



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, December 6, 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

Oath of Office - Todd Smith

Alexi Gonzalez (Chairperson), Owen Curley (Vice-Chairperson), John Moreland, Todd Smith, Jeff Truhlar

Alternates: Jennifer Williams

APPROVAL OF MINUTES

- A. Regular Board of Adjustment Meeting held on November 1, 2022
- B. Regular Board of Adjustment Meeting held on November 15, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#22-100126**

Applicant: Janice Bounds

Agent: Julianne Overby, JNOverby, LLC.

Owner: Janice Bounds

Property Address: 1007 17th Street North

Parcel ID: 179194-0600

Legal Description: Lot 6, Block 75, "Section A" Jacksonville Beach

Current Zoning: RS-2

Motion to 34-337(e)(1)c.3, for a rear yard setback of 17.5 feet in lieu of 30 feet
Consider: minimum; 34-337(e)(1)e, for lot coverage of 47% in lieu of 35% maximum;
and 34-337(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5
feet minimum from the north and east property lines to rectify existing non-
conformities and allow for construction of a rear addition to an existing
single-family dwelling

B. **Case Number(s): BOA#22-100127**

Applicant: Anthony M. Recco, Jr.
Agent: N/A
Owner: Anthony M. Recco, Jr.
Property Address: 508 9th Avenue North
Parcel ID: 174464-0020
Legal Description: Lot 2, Block 96, *Florida Land Investment Co. and Pablo Beach Improvement Co's Replat*
Current Zoning: RS-2
Motion to 34-337(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for
Consider: construction of a new swimming pool and pool deck at an existing single-family dwelling

C. **Case Number(s): BOA#22-100128**

Applicant: Jared Brent Fickling
Agent: Steven A. Reinell, AIA
Owner: Jared Brent Fickling
Property Address: 1306 2nd Avenue North
Parcel ID: 177709-0000
Legal Description: Lot 14, Block 3, *Pine Grove Unit 1*
Current Zoning: RS-1
Motion to 34-336(e)(1)c.2, for both side yard setbacks of 6 feet in lieu of 10 feet
Consider: minimum required per side; 34-336(e)(1)c.3, for a rear yard setback of 10'8" in lieu of 30 feet minimum; 34-336(e)(1)e, for lot coverage of 43% in lieu of 35% maximum; and 34-373(d), for a driveway side yard setback of one (1) foot in lieu of 5 feet minimum to rectify existing non-conformities and to allow for a rear addition and driveway expansion to an existing single-family dwelling

D. **Case Number(s): BOA#22-100129**

Applicant: Anthony & Sylvan Pools, Jeremiah Siebert
Agent: Jeremiah Siebert
Owner: Brandon Huffman
Property Address: 624 3rd Avenue North
Parcel ID: 173840-0000
Legal Description: Lot 4, Block 37, *Atlantic Park a Replat of a part of Pablo Beach North*
Current Zoning: RS-2
Motion to 34-337(e)(1)e, for lot coverage of 49% in lieu of 35% maximum; and 34-
Consider: 337(e)(1)g, for an accessory use setback of 4 feet in lieu of 5 feet minimum to allow for construction of a new swimming pool and pool deck at an existing single-family dwelling

E. **Case Number(s): BOA#22-100130**

Applicant: Anthony & Sylvan Pools - Jeremiah Siebert
Agent: Jeremiah Siebert
Owner: Lori Crowe
Property Address: 1300 Ponce De Leon Street
Parcel ID: 181076-1112
Legal Description: Lot 43, *Constitution Cove Unit Two*

Current Zoning: RS-2

Motion to 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum; and 34-
Consider: 337(e)(1)g, for an accessory structure setback of one (1) foot from the
western property line for an existing shed, 3 feet in lieu of 5 feet minimum
from the rear property line and 3 feet in lieu of 5 feet minimum from the
primary structure, to allow for construction of a new swimming pool and pool
deck at an existing single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, December 20, 2022. There are six 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, November 1, 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 (absent)

Jeff Truhlar (absent)

John Moreland

Alternates: Todd Smith

Jennifer Williams

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

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS:

Ms. Gonzalez noted the agenda was missing one item of old business.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to amend the agenda to include BOA# 22-100092.

Voice Vote: In a voice vote, the motion passed unanimously.

A. Case Number: BOA#22-100092

Applicant: Matthew Lents

Owner: Lents & Associates, PLLC

Property Address: 1201 3rd Street North

Parcel ID: 174613-0000

City of Jacksonville Beach Land Development Code Section(s): 34-377, for 6 on-site parking spaces in lieu of 14 required to allow for construction of a second story office space addition and a third story auxiliary dwelling unit to an existing one-story office building.

Senior Planner Christian Popoli provided background on the application.

Applicant: Mr. Lents requested a continuance until 2023.

