



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, November 15, 2022

6:00 PM

Council Chambers

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 18, 2022
- B. Joint Board Workshop held on October 27, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s): BOA#22-100121**
 - Applicant: David Collins & Angel Wilhelm
 - Agent: N/A
 - Owner: David Collins & Angel Wilhelm
 - Property Address: 1112 10th Street North
 - Parcel ID: 175150-0000
 - Legal Description: Lot 9, Block 14, *Beach Homesites Unit Two*
 - Current Zoning: RS-1
 - Motion to 34-336(e)(1)e, for lot coverage of 39% in lieu of 35% maximum; 34-373(a)5, for a gravel driveway in lieu of paved parking; and 34-373(d) for a driveway setback of zero feet in lieu of 5 feet required for the completion of a new single-family dwelling
 - Consider:
- B. **Case Number(s): BOA#22-100124**
 - Applicant: Renee Baron
 - Agent: N/A
 - Owner: Renee Baron
 - Property Address: 1104 7th Street North

Parcel ID: 175055-0000

Legal Description: Lot 23, Block 8, *Beach Homesites Unit One*

Current Zoning: RS-1

Motion to 34-336(e)(1)(e), for lot coverage of 48% in lieu of 35% maximum to allow for
Consider: the construction of a new swimming pool, walkway and circular driveway at
an existing single-family dwelling

C. **Case Number(s): BOA#22-100125**

Applicant: Hoyt Sutherland

Agent: N/A

Owner: Hoyt & Lisa Sutherland

Property Address: 2048 10th Street North

Parcel ID: 174767-0000

Legal Description: Lot 12, *Seagate Terrace*

Current Zoning: RS-1

Motion to 34-336(e)(1)(c)2, for a north side yard setback of 7.1 feet and a south side
Consider: yard setback of 7.3 feet in lieu of 10 feet minimum required on each side;
34-336(e)(1)e, for lot coverage of 43% in lieu of 35% maximum; 34-
336(e)(1)g, for a walkway setback of 1 foot in lieu of 3 feet minimum; and
34-373(d), for a driveway setback of 1 foot in lieu of 5 feet minimum to allow
for substantial renovations to an existing single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, December 6, 2022. There are five 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.

Information concerning the hearing process is available online at 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, (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 18, 2022, at 6:00 P.M.,
in the Council Chambers, 11 North 3rd 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

Jeff Truhlar (absent)

John Moreland

Alternates: Todd Smith (absent)

Jennifer Williams

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on October 4, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#22-100111

Applicant/Owner: Neil R. Roberts

Property Address: 1019 24th Street North

Parcel ID: 179100-0000

City of Jacksonville Beach Land Development Code 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.

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

Applicant: Neil Roberts, 1019 24th Street North, Jacksonville Beach, stated the hardship was a nonconforming and substandard lot.

A discussion ensued about flooding, driveway, and corrected setbacks.

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. Moreland, to approve BOA#22-100111 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A brief discussion ensued about the original variance.

Roll Call Vote:

Ayes – John Moreland, Owen Curley, Dan Elmaleh, Jennifer Williams, Alexi Gonzalez

The motion passed unanimously.

B. Case Number: BOA#22-100113

Applicant/Owner: Sandra & Randolph Hjelm
Property Address: 523 12th Avenue South
Parcel ID: 176731-0000

City of Jacksonville Beach Land Development 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.

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

Agent: Max Hjelm, 523 12th Avenue South, Jacksonville Beach, on behalf of the applicant, stated the hardship was nonconformities discovered during permitting.

A brief discussion ensued about the accessory structures and setbacks.

Public Hearing:

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

- Dori Rogers, 622 12th Avenue South, Jacksonville Beach
- Fred Hylton, 533 12th Avenue South, Jacksonville Beach
- Terry and Lynn Lee, 515 12th Avenue South, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion:

It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100113 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A brief discussion ensued about the accessory structures.

Roll Call Vote: Ayes – Owen Curley, John Moreland, Dan Elmaleh, Jennifer Williams, Alexi Gonzalez

The motion passed unanimously.

C. Case Number: BOA#22-100115

Applicant: Robert E. Barnes, Sr.
Owner: Chimei Properties, LLC.
Property Address: '0' Sunshine Court (3182 Sunshine Court)
Parcel ID: 181417-0015

City of Jacksonville Beach Land Development 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.

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

Applicant: Robert E. Barnes Sr., 3217 Royal Palm Drive, Jacksonville Beach, stated the hardship was a nonconforming lot.

A brief discussion ensued about the future construction.

Public Hearing:

The following asked questions about the variance but did not express opposition or support:

- Saro LaScala, 3273 Pullian Court, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100115 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes – Dan Elmaleh, John Moreland, Owen Curley, Jennifer Williams, Alexi Gonzalez

The motion passed unanimously.

D. Case Number: BOA#22- 100116

Applicant: Robert E. Barnes, Sr.
Owner: Chimei Properties, LLC.
Property Address: '0' Sunshine Court (3136 Sunshine Court)
Parcel ID: 181417-0020

City of Jacksonville Beach Land Development 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.

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

Applicant: Robert E. Barnes Sr., 3217 Royal Palm Drive, Jacksonville Beach, stated the hardship was a nonconforming lot.

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. Moreland, to approve BOA#22-100106 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes – Dan Elmaleh, John Moreland, Owen Curley, Jennifer Williams, Alexi Gonzalez

The motion passed unanimously.

PLANNING DEPARTMENT REPORT

Senior Planner Christian Popoli stated the joint workshop with the Board and the Planning Commission regarding the Comprehensive Plan and Land Development Code would be held on October 27, 2022, at 6:00 P.M.

The next scheduled meeting is Tuesday, November 1, 2022, at 6:00 P.M. There are three scheduled cases.

ADJOURNMENT

There being no further business, Ms. Gonzalez adjourned the meeting at 6:49 P.M.

Submitted by: Callie Rayeski
Administrative Assistant

The minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

The Joint Board Workshop began at 6:00 P.M.

The following Board Members were in attendance:

Board Of Adjustment:

Chairperson: Alexi Gonzalez
Vice-Chairperson: Owen Curley
Board Members: Dan Elmaleh (absent) Jeff Truhlar(absent) John Moreland (absent)
Alternates: Todd Smith Jennifer Williams (absent)

Planning Commission:

Chairperson: Margo Moehring
Vice-Chair: Colleen White
Board Members: David Dahl (absent) Greg Sutton (absent) Justin Lerman (absent)
Alternate: Emily Stouffer Nicholas Andrews (absent)

Community Redevelopment Agency:

Chairperson: Art Graham (absent)
Board Members: Frances Povloski (absent) Jeffrey Jones (absent)
David McGraw Gary Paetau

Also present were City Manager Mike Staffopoulos, Council Member Sandy Golding, Senior Planner Christian Popoli, Planning & Development Director Heather Ireland, Community Redevelopment Agency Coordinator Taylor Mobbs, and Community Development Group Consultant for The Southern Group Taylor Mejia.

Purpose of Workshop

This workshop was designed to receive a broad range of public input and included multiple ways for opinions to be heard. The purpose of this meeting was to gain insight into the general, overarching view of the City of Jacksonville Beach's Land Development Code, Comprehensive Plan, and vision for the future of the City.

Director of Planning and Development Heather Ireland spoke about the City's core values, family-friendly environment, the vision and mission statements. Ms. Ireland highlighted the City's priorities as the following:

- Quality of Life
- Public Safety
- Local Economic Development
- Sustainability

Mark Shelton, AICP of Kimley-Horn and Associates, Inc., presented a PowerPoint [on file] outlining the Comprehensive Plan 2023, Land Development Code, Land Use, and Zoning. Mr. Shelton stated they were in Phase 1.2 of the 18-month process with a goal to be finished at the end of 2023.

Multiple discussions ensued about the concerns and advantages of Jacksonville Beach's community and developmental progress.

The Board Members and other attendees were invited to review and comment on public informational displays.

The workshop adjourned at 7:00 P.M.

Submitted by: Callie Rayeski-Bowling
Administrative Assistant

Approval:

Alexi Gonzalez, Chairperson
Board of Adjustment

Date: _____

Margo Moehring, Chairperson
Planning Commission

Date: _____

Art Graham, Chairperson
Community Redevelopment Agency

Date: _____



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BOA#22-100121

Zoning: RS-1
RE: 175150-0000
Legal: Lot 9, Block 14, Beach Homesites Unit 2
Address: 1112 10th Street North.

Request

Section(s): 34-336(e)(1)e, for lot coverage of 39% in lieu of 35% maximum; 34-373(a)5, for a gravel driveway in lieu of paved parking; and 34-373(d) for a driveway setback of zero feet in lieu of 5 feet required for the completion of a new single-family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1949) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-1. The subject site is 155 feet in depth, and 70 feet in width, with an overall area of 10,972.5 per the provided survey. The subject lot is slightly narrower than the required 90 feet in width at the front plane of the home. The previous single family home was demolished, though the swimming pool and existing shed with a large front concrete pad were left in place. The new home was permitted in July of 2021, and is near completion. The home was previously permitted at 35% lot coverage, and had a proposed ribbon strip driveway. Additionally there was an intent to remove the concrete pad in front of the rear shed, to help reduce the total lot coverage. Upon completion of a majority of the home, it became apparent the house was far high off the ground than intended, and based on the application, is roughly 14 inches above the finished grade. The home is not finalized.

No previous variances, no active code enforcement.



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Staff Analysis

The subject property is currently under construction to build a new single family home. The home is substantially complete. The home was originally designed to meet all setbacks and lot coverage, and took advantage of pervious pavers and wheel strip driveway design to help reduce the lot coverage. Additionally the intent on the proposed plans was to remove a concrete slab that sits in front of a rear accessory shed. The home is currently sitting 14 inches above grade for the finished floor of the house and the garage. This was an unintended outcome which has led to the need for full width ramps to get into both the two car vehicle garage and the one stall golf cart garage. Because of the change in elevation, pavers and wheel strips are no longer viable. Due to this, the overall lot coverage would need to be increased to allow the applicant to use the garages that are already complete. The applicant is proposing to leave the remainder of the main driveways as gravel. Additionally the applicant is now proposing to convert the pool paver deck to wooden decking, with properly spaced boards, this would allow them to count the deck at 50% lot coverage. The applicant is also proposing to keep the concrete slab in front of the rear shed. This would be used for storage of a vehicle, likely something akin to a boat or trailer. The intended use necessitates a driveway to the rear of the property. This is proposed as gravel as well, to again eliminate additional lot coverage. As the lot area is larger than the minimum lot size for RS-1, there isn't a real hardship for extra lot coverage, except as it relates to the need to access the garages. Staff recommends allowing the minimum additional lot coverage needed to rectify the issues with access to the garages. Additionally, if the Board feels the use of gravel is problematic for the driveway, it should be noted that they cannot approve more lot coverage than was advertised with this application.

