS & BANKS  
CONSULTING, INC.**  
83 WEST 9TH STREET ATLANTIC BEACH, FL  
(904) 485-2880 FAX (904) 485-2345  
A GEOSPATIAL COMPANY  
BANKSANDBANKSCONSULTING.COM

### NOTES

1. THIS IS A BOUNDARY SURVEY.
2. FLOOD ZONE "X" AS BEST ASCERTAINED FROM FLOOD PANEL NO 12031G0418J DATED 6-3-2013
3. BEARING DATUM BASED ON THE PLAT OF RECORD BEING N00°35'35"W
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY BUT ARE NOT SHOWN ON THIS SURVEY BUT MAY BE FOUND IN THE PUBLIC RECORDS OR FACILITIES OF THIS COUNTY.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP
6. LICENSE BUSINESS NUMBER 7820

### I HEREBY CERTIFY TO:

BARNES CONSTRUCTION, LLC  
CHASE PROPERTIES, LLC  
GO REALTY HOLDINGS, LLC  
BARNYCK BANKING COMPANY  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
ST. JOHNS LAW GROUP

THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS UNDER THE DEPT. OF AGRICULTURE AND CONSUMER SERVICES, PURSUANT TO SECTION 472.007 FLORIDA STATUTES AND CHAPTER 5E17, F.A.C.

FLORIDA REGISTERED SURVEYORS  
DARYL S. BANKS CERTIFICATE # 6003

DATE AUGUST 17, 2022  
SCALE 1 INCH = 20 FEET  
JOB NO. 17552



THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY DARYL S. BANKS, PSM 6003, AS TIMESTAMPED ON BORDER.



AUG 31 2022

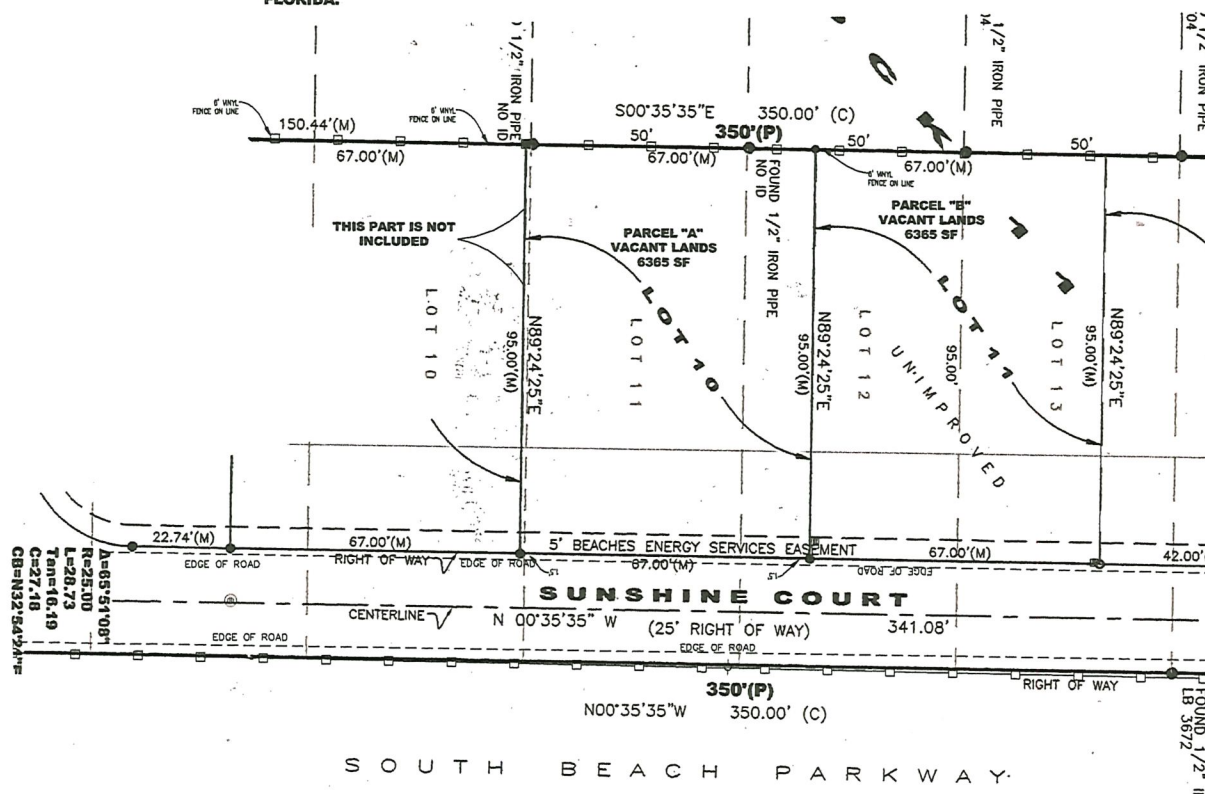
MAP SHOWING BOUNDARY SURVEY OF:

**PARCEL A: 0 SUNSHINE COURT, JAX BEACH, 32250, RE#181417-0015**

**LOT 10, SOUTH BEACH REPLAT, ACCORDING TO MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK 62, PAGE 122, PUBLIC RECORDS OF DUVAL COUNTY,  
FLORIDA.**