A discussion ensued about whether to continue or withdraw the application. City Attorney Sandra Robinson recommended continuing the application because the public hearing had already occurred.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to continue BOA# 22-100092 until June 2023.

Discussion: None

Motion to Amend: It was moved by Mr. Curley, seconded by Mr. Moreland, to continue BOA# 22-100092 until June 6, 2023.

Motion to Amend Roll Call Vote: Ayes – Owen Curley, John Moreland, Todd Smith, Jennifer Williams, Alexi Gonzalez

The motion to amend passed unanimously.

Original Motion Roll Call Vote: Ayes – John Moreland, Owen Curley, Todd Smith, Jennifer Williams, Alexi Gonzalez

The original motion as amended passed unanimously.

NEW BUSINESS:

A. Case Number: BOA#22-100118

Applicant/Owner: Jon P. Stephan

Agent: Paul Medis - Waterout of Northeast Florida, Inc.

Property Address: 1862 Evans Drive South

Parcel ID: 179997-7040

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)3, for a rear yard setback of 20 feet in lieu of 30 feet minimum to allow for the addition of a rear covered patio at an existing single-family dwelling.

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

Applicant: Jon P. Stephan, 1862 Evans Drive South, Jacksonville Beach, stated the hardship was a nonconforming lot.

Public Hearing:

The following spoke in support of the variance:

- Michael Cowart, 1848 Evans Drive South, Jacksonville Beach
- Paul Medis, 5791 University Club Boulevard North, Jacksonville

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100118 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

The motion passed unanimously.

B. Case Number: BOA#22-100119

Applicant/Owner: Cindy Ellen Meide
Agent: Richard Gifford - Gifford & Gifford
Property Address: 1203 9th Avenue North
Parcel ID: 179173-0500

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 49% in lieu of 35% maximum; 34- 337(e)(1)g, for an accessory structure setback of 0 (zero) feet in lieu of 5 feet minimum from the western side yard; and 34-373(d), for a driveway setback of 2 feet in lieu of 5 feet minimum from the western side yard, to allow for the addition of an extended driveway, walkway and swimming pool paver deck at a newly constructed single-family dwelling.

Ex-Parte Communication:

Ms. Gonzalez disclosed a friend asked her if this case was coming before the Board. Ms. Gonzalez confirmed it was.

No additional Board members had ex-parte communication on this item.

Applicant: Cindy Ellen Meide, 1203 9th Avenue North, Jacksonville Beach, stated the hardship was their disabled dependent could not navigate the property. Richard Gifford, 301 W. Bay Street, Jacksonville, was sworn in to answer any additional questions.

Public Hearing:

The following spoke in support of the variance:

- Hugh and Michele Verkerk, 1005 13th Street North, Jacksonville Beach

The following spoke in opposition to the variance

- Mark Junk, 1034 13th Street North, Jacksonville Beach

The following submitted an email [on file] in opposition of the variance:

- Rhonda Johnson

Mr. Gifford addressed the drainage and flooding concerns.

A discussion ensued about pavers, lot coverage, and westerly side yard setback.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100119 with an accessory structure setback of 18” in lieu of 5’ on the westerly side yard, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A brief discussion ensued about the substandard lot, setbacks, and criteria.

Roll Call Vote: Ayes – Owen Curley, John Moreland, Todd Smith, Jennifer Williams
Nays – Alexi Gonzalez

The motion passed 4-1.

C. **Case Number:** **BOA#22--100120**
Applicant/Owner: SMV Management, LLC. - Parthesh Vakil
Property Address: 312 1st Avenue North
Parcel ID: 176766-0000

City of Jacksonville Beach Land Development Code Section(s): 34-339(e)(3)(c)2, for a westerly side yard of zero ‘0’ feet and an easterly side yard setback of 5 feet in lieu of 10 feet required for each side yard, to allow for construction of a new two-unit multi-family structure.

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

Applicant: Parthesh Vakil, 10150 Belle Rive Boulevard, Unit 106, Jacksonville, stated the lot was substandard.

A discussion ensued about the Land Development Code, square footage, and lot coverage.

Public Hearing:

The following spoke in opposition to the variance

- Zain Jazrawi, 782 8th Avenue South, Jacksonville Beach
- Willard Michaud III, 380 1st Avenue North, Jacksonville Beach
- Thomas D. Lee III, 7609 Tara Lane, Jacksonville
- Heath Aldridge, owner 316-318 18th Avenue North, Jacksonville Beach

The following submitted an email [on file] in opposition of the variance:

- Lisa Johnson Cook, 1209 Salt Creek Island Drive, Ponte Vedra Beach

The following spoke in support of the variance:

- Ryan Vermey, 261 Ahern Street, Atlantic Beach

Mr. Vakil and Mr. Vermey addressed concerns expressed during the public hearing.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100120 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:
A discussion continued about the use, setbacks, lot width, and two-unit multi-family structures.