Minimum Dimensional Standards

- Minimum lot area: Ten thousand (10,000) square feet.
- Minimum lot width: Ninety (90) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty-five (25) feet.
 - Side yard: Ten (10) feet on each side 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 six hundred (1,600) square feet of conditioned living area and a



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one (1) car garage. The garage shall not be included as part of the single family dwelling unit's minimum square footage.

- Maximum lot coverage: Thirty-five (35) percent.
- 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 subject property is substandard in width, and the nearly completed home is too far above the finished grade of the lot to allow access and use of the constructed garages. The retention of the rear concrete slab is not related to this hardship.

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 applicant's contractor constructed the house in such a way that they can no longer access their garages. The applicant is no longer using this contractor but still must find a remedy to allow for access.

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. The use of the garage is not only a common right associated with single family homes, but counts as their required garage and meets their required parking spaces for a single family home. Approval of additional lot coverage would allow this use and would not confer any special privilege.

4. **Literal interpretation and enforcement of the terms and provisions of this Code would deprive the applicant of rights commonly enjoyed by other**



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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. Without approval for at least some additional lot coverage, the applicant will not be able to use their garages and would no longer have the required improved parking for two cars to meet the parking requirements of the LDC. The use of the rear slab is not based on any hardship, therefore the lot coverage associated with this use could be considered a 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** find that the requested variances are the minimum variance needed to accommodate the improvements. Granting the necessary lot coverage to allow for the construction of ramps to enter the garages would be the minimum needed to accomplish the goal of making the garage parking useable. If the board wishes to have paved driveways as well, additional lot coverage would be needed, but as proposed, the lot coverage associated with the rear slab would be beyond the minimum needed.

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.

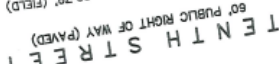
Staff Recommendation

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#22-100121 with the condition that the concrete pad adjacent to the rear shed be removed.**

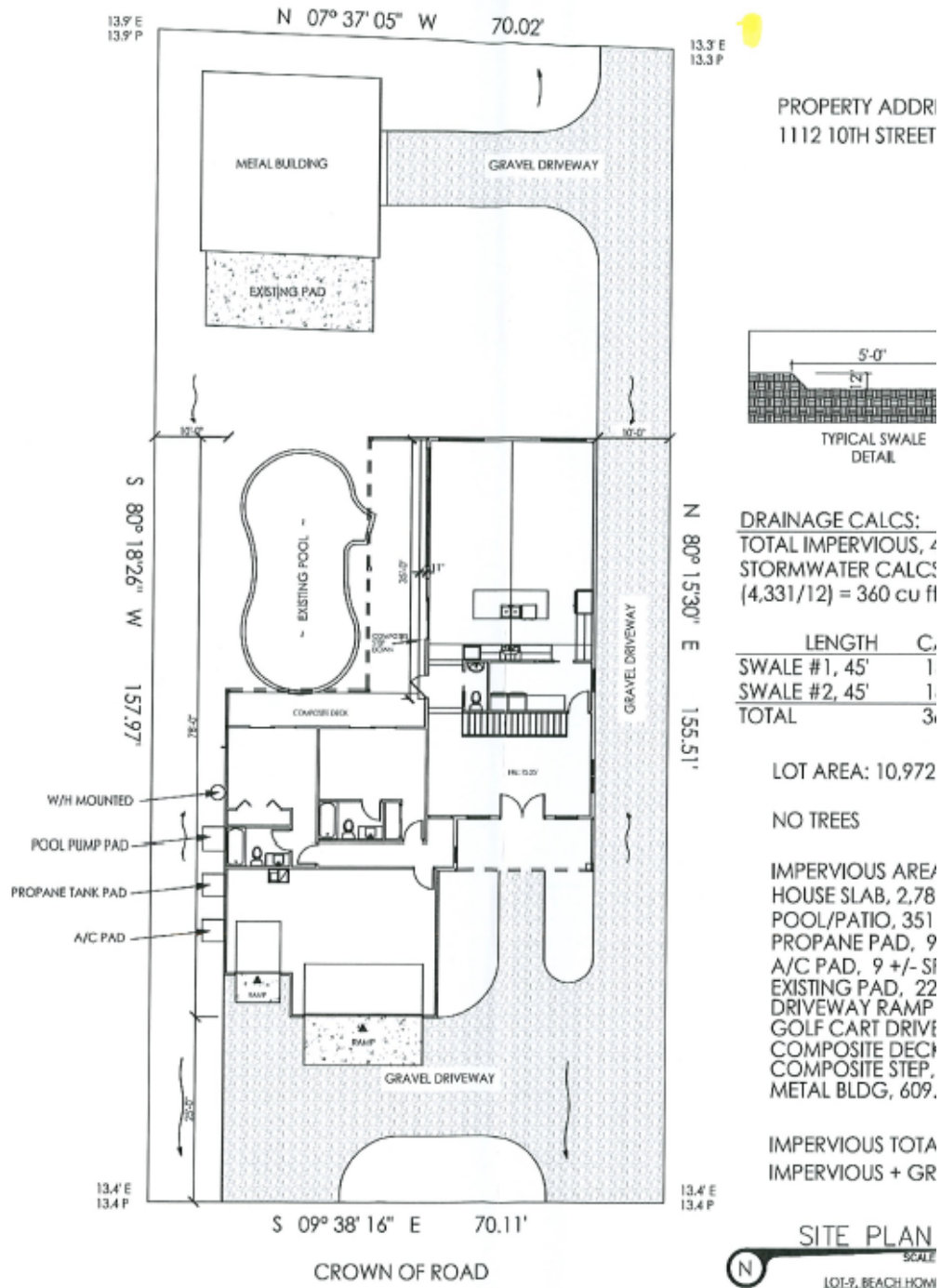
Location Map (property boundaries are representative only)



Existing Survey



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA NO. 22-100/21
HEARING DATE 11/15/22

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.

OCT 11 2022

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: David Collins and Angel Wilhelm **Telephone:** (904) 859-0120
Mailing Address: 1112 10th Street North **E-Mail:** amwilhe36@gmail.com/ Dcollins4269@gmail.c
Jacksonville Beach, FL 32250
Agent Name: Cole Builders~ Dale Cole **Telephone:** (904) 302-8606
Mailing Address: 3222 Amelia Road **E-Mail:** _____
Fernandina Beach, FL 32034
Landowner Name: David Collins and Angel Wilhelm **Telephone:** (904) 859-0120
Mailing Address: 1112 10th Street North **E-Mail:** Amwilhe36@gmail.com/Dcollins4269@gmail.
Jacksonville Beach, 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: RE# 175150-0000 1112 10th Street North Jax.Bch.,FL 32
Legal description of property (Attach copy of deed): Lot 9 Block 14 Beach homesite Unit Two, recorded in Plat book 21 pages 34 and 34A Duval County c
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).

We are requesting to add 3 aprons on the city's side and 2 aprons to get into both garage door entrances. We are requesting to use gravel as driveways up to garage aprons and to back building. We are concrete to keep gravel in its designated place and not wash away into neighbors' property. We are also requesting solid slab pavers with gravel in between leading to front door and down south side of requesting a deck walkway with quarter inch gaps to be built off back bedroom doors to get down from the house floor. Our house is 14 inches above grade, with no steps to get down to ground or no gara get inside.

AFFIDAVIT

I, Angel Wilhelm and David Collins, 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.

Angel Wilhelm
APPLICANT SIGNATURE

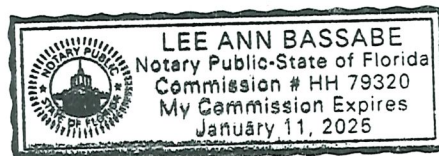
David Collins and Angel Wilhelm
PRINT APPLICANT NAME

10/20/22
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of October, 20 22, by Angel M. Wilhelm, who is personally known to me or produced Fla. Drivers License. as identification.

Lee Ann Bassabe
NOTARY PUBLIC SIGNATURE
Lee Ann Bassabe
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: X

CODE SECTION (s):
34-336(e)(1)e, for lot coverage of 39% in lieu of 35% maximum; 34-373(a)5, for a gravel driveway in lieu of paved parking; and 34-373(d) for a driveway setback of zero feet in lieu of 5 feet required for the completion of a new single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100121

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.

OCT 11 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? 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	Foundation is 14 inches from ground(grade level) See photos. David Collin's elderly 77 yr old mother will be a permanent resident at 1112 10th Street North. She is double hearing impaired and prone to tripping and falling and historically had one stroke. Our house was building 14 inches higher based on topo. We need to enter and exit safely. This house is a hardship coming and going.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	Cole Builder has built the new monolithic slab foundation based on Topography Survey. The top of new house foundation is 14 inches higher from dirt(ground/grade) No car or person with disability can get up or down without walkpath or driveway or lanai. That is a 14 step up. Car cannot go in garage. The floor is 14 inches higher.
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.	Agree, No it will not.	Granting this variance does not give any resident David Collins, Judy Collins, Angel Wilhelm any special privileges at any other location.
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 it will be hardship for all three of us adults.	We currently have a new construction house with no driveway, no walk path to door, no solid surface for the area, no pads to stabilize the new utilities on. And a handicap elder moving onto property when house gets finished. We cannot even drive in garage. It is a hazard around pool area and bedrooms 14 inch step down.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	Granting this variance will make this parcel of land functional and for us the owners and most important for Judy Collins. Plus it will be safe for visitors walking onto property, such as our mailman, and officers. This property is our dream home and has history of originating to Bernice and Leland Mickler. We would like anyone that comes here to feel safe walking on solid ground and stepping up and off porch or house without falling down or into pool or mud from rain.
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 variance will not cause undue hardship for our neighbors. We have taken this into consideration and decided to go the extra step and to the drainage plan. Our current plan says swales, We are adding gutter system with french drains and eliminating all potential hardships from our direct neighboring property. David and I consider ourselves good neighbors and abide by the rules.