**PARCEL B: 0 SUNSHINE COURT, JAX BEACH, 32250, RE #181417-0020**

**LOT 11, SOUTH BEACH REPLAT, ACCORDING TO MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK 62, PAGE 122, PUBLIC RECORDS OF DUVAL COUNTY,  
FLORIDA.**



| Abbreviation Table |                               |
|--------------------|-------------------------------|
| Abbrev. Code       | Description                   |
| PC                 | POINT OF CURVATURE            |
| PT                 | POINT OF TANGENCY             |
| PDC                | POINT OF CURVATURE            |
| DRV                | OFFICIAL RECORDS VOLUME       |
| R/W                | RIGHT OF WAY                  |
| RDW                | RIGHT OF WAY                  |
| BK                 | BOOK                          |
| PG                 | PAGE                          |
| BP                 | POINT OF BEGINNING            |
| CDV/B              | CONVEYANCE DOCUMENT STRUCTURE |
| APPROX             | APPROXIMATELY                 |
| BUILD              | BUILDING                      |
| CNC                | CONCRETE                      |
| R                  | RADIUS                        |
| SEC                | SECTION                       |
| ET                 | ELECTRIC TRANSFORMER          |
| AC                 | CONDITIONS                    |
| CH                 | CHORD LENGTH                  |
| L                  | ARC LENGTH                    |
| DR                 | OVERHEAD ELECTRIC TRACT       |
| PT                 | POINT OF TANGENCY             |
| PB                 | PLAY BOOK                     |
| IR                 | IRON PIPE                     |
| SEC                | SECONDS                       |
| A/C                | AIR                           |
| CONDITIONS         | CONDITIONS                    |
| NOT TO SCALE       | NOT TO SCALE                  |
| N                  | NORTH                         |
| C                  | CENTRAL ANGLE                 |

| Symbol Table |             |                                                                                     |
|--------------|-------------|-------------------------------------------------------------------------------------|
| Code         | Description | Symbol                                                                              |
| LP           | LIGHT POLE  |  |
| WAVVS        | WATER METER |  |
| ELPNC        | METAL POUCH |  |

| Hatch Table   |  |  |
|---------------|--|--|
| CONCRETE      |  |  |
| STEPS         |  |  |
| COVERED       |  |  |
| COVERED GRATE |  |  |

| Symbol Table |                               |                                                                                       |
|--------------|-------------------------------|---------------------------------------------------------------------------------------|
| Code         | Description                   | Symbol                                                                                |
| WATMET       | WATER METER                   |  |
| FP           |                               |  |
| CPWP         | 1" DRINK PIPE<br>FURNACE COIL |  |
| CPWF         | 1" DRINK PIPE<br>FURNACE      |  |
| GRT          | GATE                          |  |
| TRAFFIC SIG  | TRAFFIC SIGNAL<br>BOX         |  |
| CTL          | CONTROL                       |  |
| IPS          | SET 2" RB (7500)              |  |

**GENERAL NOTES:**

1. NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED.
2. NO UTILITIES LOCATED EXCEPT AS MAY BE SHOWN HEREON.
3. NO ATTEMPT WAS MADE TO LOCATE JURISDICTIONAL WETLAND LINES NOR TO NOTIFY THE PROPER AGENCIES.
4. ABSTRACT OF TITLE WAS NOT FURNISHED TO THE UNDERSIGNED.
5. VERTICAL DATUM BASED ON THE N.A.V.D OF 1988.

#### LIMITED USE AND DISCLAIMER

BY THE USE OF THIS SURVEY, YOU AGREE TO BE BOUND BY THE TERMS WRITTEN ON THIS SURVEY.

1. THIS SURVEY IS INTENDED FOR SOLE USE OF THE PARTIES CERTIFIED HEREON.
2. NO PARTY SHALL ASSIGN THIS SURVEY DRAWING OR ANY INTEREST OR OBLIGATION HEREON WITHOUT THE PRIOR WRITTEN CONSENT OF THE UNDERSIGNED.
3. ANY REPRODUCTION OF THIS SURVEY IS PROHIBITED.



**BANKS & BANKS  
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A GEOSPATIAL COMPANY  
BANKSANDBANKSCONSULTING.COM

## NOTES

1. THIS IS A BOUNDARY SURVEY.
2. FLOOD ZONE "X" AS BEST ASCERTAINED FROM FLOOD PANEL NO 1203(C)49J DATED 6-3-2013
3. BEARING DATUM BASED ON THE PLAT OF RECORD BEING NO'35'35"W
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY BUT ARE NOT SHOWN ON THIS SURVEY BUT MAY BE FOUND IN THE PUBLIC RECORDS OR FACILITIES OF THIS COUNTY.
5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP
6. LICENSE BUSINESS NUMBER 7820

**I HEREBY CERTIFY TO:**

BARNES CONSTRUCTION, LLC  
CHIMEI PROPERTIES, LLC  
GO REALTY HOLDINGS, LLC  
BARWICK BANKING COMPANY  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
ST. JOHN'S LAW GROUP

THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS UNDER THE DEPT. OF AGRICULTURE AND CONSUMER SERVICES, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5, F.A.C.

DARYL S. BANKS CERTIFICATE # 6063

DATE AUGUST 17, 2022

SCALE 1 INCH = 20 FEET

JOB NO 17552



THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY DARYL S. BANKS, PSM 6063, AS TIMESTAMPED ON BORDER