Roll Call Vote: Ayes – John Moreland, Owen Curley, Jennifer Williams, Alexi Gonzalez
Nays – Todd Smith

The motion passed 4-1.

PLANNING DEPARTMENT REPORT

Mr. Popoli stated the next meeting regarding the Comprehensive Plan and Land Development Code would be held on November 3, 2022.

The next scheduled meeting is Tuesday, November 5, 2022, at 6:00 P.M. There are four scheduled cases.

ADJOURNMENT

There being no further business, Ms. Gonzalez adjourned the meeting at 7:17 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Board of Adjustment Meeting
held Tuesday, November 15, 2022, at 6:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Vice-Chairperson Owen Curley called the meeting to order at 6:00 P.M.

ROLL CALL

Chairperson: Alexi Gonzalez (absent)

Vice-Chairperson: Owen Curley

Board Members: Dan Elmaleh

Jeff Truhlar

John Moreland

Alternates: Todd Smith

Jennifer Williams (absent)

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on October 18, 2022
- Joint Board Workshop held on October 27, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#22-100121

Applicant/Owner: David Collins & Angel Wilhelm

Agent: Cole Builders, Inc

Property Address: 1112 10th Street North

Parcel ID: 175150-0000

City of Jacksonville Beach Land Development 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.

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

Applicant: David Collins, 1112 10th Street North, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the pool decking, drainage, driveway, garage, parking, and original site plan.

Public Hearing:

The following spoke in opposition to the variance:

- Jeff & Heather Fields, 1204 10th Street North, Jacksonville Beach

The applicant addressed the concern expressed during the public hearing.

Motion: It was moved by Mr. Elmaleh, seconded by Mr. Moreland, to approve BOA#22-100121 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A discussion continued about the driveway, drainage, and setback.

Roll Call Vote: Ayes – Dan Elmaleh, Owen Curley
Nays – John Moreland, Jeff Truhlar, Todd Smith

The motion failed 3-2.

B. Case Number: BOA#22-100124

Applicant/Owner: Renee Baron
Property Address: 1104 7th Street North
Parcel ID: 175055-0000

City of Jacksonville Beach Land Development 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.

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

Applicant: Renee Baron, 1104 7th Street North, Jacksonville Beach, stated the hardship was a substandard lot.

A discussion ensued about access locations and the driveway.

Public Hearing:

No one came forth to speak on this item. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#22-100124 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes – Jeff Truhlar, Dan Elmaleh, John Moreland, Todd Smith, Owen Curley
The motion passed unanimously.

C. Case Number: **BOA#22-100125**
Applicant/Owner: Hoyt & Lisa Sutherland
Property Address: 2048 10th Street North
Parcel ID: 174767-0000

City of Jacksonville Beach Land Development 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.

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

Applicant: Hoyt Sutherland, 2048 10th Street North, Jacksonville Beach, stated the lot was substandard.

A discussion ensued about the setbacks.

Public Hearing:

No one came forth to speak on this item. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Curley, to approve BOA#22-100125 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes – Jeff Truhlar, Dan Elmaleh, John Moreland, Todd Smith, Owen Curley
The motion passed unanimously.

PLANNING DEPARTMENT REPORT

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

ADJOURNMENT

There being no further business, Mr. Curley adjourned the meeting at 6:52 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT



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BOA#22-100126

Zoning: RS-2
RE: 179194-0600
Legal: Lot 6, Block 75, Section "A", Jacksonville Beach.
Address: 1007 17th Street North.

Request

Section(s): 34-337(e)(1)c.3, for a rear yard setback of 17.5 feet in lieu of 30 feet minimum; 34-337(e)(1)e, for lot coverage of 47% in lieu of 35% maximum; and 34-337(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet minimum from the north and east property lines to rectify existing non-conformities and allow for construction of a rear addition to 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 lot measures 70 feet in width and 102 feet in depth. The total lot area 7,140 square feet. The subject home was constructed in 1994. The home was originally constructed with only a small rear patio. Though staff cannot determine when the pool and pool deck was added, it appears on a survey as early as 2011, and based on satellite images, it was present as far back as 2004. The applicant's purchased the home in November of 2021. The home currently is at roughly 45% lot coverage, and was at the time of purchase

There are no previous variances or any active code enforcement cases.

Staff Analysis

The subject lot was platted in 1944, and is both too narrow and under the minimum lot size by 360 square feet. The applicant is proposing a small rear addition that would add roughly 140 square feet, as part of it would replace some of the existing pool deck and not contribute more to lot coverage for that portion that overlaps. The current lot coverage is 45%, with the pool and pool deck. The additional 140 square feet raises the total lot coverage to 47%. The rear addition also would encroach into the rear setback as it would be part of the primary structure. The addition does not extend as far to the rear as the pool which is also nonconforming in setbacks currently, as it is too close to the north side property line and the rear property line. There was no permit on file for the pool or pool deck.