Prepared by:
Beth Murphy
Richard T. Morehead Title & Escrow, Inc.
444 Third Street
Neptune Beach, Florida 32266

RECEIVED
52-100121
SEP 14 2022

File Number: 16B2071

PLANNING & DEVELOPMENT

16131836
\$240000⁰⁰

General Warranty Deed

Made this April 14, 2017 A.D. By **Timothy K. Ingle, married person conveying non-homestead property**, whose post office address is: 1429 Captains Walk Unit D, Ft. Pierce, Florida 34950 and **Kim T. Ingle, a married person conveying non-homestead property**, whose post office address is: 518 Margaret Street, Neptune Beach, Florida 32266, hereinafter called the grantor, to **David P. Collins and Angel Marie Wilhelm, as joint tenants with rights of survivorship**, whose post office address is: 1112 10th Street North, Jacksonville Beach, Florida 32250, hereinafter called the grantee:

(Whenever 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 Dollars, (\$10.00) 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 in Duval County, Florida, viz:

Lot 9, Block 14, Beach Homesites Unit 2, a subdivision according to the plat thereof recorded at Plat Book 21, Pages 34 and 34A, in the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 175150-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

Prepared by:
Beth Murphy
Richard T. Morehead Title & Escrow, Inc.
444 Third Street
Neptune Beach, Florida 32266

File Number: 16B2071

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Suellen L. Holland
Witness Printed Name SUELLEN L. HOLLAND

Bonnie Jean O'Brien
Witness Printed Name BONNIE JEAN O'BRIEN

Mark Lowe
Witness Printed Name MARK LOWE

Elizabeth A. Murphy
Witness Printed Name ELIZABETH A. MURPHY

Timothy K. Ingle (Seal)
Timothy K. Ingle

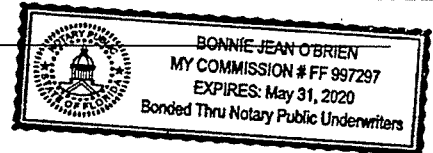
Kim T. Ingle (Seal)
Kim T. Ingle

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 12th day of April, 2017, by Timothy K. Ingle who is/are personally known to me or who has produced license as identification.

Bonnie Jean O'Brien
Notary Public
Print Name: BONNIE JEAN O'BRIEN

My Commission Expires: _____

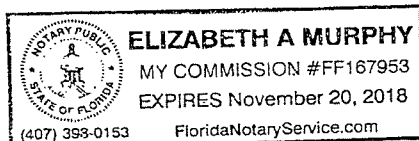


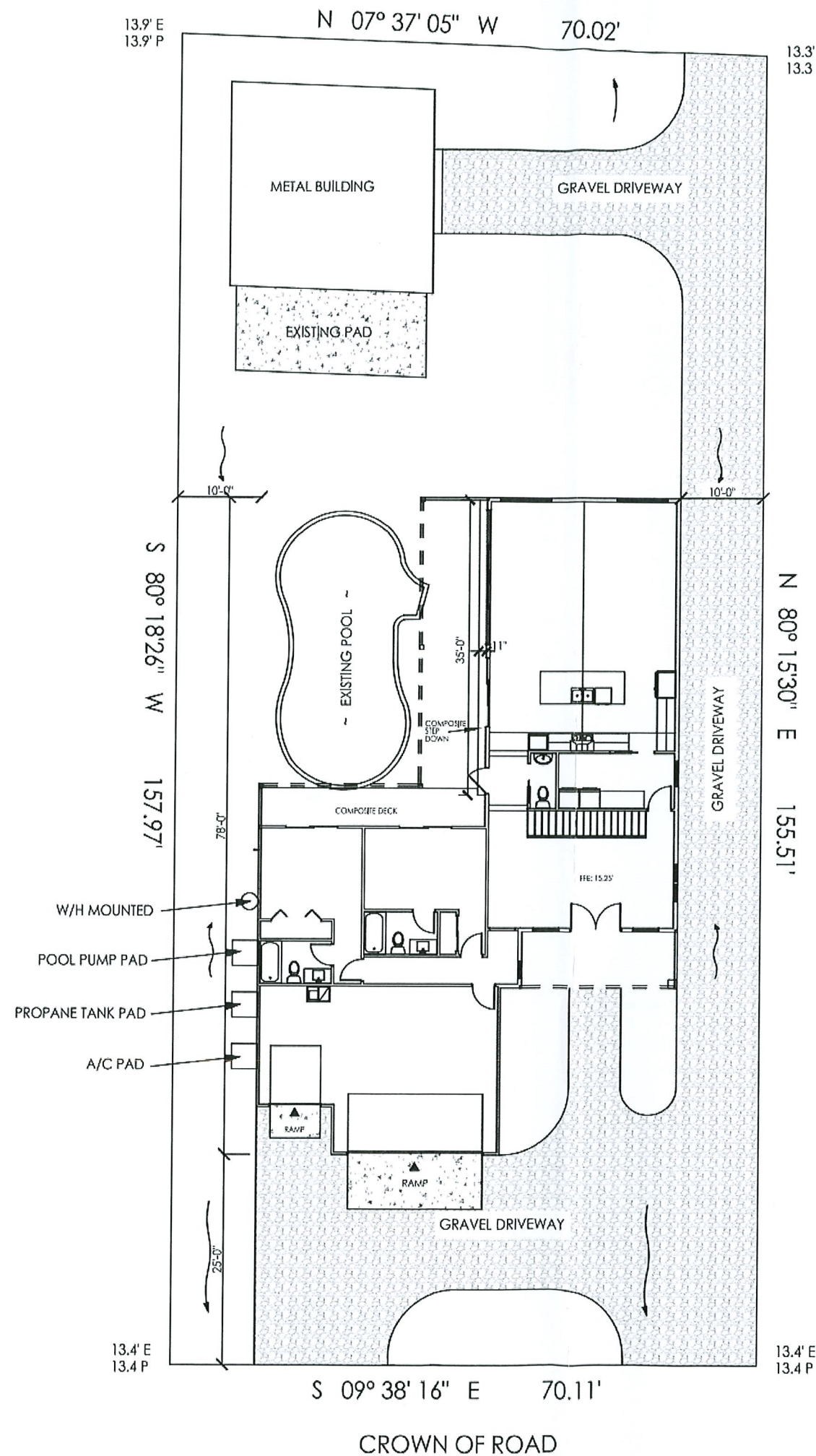
State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 14th day of April, 2017, by Kim T. Ingle, who is/are personally known to me or who has produced DRIVER'S LICENSE as identification.

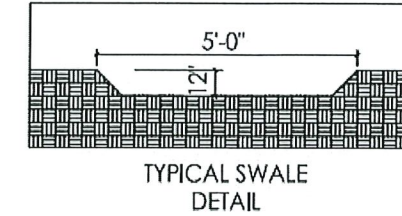
Elizabeth A. Murphy
Notary Public
Print Name: _____

My Commission Expires: _____





PROPERTY ADDRESS:
1112 10TH STREET NORTH JAX BEACH, FL 32250



DRAINAGE CALCS:
TOTAL IMPERVIOUS, 4,331 SF
STORMWATER CALCS:
(4,331/12) = 360 cu ft

LENGTH	CAPACITY
SWALE #1, 45'	180 cu ft
SWALE #2, 45'	180 cu ft
TOTAL	360 cu ft

LOT AREA: 10,972.5 +/- SF

NO TREES

IMPERVIOUS AREA:
HOUSE SLAB, 2,786 +/- SF
POOL/PATIO, 351.56 +/- SF
PROPANE PAD, 9 +/- SF
A/C PAD, 9 +/- SF
EXISTING PAD, 227 +/- SF
DRIVEWAY RAMP PAD, 108 +/- SF
GOLF CART DRIVEWAY PAD, 24 +/- SF
COMPOSITE DECK WALKWAY, 108 +/- SF
COMPOSITE STEP, 35 +/- SF
METAL BLDG, 609.84 +/- SF

IMPERVIOUS TOTAL AREA, 4,267.4 +/- SF
IMPERVIOUS + GRAVEL: 4,267.4 + 2,996.6 = 7,264 +/- SF

SITE PLAN

SCALE: 1/16" = 1'

LOT-9, BEACH HOMESITES

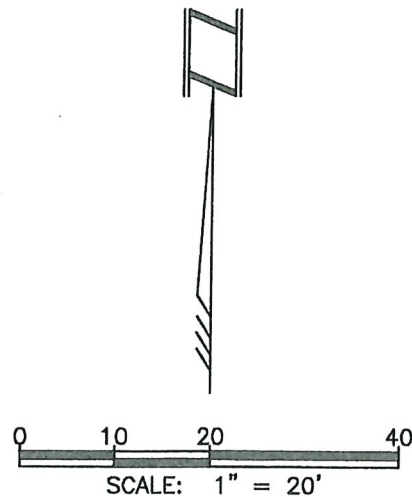
RECEIVED
22-100121
OCT 11 2022

PLANNING & DEVELOPMENT

EXISTING

MAP SHOWING SURVEY OF

LOT 9, BLOCK 14, BEACH HOMESITES-UNIT TWO, AS RECORDED IN PLAT BOOK 21, PAGES 34 AND 34A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



LEGEND:

- TR □ DENOTES TELEPHONE RISER
ELB □ DENOTES ELECTRIC BOX
○ DENOTES CONCRETE POWER POLE

NOTES:

1. THIS IS A SPECIAL PURPOSE SURVEY TO SHOW THE LOCATION OF A CONCRETE FOUNDATION.
2. BEARINGS BASED ON THE SOUTHERLY LINE OF LOT 9, BEING SOUTH 80°15'30" WEST, AS PER PLAT.
3. 25' BUILDING RESTRICTION LINE AS PER PLAT.
4. BENCHMARK USED IS A MAG NAIL & DISK, LB3672 IN THE EAST EDGE OF PAVEMENT NEAR THE NORTH PROPERTY LINE OF RESIDENCE #1009 10TH STREET NORTH. ELEVATION 10.30' NAVD 1988 DATUM ESTABLISHED BY GPS OBSERVATION.

THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

CHECKED BY: _____

DRAWN BY: JDB

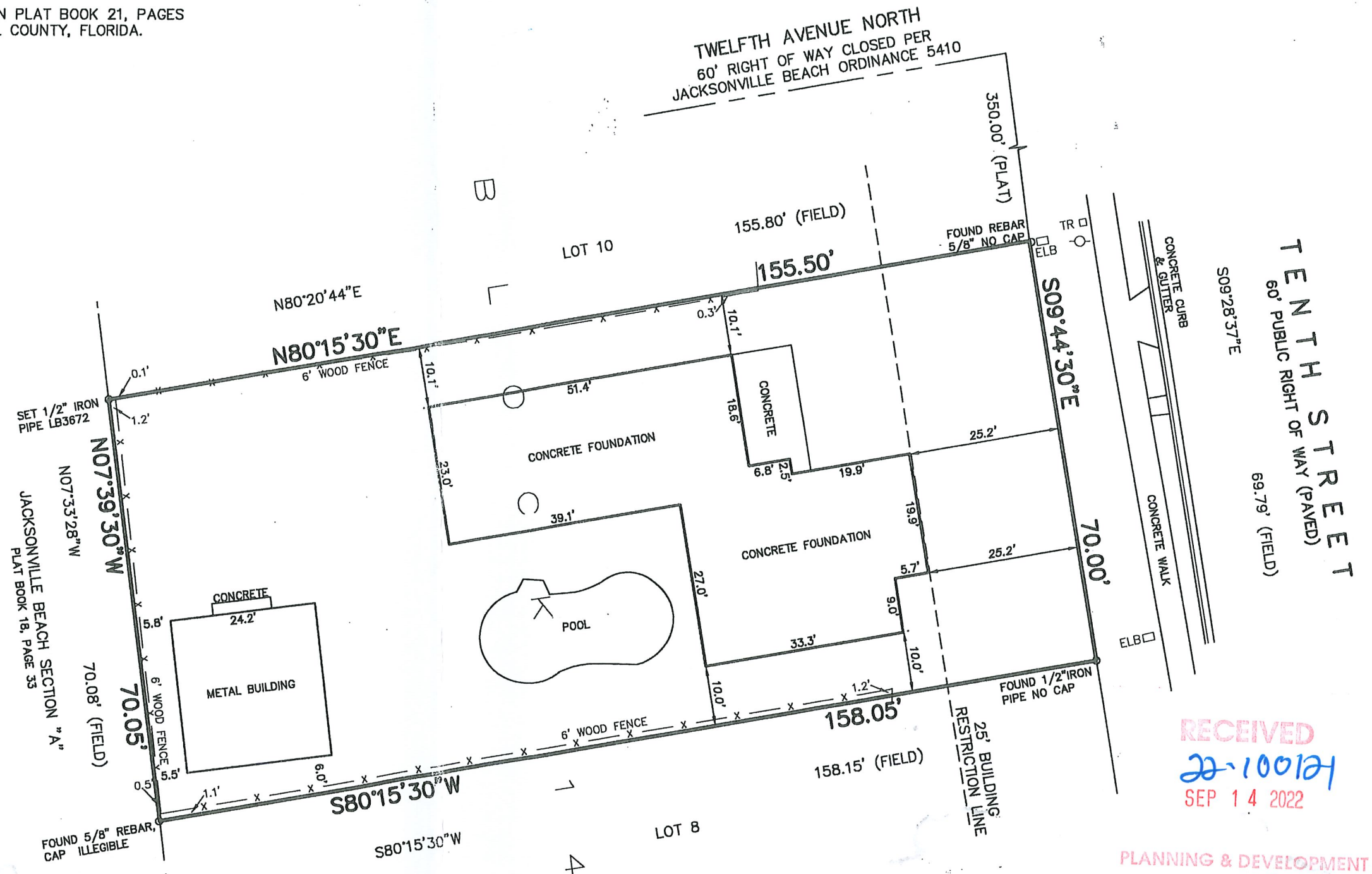
FILE: 2021-1599

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA (904)241-8550

DATE: NOVEMBER 2, 2021

SHEET 1 OF 1

REF: 2021-0550



RECEIVED
22-100121
SEP 14 2022

PLANNING & DEVELOPMENT

THIS SURVEY IS CERTIFIED TO:
DAVID P. COLLINS & ANGEL M. WILHELM.

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



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

BOA#22-100124

Zoning: RS-1
RE: 175055-0000
Legal: Lot 23, Block 8, Beach Homesites Unit 1
Address: 1104 7th Street North

Request

Section(s): 34-336(e)(1)(e), for lot coverage of 48% in lieu of 35% maximum to allow for the construction of a new swimming pool, walkway and circular driveway at an existing single-family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1948) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-1. The subject lot is 75 feet in width, 110 feet in depth, and has an area of 8720 square feet. The existing home was constructed in 1952, and was renovated by the current owner in 2020. The property was granted a variance in 2020 for a front yard setback of 22 feet in lieu of 25 feet and no garage in lieu of a garage to allow the enclosure of the exiting car port for additional living space. The existing lot coverage at the time of the completed renovation was 27%. The pull through driveway, which was added between the past variance and now, raised the lot coverage to just over 35%. The proposed additional lot coverage would be for a pool, pool deck and walkway to and from the pool to the house.

BOA#20-100128: for front yard setback of 22 feet in lieu of 25 feet minimum and no garage in lieu of a required garage. no active code enforcement.



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Staff Analysis

The applicant has been in the process of renovating and improving the property since its purchase in 2020. The lot is substandard in both width and area. After the previous renovation, with the addition of the circular driveway, the lot coverage was roughly 36% more or less. The applicant is now proposing to add a pool and pool deck, as well as walkways to and from the house to the pool. The proposed new lot coverage would be 48%. There are similar examples of pools of this size in the surrounding neighborhood and in the RS-1 zoning district. Though the circular driveway raised the actual lot coverage to 36%, the intent was to be at 35% so no variance was required. Until the new request was submitted, there was no indication the lot coverage had exceeded 35%. Were the subject lot of minimum size for the RS-1 zoning district, the lot coverage would be roughly 42%.

Minimum Dimensional Standards

- Minimum lot area: Ten thousand (10,000) square feet.
- Minimum lot width: Ninety (90) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty-five (25) feet.
 - Side yard: Ten (10) feet on each side 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 six hundred (1,600) square feet of conditioned living area and a one (1) car garage. The garage shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- 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;**



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

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject property is substandard in both width and area. The lot is too narrow by 15 feet, and is 1,280 square feet too small in area.

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 applicant purchased the home in 2020 and it was a substandard lot at the time. Additionally, with a full renovation and addition, The property is below the lot coverage maximum, only the request for a pool with pool deck would take them past 35% lot coverage.

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. The ability to construct a pool in the rear yard is not a special privilege but an allowable accessory use in the RS-1 zoning district, to accomplish this use, the lot coverage would need to exceed 35% due to the substandard nature of the lot.

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. Without relief from lot coverage, there is no way to construct a pool with a deck and walkway. They would be limited to a coping only pool.

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 accommodate the rear addition. A lot coverage variance would be necessary to construct a pool with walkways and a pool deck, but whether 48% is the smallest variance is unclear. Based on the application, there are reasons the applicant feels they need this much decking and a pool of this size.



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

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.

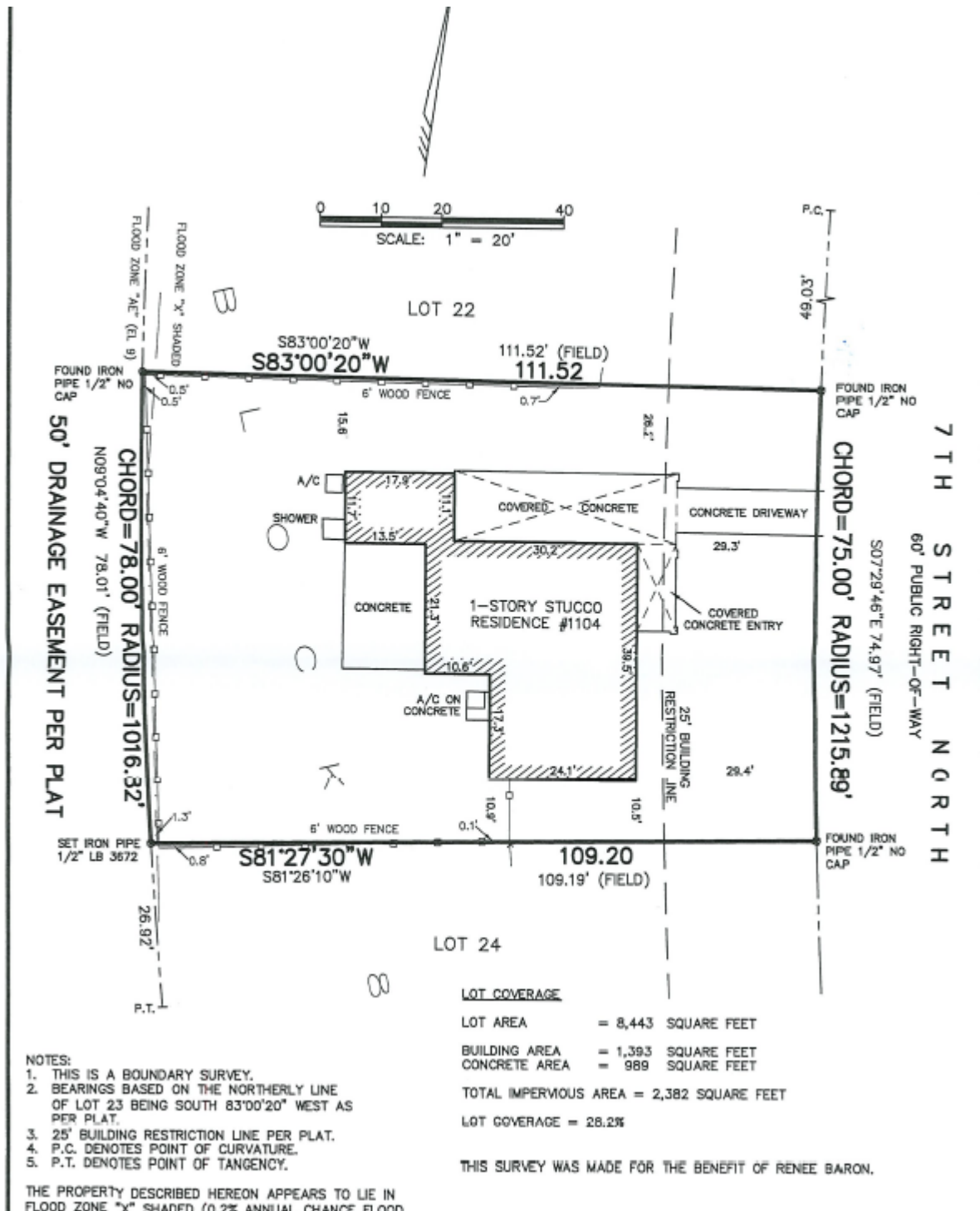
Staff Recommendation

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#22-100124**

Location Map (property boundaries are representative only)