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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;**

Staff **does** find that there are circumstances unique to the subject parcel of land. The lot is both substandard in width by 5 feet and in area by 360 square feet. All existing improvements amount to 45% lot coverage.

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 lot is substandard and was platted in 1944. Additionally, the existing pool and pool deck were added some time after the home was constructed but



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at least 18 years prior to the current homeowners purchased the home. The proposed addition would only add 2% 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. Additions and reinvestment into existing homes is a typical improvement for single family homes and is not a 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 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 reinvest in existing homes and add additions for more living space is a right commonly enjoyed by homes in the Rs-2 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 accomplish the addition to the home. The applicant has proposed a small rear addition and has taken the initiative to remove some of the existing pool deck and place part of the addition in its place, thus helping to reduce the lot coverage request. This is the smallest request possible to address existing nonconformities and allow for the small rear addition.

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.

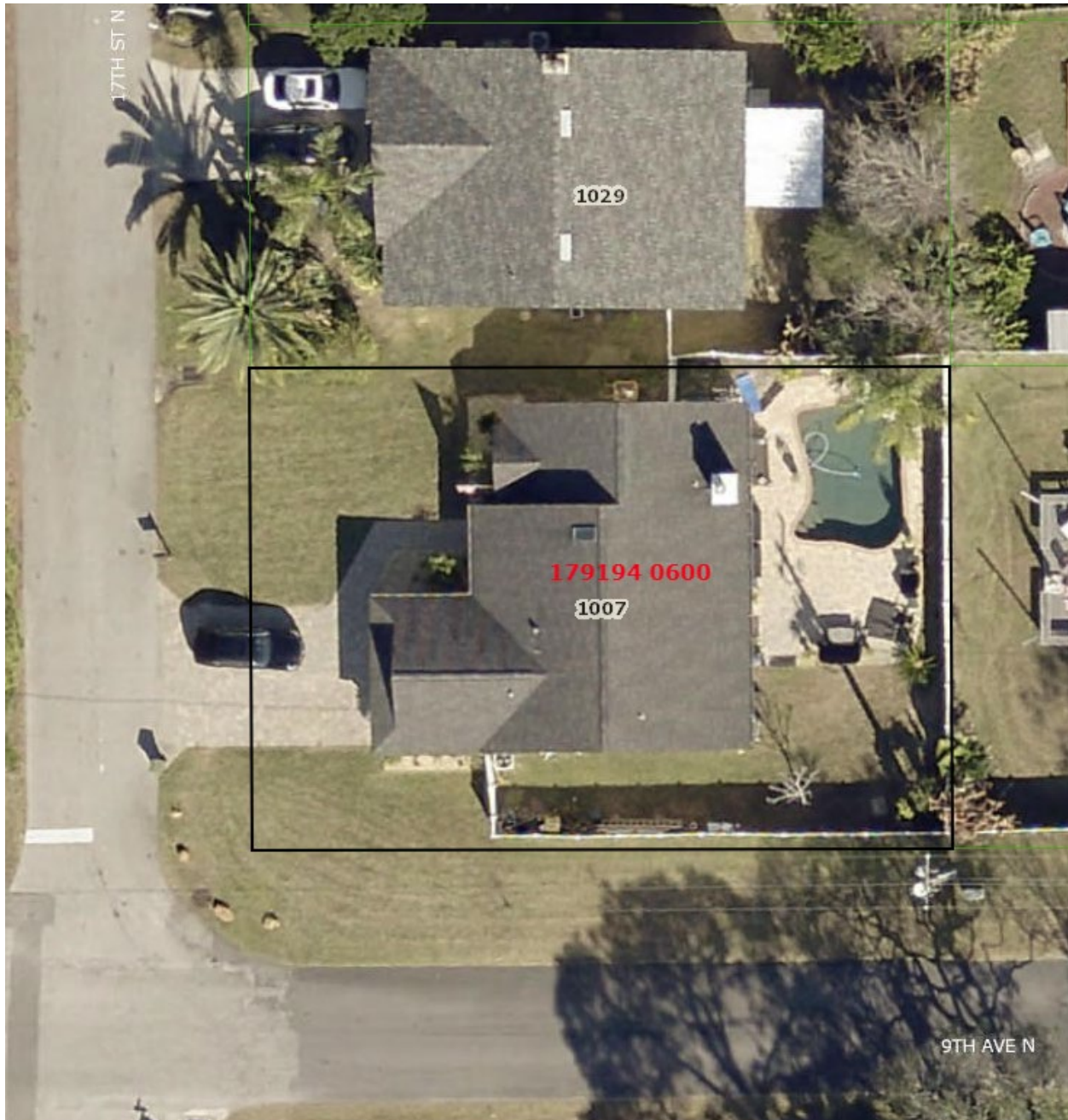


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Staff Recommendation

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#22-100126**

Location Map (property boundaries are representative only)



LOT 6, BLOCK 75, SECTION "A" JACKSONVILLE BEACH AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



LOT 6, BLOCK 75, SECTION "A" JACKSONVILLE BEACH AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.





APPLICATION FOR VARIANCE

BOA NO. 22-100126
HEARING DATE 12.6.22

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.

RECEIVED

10:50

OCT 5 2022

APPLICANT INFORMATION

Applicant Name: Janice Bounds Telephone: (904) 699-9761
Mailing Address: 1007 17th Street North E-Mail: janicebounds@comcast.net
Jacksonville Beach, FL 32250
Agent Name: JULIANNE OVERBY Telephone: 904-704-8628
Mailing Address: 2452 PULLMAN ST E-Mail: jno@jloverby.com
JAX BCH, FL 32250
Landowner Name: Janice Bounds Telephone: (904) 699-9761
Mailing Address: 1007 17th Street North E-Mail: janicebounds@comcast.net
Jacksonville Beach, FL 32250

PLANNING & DEVELOPMENT

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: 1007 17th Street North
Legal description of property (Attach copy of deed): Lot 6, Block 75, Section 'A' Jacksonville Beach as recorded in Plat Book 18, Page 33 of the Current Public Records of Duval County, FL.
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).
Rear Setback of 17'-6" in lieu of 30', Side set-back of 13.9' in lieu of 14', Pool Paver set-back 3' in lieu of 5' & Lot coverage of 47% in lieu of 35%.

179194-0600

AFFIDAVIT

I, Janice Bounds, 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.

Janice Bounds
APPLICANT SIGNATURE

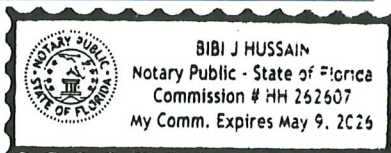
Janice Bounds
PRINT APPLICANT NAME

10.5.22
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 05 day of OCTOBER, 2022, by JANICE M. BOUNDS, who is personally known to me or produced FLORIDA STATE DRIVER'S LICENSE as identification.

Bibi J. Hussain
NOTARY PUBLIC SIGNATURE
Bibi J. Hussain
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)c.3, for a rear yard setback of 17.5 feet in lieu of 30 feet minimum; 34-337(e)(1)e, for lot coverage of 47% in lieu of 35% maximum; and 34-337(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet minimum from the north and east property lines to rectify existing non-conformities and allow for construction of a rear addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100/26

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 5 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	The property is substandard in width and area.
Special circumstances and conditions do not result from the actions of the applicant.	YES	There are preexisting conditions for the pool set-back, the side set-back and part of the lot coverage. These nonconformities were pre-existing with the house prior to the design of a new addition.
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	
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	The addition of a 3rd bedroom/office would enable the enhancement of this home in the continuation of the existing conditions. This will enable the resident to remain in the home with current space needs being met.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	YES	This variance would allow for an increase in the home's usability and value. Any smaller of an addition would not create a useful or beneficial space.
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	There will be no negative affect with the request. The addition will remain consistent with the design elements of the existing house.

This instrument prepared by
and after recording return to:

Rock Solid Law
220 Ponte Vedra Park Dr., Suite 280
Ponte Vedra Beach, Florida 32082

Property Appraiser's Parcel
Identification Number(s): 179194-0600

RECEIVED
22-100426
OCT 5 2022

PLANNING & DEVELOPMENT

WARRANTY DEED

The Grantor, **Janice Bounds**, a single woman, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantee, **Janice M. Bounds**, as **Trustee of the Janice M. Bounds Trust, dated November 23, 2021**, whose mailing address is 1007 17th Street N, Jacksonville Beach, Florida 32250, the real property in Duval County, Florida, described as follows:

LOT 6, BLOCK 75, SECTION "A" JACKSONVILLE BEACH,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT
BOOK 18, PAGE(S) 33, OF THE PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA

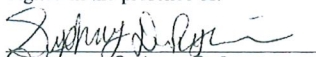
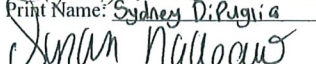
In order to maintain homestead exemption rights under Section 196.031, Florida Statutes, Grantee may use, possess, and occupy this real property and Grantee has a beneficial title in equity to this real property as set forth in Section 196.031(1), Florida Statutes, or any successor statute. Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Florida Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031 (1) of the Florida Statutes.

Full power and authority are conferred upon the Grantee, as Trustee, 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 to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

Signed on November 23, 2021.