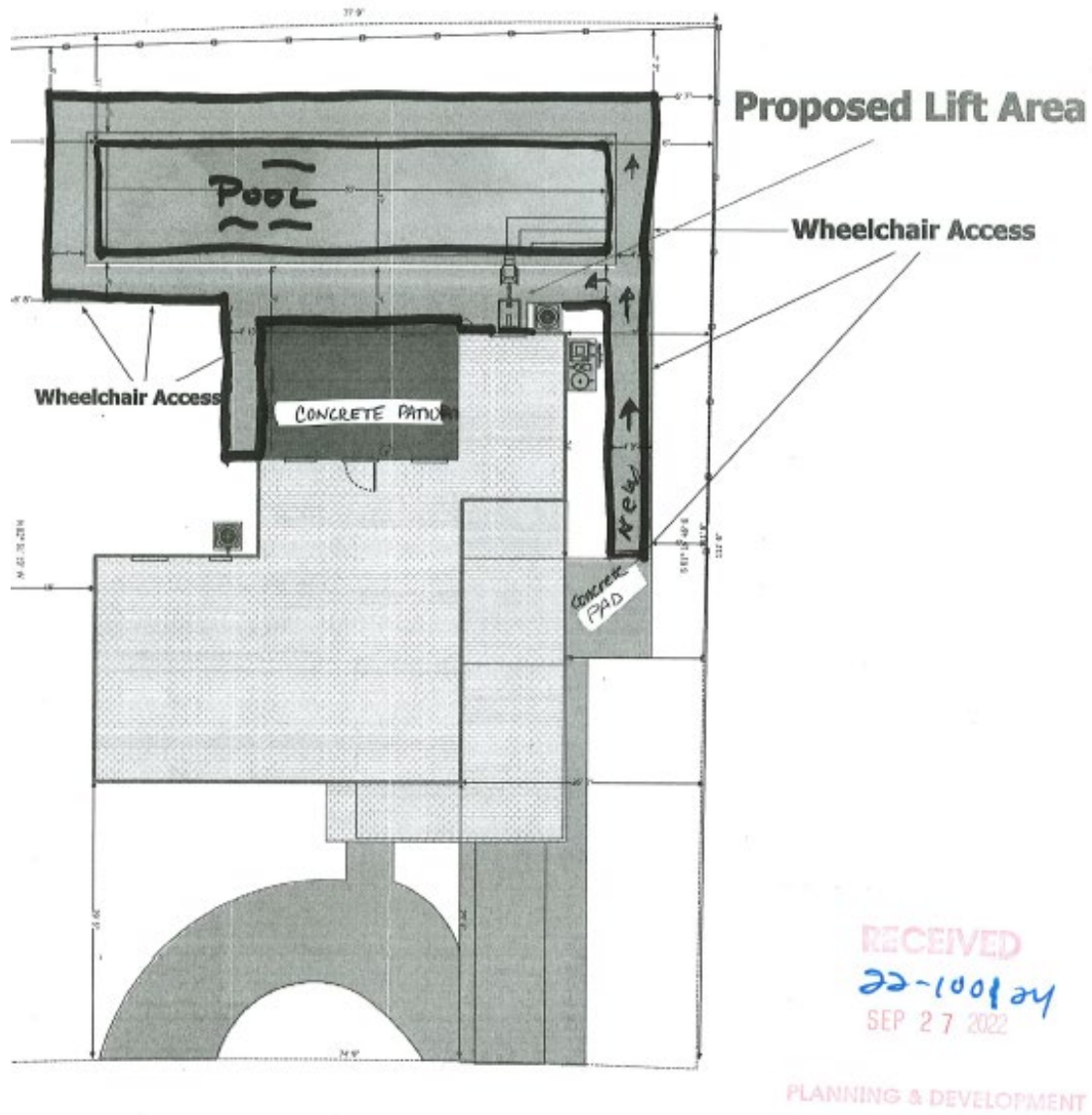


Existing Survey



Proposed Site Plan

JaxBch, (2)





APPLICATION FOR VARIANCE

BOA No. 22-100124

HEARING DATE 11.15.22

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.

SEP 27 2022

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: RENEE BARON (owner) Telephone: 334-1476
 Mailing Address: PO BOX 50884 E-Mail: 11047thStreet@gmail.com
JACKSONVILLE BEACH, FL 32240
 Agent Name: same/owner Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: RENEE BARON Telephone: 334-1476
 Mailing Address: PO BOX 50884 E-Mail: 11047thStreet@gmail.com
JACKSONVILLE BEACH, FL 32240

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: 1104 7th Street North, Jacksonville Beach, RE# 175055-0000
 Legal description of property (Attach copy of deed): BEACH HOMESITES UNIT 1 / LOT 23 BLK 8
 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 OF 48% IN LIEU OF 35% TO CONSTRUCT AN ADAPTIVE THERAPEUTIC SWIMMING POOL TO INCLUDE WHEEL CHAIR ACCESSIBLE DECKING AND AREA TO INSTALL AND DEPLOY MECHANICAL SWIMMING POOL LIFT FOR A DISABLED RESIDENT

AFFIDAVIT

I, RENEE L BARON, 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.

Renee Baron
 APPLICANT SIGNATURE

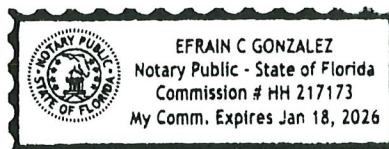
RENEE L BARON
 PRINT APPLICANT NAME

09/26/2022
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of September, 2022, by Renee Luisa Baron, who is personally known to me or produced Florida Drivers License as identification.

Efrain C. Gonzalez
 NOTARY PUBLIC SIGNATURE
Efrain C. Gonzalez
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: X-shaded

CODE SECTION (S):
34-336(e)(1)(e), for lot coverage of 48% in lieu of 35% maximum to allow for the construction of a new swimming pool, walkway and circular driveway at an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100124

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.

Standard	Applies? 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	UNDERSIZED, NON-CONFORMING LOT SIZE FOR RS-1 ZONING WITH CURRENT LOT SIZE OF 8,720 SF
Special circumstances and conditions do not result from the actions of the applicant.	YES	UNDERSIZED, NON-CONFORMING LOT SIZE FOR RS-1 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	UNDERSIZED, NON-CONFORMING LOT SIZE FOR RS-1 ZONING
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	UNDERSIZED, NON-CONFORMING LOT SIZE FOR RS-1 ZONING
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	My brother is the resident & is disabled with a seizure disorder that has greatly impacted his mobility. His Doctors & Physical Therapists agree that Aqua Therapy can provide very effective physiotherapy. A swimming workout will improve his range of motion & strengthen joints & core muscles to combat his osteopenia and help to avoid additional bone breaks/fractures in the future.
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	UNDERSIZED, NON-CONFORMING LOT SIZE FOR RS-1 ZONING

3

Prepared by and return to:
Nolan Winarchick
Ponte Vedra Title, LLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

RECEIVED
22-100124
SEP 27 2022

File Number: 20-1392

PLANNING & DEVELOPMENT

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 1st day of May, 2020, between Katie Elizabeth Knerr, an unmarried woman, whose post office address is 4710 Abbott Avenue, #205, Dallas, TX 75205, grantor, and Renee L. Baron, an unmarried woman, whose post office address is PO Box 50884, Jacksonville Beach, FL 32240, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

Lot 23, Block 8, Beach Homesites Unit One, a subdivision according to the plat thereof recorded in Plat Book 20, Pages 72 and 72A, of the Current Public Records of Duval County, Florida.

Parcel Identification Number: 175055-0000

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

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

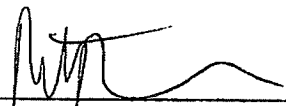
SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as specified herein.

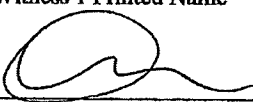
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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

Signed, sealed and delivered in our presence:

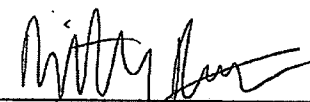

 Witness 1 Signature
 Whitney Russ
 Witness 1 Printed Name

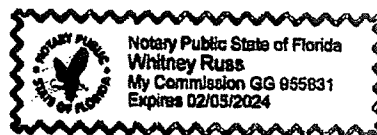

 Katie Elizabeth Knerr


 Witness 2 Signature
 ORAN RUSS
 Witness 2 Printed Name

State of ~~Texas~~ FL
 County of Nassau

The foregoing instrument was acknowledged before me by means of (X) Physical Presence or () Online Notarization, this 27th day of April, 2020, by Katie Elizabeth Knerr, an unmarried woman, who (X) is personally known to me or () has produced _____ as identification.


 NOTARY PUBLIC
 Printed Name: Whitney Russ
 My Commission Expires: 2/5/2024



CERTIFIED MAIL - RETURN RECEIPT REQUESTED

CM# 7017 3040 0000 2086 1665

(4)

September 18, 2020

Renee L. Baron
1104 7th Street North
Jacksonville Beach, FL 32250

RECEIVED

22-100124

SEP 27 2022

PLANNING & DEVELOPMENT

RE: BOA#20-100128
1104 7th Street North
Lot 23, Block 8, *Beach Homesites-Unit One*

Dear Ms. Baron,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, September 15, 2020, in the City Council Chambers located 11 3rd Street North, Jacksonville Beach, Florida, to consider the above application for a variance from the requirements of the Land Development Code.

As indicated in the application, the request was for the following:

- 34-336(e)(1)c.1, for a front yard setback of 22 feet in lieu of 25 feet minimum and
- 34-336(e)(1)d, for no garage in lieu of a one-car garage

To allow for a carport extension and front porch addition to a single-family dwelling.

Based on the Board's review and discussion of said application, applicant testimony, and/or public testimony provided during the public hearing, it was determined that this request met the standards applicable for authorizing a variance pursuant to Land Development Code Section 34-286.

The Board Approved the request.

This letter does not constitute final approval to commence the development proposed in the referenced application. The applicant shall comply with all other applicable requirements of the Land Development Code, including any additional review requirements, and shall apply for and obtain all necessary permits before initiating development.

Please remove the public hearing notice posted on your property. Information about permitting is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit copies of this letter and the attached site plan when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6231.

CONTINUED ON PAGE 2

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

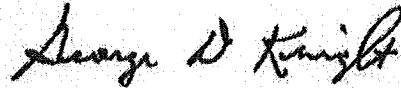
Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

Sincerely,



George D. Knight, CBO
Building Official

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

DISCLAIMER

As provided by subsection 166.033(6), Florida Statutes, issuance of a variance by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. It is hereby a condition that all other applicable state or federal permits be obtained before commencement of the development.