Signed in the presence of:

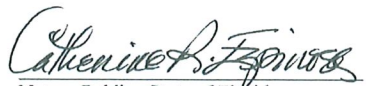

Print Name: Sydney D. Puga

Print Name: Susan Nadeau

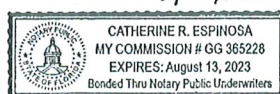

Janice M. Bounds
1007 17th Street N
Jacksonville Beach, Florida 32250

Two witnesses as to
Janice Marie Bounds
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me on November 23, 2021, by Janice M. Bounds.

Physical Presence ☒
Online Notarization ☐
Personally Known ☐
Produced Identification ☒
Type of Identification Driver License


Notary Public - State of Florida
Print Notary Name: Catherine R. Espinosa
My Commission Number is: GG 365228
My Commission Expires: 8/13/2023



MAP SHOWING SURVEY OF
 LOT 6, BLOCK 75, SECTION "A" JACKSONVILLE BEACH AS RECORDED IN PLAT BOOK
 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

NOTES

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE NORTH LINE OF LOT 6, BLOCK 75 BEING NORTH 89°08'00" EAST, AS PER PLAT.
3. NO BUILDING RESTRICTION LINES PER PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONES "X" (AREA OUTSIDE THE 500 YEAR FLOOD PLAIN) AND FLOOD ZONE "A" (BASE FLOOD ELEVATION OF 15 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL N. 120078 0001 D, REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF JANICE BOUNDS; WESTCOR LAND TITLE INSURANCE COMPANY; and QUINTAIRO, PRIETO, WOOD AND BOYER, P.A.

STEPHEN W. CREWS, P.S.M.
 FLA. LIC. SURVEYOR AND MAPPER No. LS 5996
 FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
 DRAWN BY: SWC
 FILE #: 2011-0334