BOA#20-100128

PAGE 2



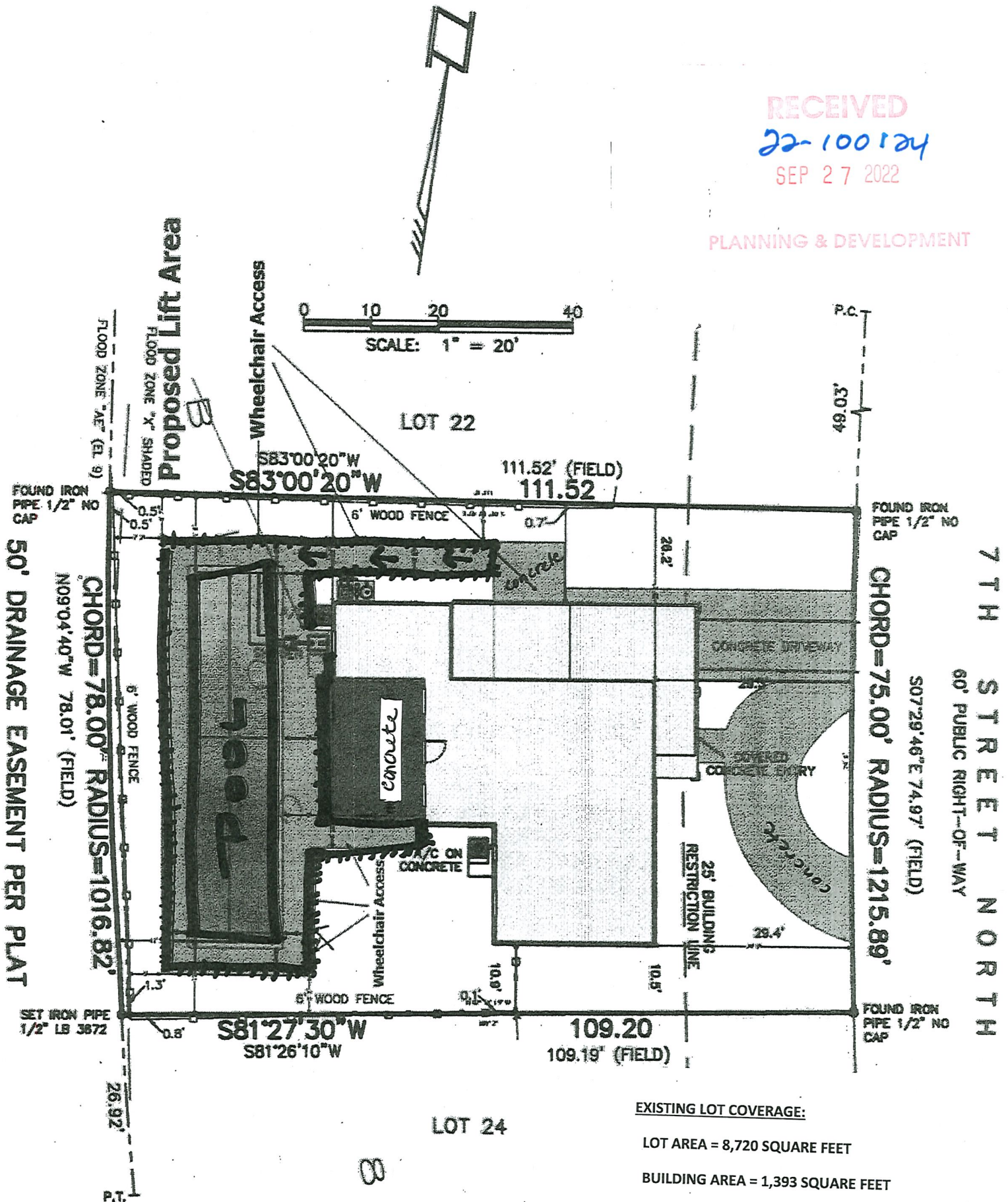
PROPOSED
MAP SHOWING SURVEY OF

LOT 23, BLOCK 8, BEACH HOMESITES - UNIT ONE, AS RECORDED IN PLAT BOOK 20,
PAGES 72 AND 72A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

22

RECEIVED
22-100124
SEP 27 2022

PLANNING & DEVELOPMENT



- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. BEARINGS BASED ON THE NORTHERLY LINE OF LOT 23 BEING SOUTH 83°00'20" WEST AS PER PLAT.
 3. 25' BUILDING RESTRICTION LINE PER PLAT.
 4. P.C. DENOTES POINT OF CURVATURE.
 5. P.T. DENOTES POINT OF TANGENCY.

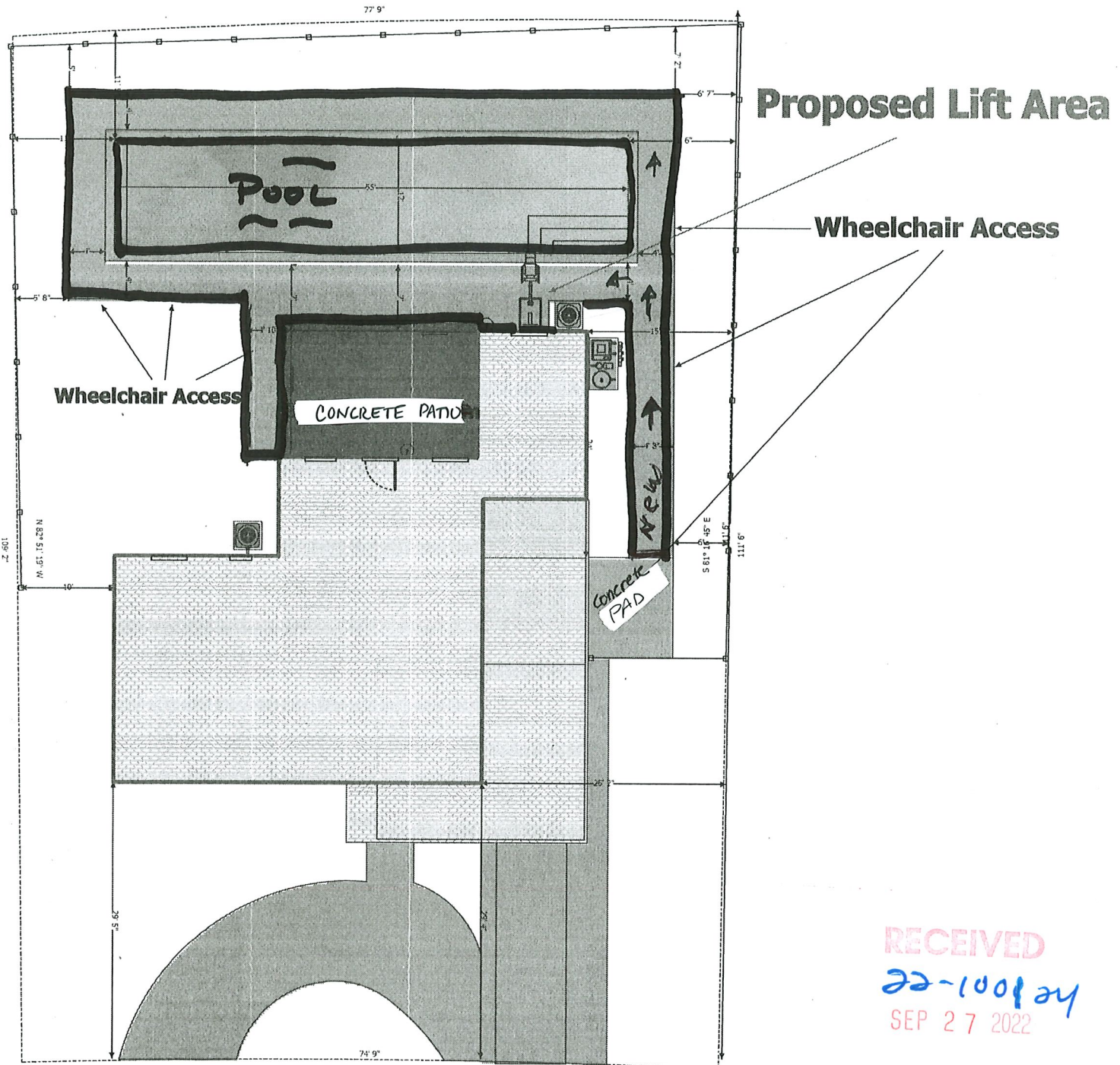
THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN FLOOD ZONE "X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AND FLOOD ZONE "AE" (ELEVATION 9 FEET) (COMBINED RIVERINE AND COASTAL FLOODPLAIN) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL

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

PROPOSED

BARON
1104 7th Street N.
Jax Bch, (206



RECEIVED

22-100824

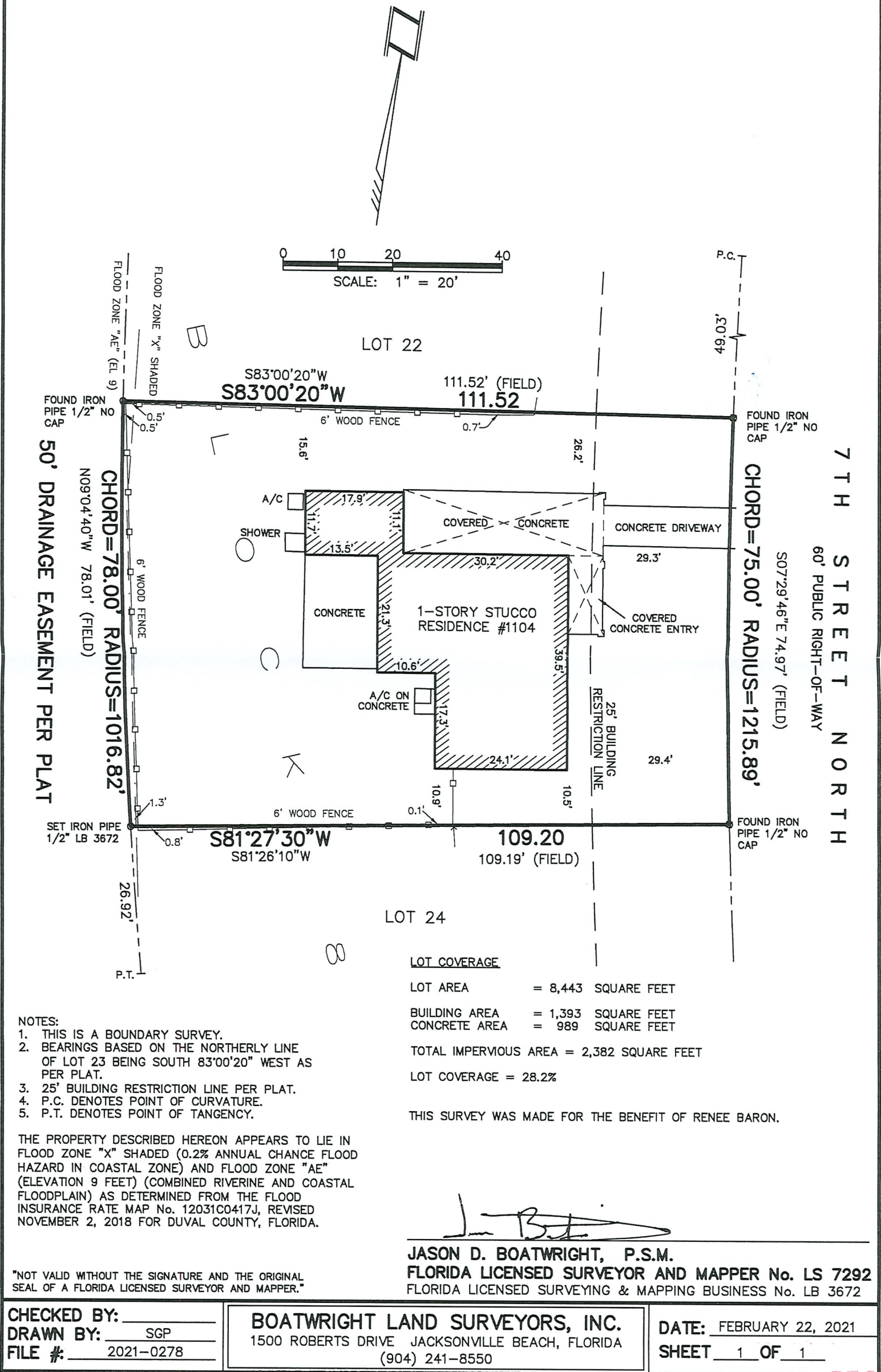
SEP 27 2022

PLANNING & DEVELOPMENT

EXISTING

MAP SHOWING SURVEY OF

LOT 23, BLOCK 8, BEACH HOMESITES - UNIT ONE, AS RECORDED IN PLAT BOOK 20, PAGES 72 AND 72A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



RECEIVED
22-100124
SEP 27 2022



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

BOA#22-100125

Zoning: RS-1
RE: 174767-0000
Legal: Lot 12, Seagate Terrace
Address: 2048 10th Street North

Request

Section(s): 34-336(e)(1)(c)2, for a north side yard setback of 7.1 feet and a south side yard setback of 7.3 feet in lieu of 10 feet minimum required on each side; 34-336(e)(1)e, for lot coverage of 43% in lieu of 35% maximum; 34-336(e)(1)g, for a walkway setback of 1 foot in lieu of 3 feet minimum; and 34-373(d), for a driveway setback of 1 foot in lieu of 5 feet minimum to allow for substantial renovations to an existing single-family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1963) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-1. The subject lot is 70 feet in width and 120 feet in depth, with an overall area of 8,418 square feet as surveyed. The lot is both substandard in width and area for the RS-1 zoning district. The subject home was built in 1965 and has several nonconformities with regards to setbacks that must be rectified to allow for the proposed 2 story addition to replace the existing covered rear patio. Additionally the current home has 48% lot coverage. The code required the rectification of existing nonconformities when renovations exceed 50% the value of the existing structure as well as any expansion of a nonconformity. The proposed addition and renovations require the proposed variance to rectify the noted nonconformities. The applicant has proposed to reduce the exiting lot coverage from 48% currently to 43% upon completion of the addition.

Staff Analysis

The subject home was constructed in 1965, and has seen many changes over its existence. The current owner purchased the home in 2019. Its unclear from city records when some of the exiting nonconformities were created, as there are limited or no permits for some of the past work. Lot coverage was altered at some point between 2017 and 2019 when the large paver deck was added around the pool. Regardless, the current owner is requesting to reduce the lot coverage and remove a rear shed and additional pavers around the pool, to help address some of the



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

nonconformities they can change. Once the removal of the semi-attached shed is complete there will no longer be any rear setback encroachment. The proposed addition will replace an existing covered patio in the rear, and will not add to the lot coverage or encroach into the rear yard setback.

Minimum Dimensional Standards

- Minimum lot area: Ten thousand (10,000) square feet.
- Minimum lot width: Ninety (90) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty-five (25) feet.
 - Side yard: Ten (10) feet on each side 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 six hundred (1,600) square feet of conditioned living area and a one (1) car garage. The garage shall not be included as part of the single family dwelling unit's minimum square footage.
- Maximum lot coverage: Thirty-five (35) percent.
- 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 subject property is substandard in both width and area. The lot is narrow by 20 feet and the lot area is substandard by 1,600 square feet. Additionally the existing home was built in 1965 and most of the setback encroachments predate the current code.



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

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 applicant purchased the home in 2019. The lot was platted in 1963, and was substandard at the time of platting. The home was constructed historically, and was built with the current encroachments into the side yards.

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. The applicant is actually reducing the existing nonconformities with the proposed addition by reducing lot coverage and rear yard setback encroachment. The ability to renovate and add onto existing homes is not a special privilege but a right commonly enjoyed by homeowners in this zoning district.

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. Without relief from the code, the applicant would not be able to add onto or substantially renovate their home due to existing nonconformities and a substandard property. Approval would allow the homeowner to enjoy the right to renovate which is a common right granted to homeowners in the RS-1 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 accommodate the rear addition. The proposed variance is the minimum variance needed to address the exiting nonconformities and with the proposed design, will in fact reduce lot coverage and rear yard setback nonconformities.



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

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#22-100125**

Location Map (property boundaries are representative only)



LOT 13

N82°28'45"E 120.26'

S07°31'15"E 70.00'

S82°28'45"W 120.26'

LOT 11

1 STORY BRICK & WOOD FRAME RESIDENCE #2048 F.F.E. (12.80)

POOL

COVERED SCREENED CONCRETE

CONCRETE POOL DECK

PAVERS

CONCRETE A/C PAD

POOL EQUIPMENT ON CONCRETE

COVERED WOOD DECK

CONCRETE DRIVE

CONCRETE WALK

1" BRICK WALL

8" PALM

10" PALM

IRRIGATION CONTROL VALVE

BACK FLOW PREVENTER

16.0' BLOCK APARTMENT

ROCKS

GATE

5' UTILITY EASEMENT

SET 1/2" IRON PIPE DURDEN L.B. #6696

FOUND 1/2" IRON PIPE "MILLER" L.B. #6715

FOUND 1/2" IRON PIPE IDENTIFICATION

IMPERVIOUS CALCULATIONS

LOT AREA = 8,418± SQUARE FEET

DESCRIPTION	SQUARE FEET
BUILDING AREA	2,152±
ENTRY	92±
PORCH/LANAI	323±

SUTHERLAND RESIDENCE

2048 10TH ST.

JACKSONVILLE BEACH, FLA.

PAVERS TO BE REMOVED
REPLACED WITH SOD.
LOT 13

N82°28'45"E 120.26'

SET 1/2" IRON PIPE DUREN L.B. #6996

70.00' N.T.S. CONCRETE DRIVE FOUND 1/2" IRON PIPE "WILLER"

CONCRETE DRIVE

POOL EQUIPMENT ON CONCRETE

COVERED WOOD DECK

1 STORY BRICK & WOOD FRAME RESIDENCE #2048 F.F.E. (12.80)

10" PALM x(11.2)

IRIGATION CONTROL VALVE 25.0'

BACKFLOW PREVENTER

CONCRETE POOL DECK (11.89)

COVERED SCREENED CONCRETE

ROCKS

GATE

CONCRETE

ON LINE

FOUND 1/2" IRON PIPE NO IDENTIFICATION

2-STOREY ADDITION POTTING SHED DEMO. REMOVE

3555 S.F. = 8,418 S.F. = 42.2% TOTAL COVERAGE %

CERTIFIED TO:
HOYT W. SUTHERLAND & LISA A. SUTHERLAND

IMPERVIOUS CALCULATIONS

LOT AREA = 8,418± SQUARE FEET

DESCRIPTION	SQUARE FEET	SQ. FT.
BUILDING AREA	2,152±	2,152
ENTRY	92±	92
PORCH/LANAI	323±	308
FLATWORK	991±	578
APARTMENT	118±	DEMO.
POOL DECK	408±	408
POOL EQUIPMENT	6±	6
A/C PAD(S)	11±	11

TOTAL IMPERVIOUS AREA = 4,101±

TOTAL DENSITY = 48.7%

PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, JNTY No. 120076, MAP/PANEL No. 120310-0417-C-J, 17 NOVEMBER 2, 2018

ISS BASED ON THE WEST RIGHT-OF-WAY LINE OF 10TH STREET NORTH AS BEING S 07°31'15" E

LINES SHOWN AS THIS (10.83) AND ARE BASED ON THE AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER THE FOLLOWING CONDITIONS: TREE SIZE AND LOCATION ARE MEASURED BY DBH (TRUNK DIAMETER AT BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

ADJUDICATING RESTRICTION LINE (B.R.L.) BY PLAT

- DENOTES NOT TO SCALE

- DENOTES FINISH FLOOR ELEVATION

- DENOTES EXISTING DRAINAGE FLOW

- DENOTES 4" CHAIN LINK FENCE EXCEPT AS NOTED

- DENOTES 4" VINYL FENCE EXCEPT AS NOTED

- DENOTES 6" WOOD FENCE EXCEPT AS NOTED

MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN IS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



APPLICATION FOR VARIANCE

BOA No. 22-100125

HEARING DATE 11.15.22

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: Hoyt Sutherland Telephone: (919) 730-9713
 Mailing Address: 2048 10th St N E-Mail: hoytsutherland@gmail.com
Jacksonville Beach, FL 32250
 Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____
 Landowner Name: Hoyt and Lisa Sutherland Telephone: (919) 730-9713
 Mailing Address: 2048 10th St N E-Mail: hoytsutherland@gmail.com
Jacksonville Beach, 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: 2048 10th St N

Legal description of property (Attach copy of deed): Lot 12 Seagate Terrace Plat Book 32 Page 74

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).

I am applying for a lot coverage variance. I am seeking 42% in lieu of 35%.

walking 1.0 / Driveway 1.8 For Addition to house over existing structure

AFFIDAVIT

I, Hoyt W. Sutherland, 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 Hoyt W. Sutherland

PRINT APPLICANT NAME Hoyt W. Sutherland

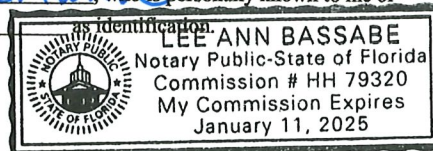
DATE 9-28-22

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of September, 2022, by Hoyt W. Sutherland, who is personally known to me or produced FL Drivers License.

NOTARY PUBLIC SIGNATURE Lee Ann Bassabe

PRINT NOTARY NAME Lee Ann Bassabe



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-1

FLOOD ZONE: X

CODE SECTION (s):

34-336(e)(1)(c)2, for a north side yard setback of 7.1 feet and a south side yard setback of 7.3 feet in lieu of 10 feet minimum required on each side; 34-336(e)(1)e, for lot coverage of 43% in lieu of 35% maximum; 34-336(e)(1)g, for a walkway setback of 1 foot in lieu of 3 feet minimum; and 34-373(d), for a driveway setback of 1 foot in lieu of 5 feet minimum to allow for substantial renovations to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 22-100125

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.

Standard	Applies? 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.	NO Yes	Each lot in this section of Seagate Terrace has exactly the same square footage per the plat. Most lots are going to have a similar issue.
Special circumstances and conditions do not result from the actions of the applicant.	YES	Property purchased with existing lot coverage.
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.	NO Yes	Others would have the same right to apply for a variance as well, if one was needed.
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	Especially against lots with larger square footage. People with smaller lots would be forced to do things that people with larger lots would not have to. The variance is the tool that levels the playing field in this regard so long as it is not an unreasonable request and has no impact to neighbors.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	We have reduced the current lot coverage by 13% as shown on the site plan submitted with this application. The remaining discrepancy is as close as we can get and keep reasonable use.
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 variance would put the property much closer to the policies put in place by the current LDC. There has not been, with the current lot coverage, an adverse affect on adjacent properties since we have owned the property. This variance would only enhance that.

Prepared by:
Beth Murphy
Richard T. Morehead Title & Escrow, Inc.
444 Third Street
Neptune Beach, Florida 32266

File Number: 19B2727

10/14/19
\$14,100.00

RECEIVED
22-100125
SEP 28 2022

PLANNING & DEVELOPMENT

General Warranty Deed

Made this May 29, 2019 A.D. By **Doretta J. Williams**, a single person, whose post office address is: 2048 10th Street North, Jacksonville Beach, Florida 32250, hereinafter called the grantor, to **Hoyt W. Sutherland and Lisa A. Sutherland, husband and wife**, whose post office address is: 6 Mink Drive, Hanover, New Hampshire 03755, hereinafter called the grantee:

(Whenever 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 Dollars, (\$10.00) 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 in Duval County, Florida, viz:

Lot 12, Seagate Terrace, a subdivision according to the plat thereof recorded at Plat Book 32, Page 74, in the Public Records of Duval County, Florida.

Parcel ID Number: 174767-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

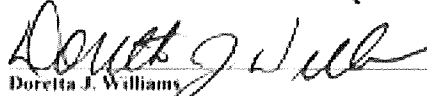
Prepared by:
Beth Murphy
Richard F. Morehead Title & Escrow, Inc.
444 Third Street
Neptune Beach, Florida 32266

File Number: 19B2727

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

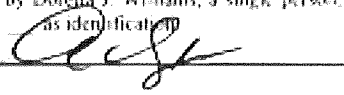

Witness Printed Name: EVA DAVIS

 (Seal)
Doretha J. Williams
Address: 2048 10th Street North, Jacksonville Beach, Florida
32250


Witness Printed Name: ELIZABETH A. MURPHY

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 29th day of May, 2019, by Doretha J. Williams, a single person, who is/are personally known to me or who has produced DRIVERS'S LICENSE as identification.


Notary Public
Print Name: _____

My Commission Expires: _____



PROPOSED

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:

LOT 12, SEAGATE TERRACE, AS RECORDED IN PLAT BOOK 32, PAGE 74
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

RHR DESIGNS INC.

SEAGATE AVENUE

6-16-2022

50' RIGHT-OF-WAY

S.P. 1 of 1

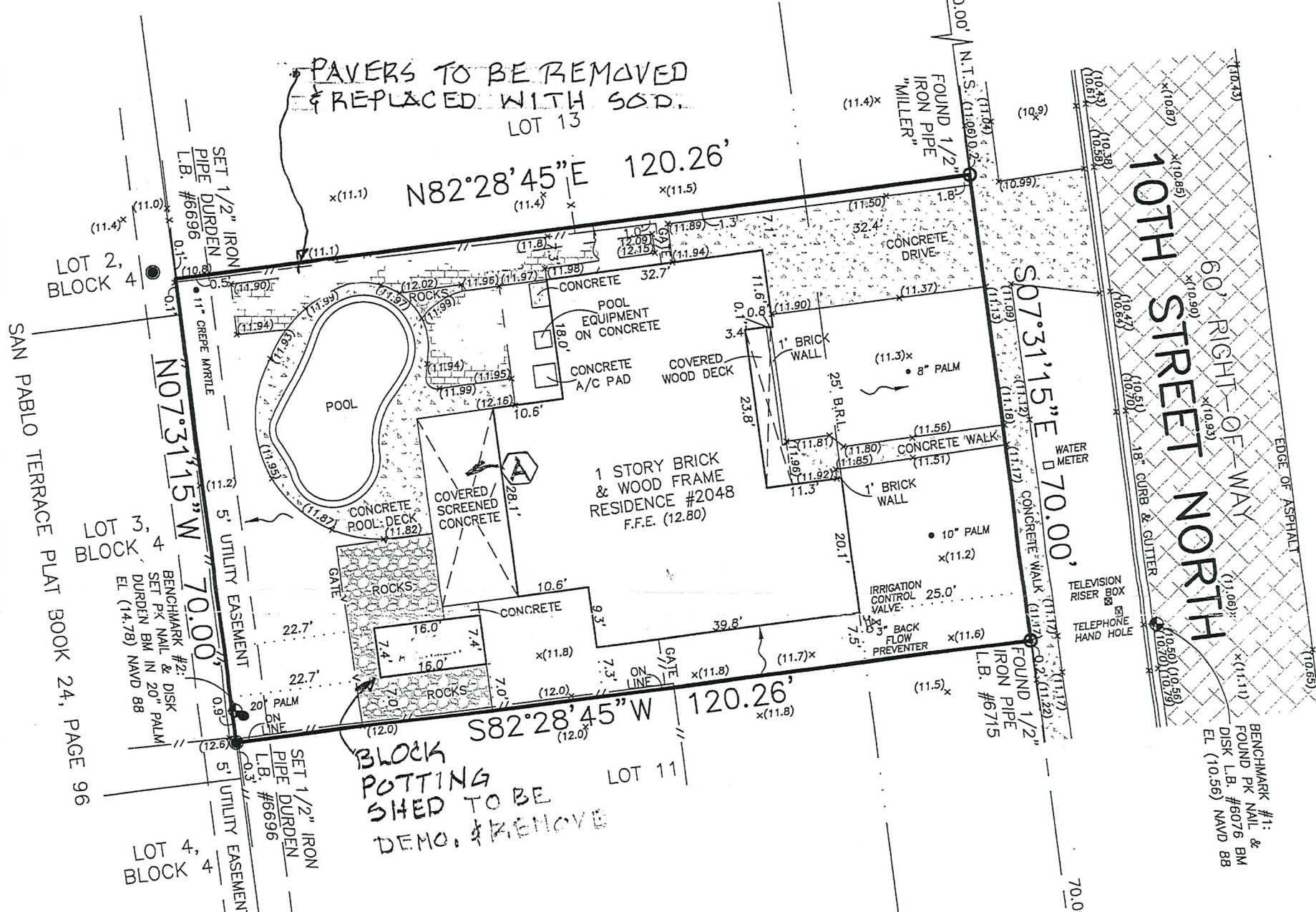
FOUND 3" X 3"
CONCRETE MONUMENT
NO IDENTIFICATION

ADDITIONS & RENOVATIONS

SUTHERLAND RESIDENCE

2048 10TH ST.

JACKSONVILLE BEACH, FLA.



NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018

BEARINGS BASED ON THE WEST RIGHT-OF-WAY LINE OF 10TH STREET NORTH AS BEING S 07°31'15" E

ELEVATIONS SHOWN AS THUS (10.93) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS. TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

25' BUILDING RESTRICTION LINE (B.R.L.) BY PLAT

N.T.S. DENOTES NOT TO SCALE

F.F.E. DENOTES FINISH FLOOR ELEVATION

—X— DENOTES 4" CHAIN LINK FENCE EXCEPT AS NOTED

—V— DENOTES 4" VINYL FENCE EXCEPT AS NOTED

—//— DENOTES 6" WOOD FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

IMPERVIOUS CALCULATIONS

LOT AREA = 8,418± SQUARE FEET

DESCRIPTION	SQUARE FEET	REVISED SQ. FT.
BUILDING AREA	2,152±	2,152
ENTRY	92±	92
PORCH/LANAI	323±	308
FLATWORK	991±	578
APARTMENT	118±	DEMO.
POOL DECK	408±	408
POOL EQUIPMENT	6±	6
A/C PAD(S)	11±	11

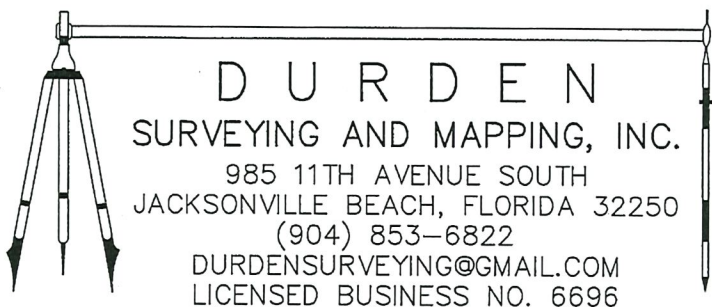
TOTAL IMPERVIOUS AREA = 4,101±

TOTAL DENSITY = 48.7%

2-STORY ADDITION
POTTING SHED
 $3,555 \text{ S.F.} \div 8,418 \text{ S.F.} = 42.2\%$
TOTAL COVERAGE %

CERTIFIED TO:

HOYT W. SUTHERLAND & LISA A. SUTHERLAND



I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

Bruce Durdén Jr.
FLORIDA REGISTERED SURVEYOR No. 4707
H. BRUCE DURDEN, JR.

FIELD: APRIL 12, 2022
CAD FILE NO. L-12(2048 10TH ST N).DWG
SCALE: 1" = 20'
WORK ORDER NUMBER: 22118

RECEIVED
22-100025
OCT - 7 2022

PLANNING & DEVELOPMENT

B-10158

SURVEYOR'S NOTE:

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

SURVEYOR'S NOTE:
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.