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

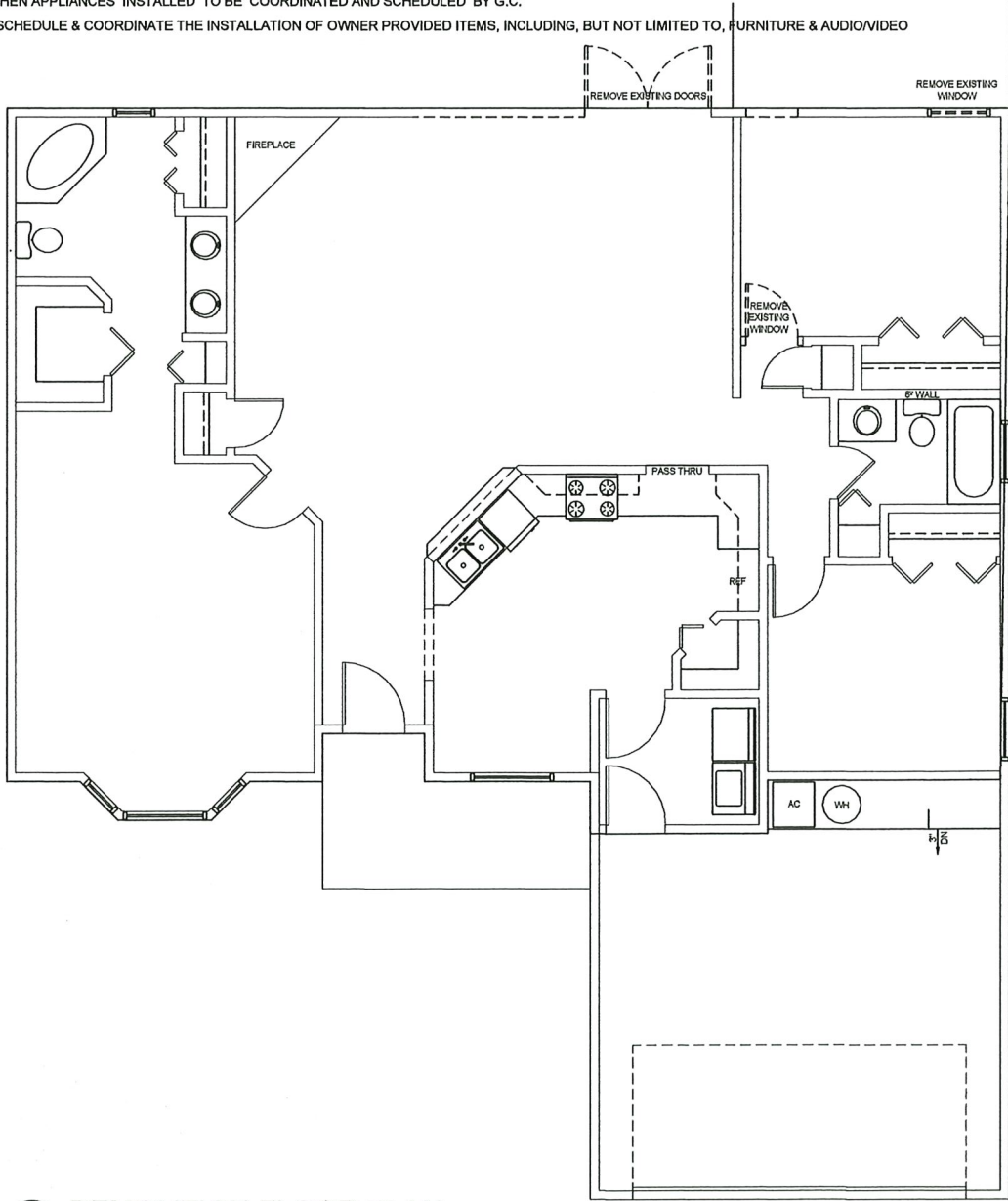
DATE: MAY 13, 2011
 SHEET 1 OF 1

SURVEY WITH NEW ADDITION

PROPOSED

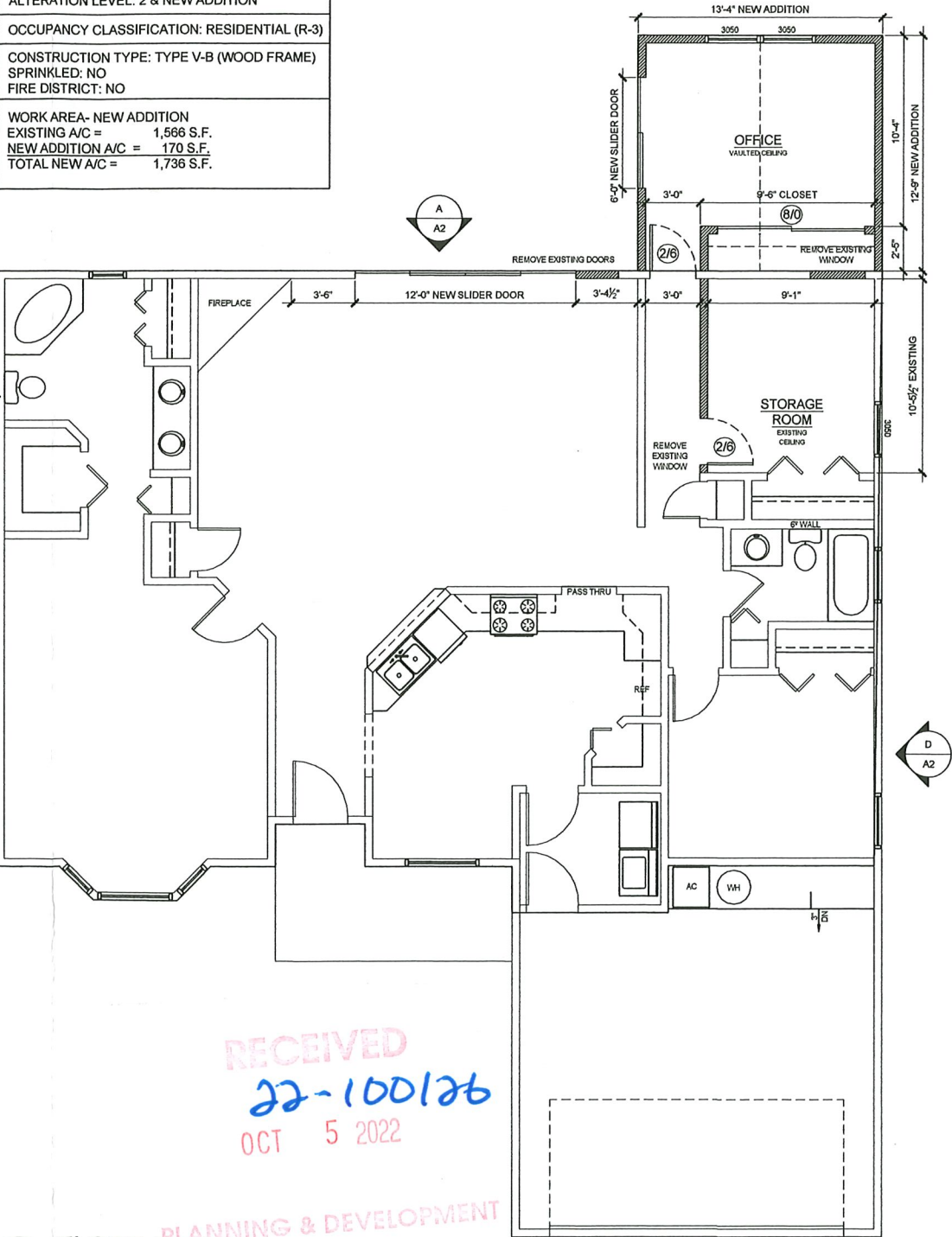
GENERAL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE TO THE MOST RECENT EDITION OF FLORIDA BUILDING CODES AND ALL OTHER APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
2. VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS IN FIELD PRIOR TO CONSTRUCTION. VERIFY LAYOUT WITH REFERENCE TO EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE COMMUNICATED IN WRITING TO THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS.
3. IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL WORK IS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CONSTRUCTION STANDARDS.
4. ALL DIMENSIONS ARE TO FACE OF DRYWALL OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED.
5. FLOOR PENETRATIONS TO BE WATERPROOFED.
6. ALL INTERIOR WALLS TO BE WOOD STUDS UNLESS OTHERWISE NOTED.
7. WHERE G.C. IS TO PROVIDE TYPE 'X' GYP. BD. FOR A RATED ASSEMBLY, THE TYPE 'X' GYP. BD. IS REQUIRED TO GO BENEATH THE SHEATHING AND FINISHES.
8. INTERIOR DOORS ARE TO BE 5" OFF PERPENDICULAR WALLS UNLESS OTHERWISE NOTED.
9. IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL MANUFACTURED ARTICLES, MATERIAL AND EQUIPMENT ARE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, OPERATED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS, UNLESS HEREIN SPECIFIED TO THE CONTRARY. BUILDER SHALL FOLLOW ALL INSTRUCTIONS TO SUSTAIN AND PRESERVE ALL EXPRESSED OR IMPLIED WARRANTIES AND GUARANTEES.
10. IT IS THE BUILDER'S RESPONSIBILITY TO CHECK ALL PLAN DIMENSIONS & DETAILS FOR OVERALL ACCURACY APPROPRIATE TO THE SITE & FINAL SELECTION OF MASONRY, FLOOR JOISTS, LUMBER, STRUCTURAL MEMBERS, VENEER, ROOFING, ETC.
11. SUBSTITUTES FOR SPECIFIC MATERIALS & MANUFACTURERS SHOWN ON THESE PLANS MAY BE OFFERED, BUT MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER PRIOR TO PROCURING OR INSTALLING.
12. RESPONSIBILITY OF THE GC INCLUDES, BUT IS NOT LIMITED TO, PROPER INSTALLATION OF MATERIALS, NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING & ANY OTHER SMALL ITEMS OR DETAILS NOT NECESSARILY INDICATED ON THE PLANS.
13. THESE PLANS ARE NOT INTENDED TO BE COMPLETE IN ALL DETAILS OF WEATHERPROOFING. USE OF A VARIETY OF DIFFERENT MATERIALS CAN CHANGE DETAILS. ADDITIONALLY, VARYING CODES & REGULATIONS, FOUNDATION REQUIREMENTS, ELECTRICAL AND MECHANICAL PLANS CAN CHANGE THESE DETAILS.
14. FURNITURE TO BE COORDINATED, INSTALLED AND SCHEDULED BY G.C. AND THE OWNER
15. ALL KITCHEN APPLIANCES INSTALLED TO BE COORDINATED AND SCHEDULED BY G.C.
16. G.C. TO SCHEDULE & COORDINATE THE INSTALLATION OF OWNER PROVIDED ITEMS, INCLUDING, BUT NOT LIMITED TO, FURNITURE & AUDIO/VIDEO SYSTEMS.



DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

BUILDING CODE SUMMARY
CODE ENFORCEMENT JURISDICTION: CITY OF JACKSONVILLE BEACH
BUILDING CODE: Florida Building Code 7th Edition (2020) Building Florida Building Code 7th Edition (2020) Existing Building Florida Building Code 7th Edition (2020) Residential Florida Building Code 7th Edition (2020) Plumbing National Electric Code 2017 - NFPA 70-2017 Florida Building Code 7th Edition (2020) Energy Conservation Florida Building Code 7th Edition (2020) Mechanical Florida Fire Prevention Code 7th Edition
ALTERATION LEVEL: 2 & NEW ADDITION
OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-3)
CONSTRUCTION TYPE: TYPE V-B (WOOD FRAME) SPRINKLED: NO FIRE DISTRICT: NO
WORK AREA- NEW ADDITION EXISTING A/C = 1,566 S.F. NEW ADDITION A/C = 170 S.F. TOTAL NEW A/C = 1,736 S.F.



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

JNOOverby, LLC

Architectural and Interior Design

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jloverby.com
FL. AR-0017060 • FL. ID-4621



BOUNDS RESIDENCE
1007 17TH STREET NORTH
JACKSONVILLE BEACH, FL 32250

DATE ISSUED:
AUGUST 25, 2022

NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"X17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

NEW
ADDITION
PLANS

A1

DESIGN SET

RECEIVED
22-100126
OCT 5 2022

PLANNING & DEVELOPMENT

PROPOSED.

JNO Overby, LLC

Architectural and Interior Design

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida 32250
904-704-8628
Email: jno@jnooverby.com
FL. AR-0017060 • FL. ID-4621



BOUNDS RESIDENCE
1007 17TH STREET NORTH
JACKSONVILLE BEACH, FL 32250

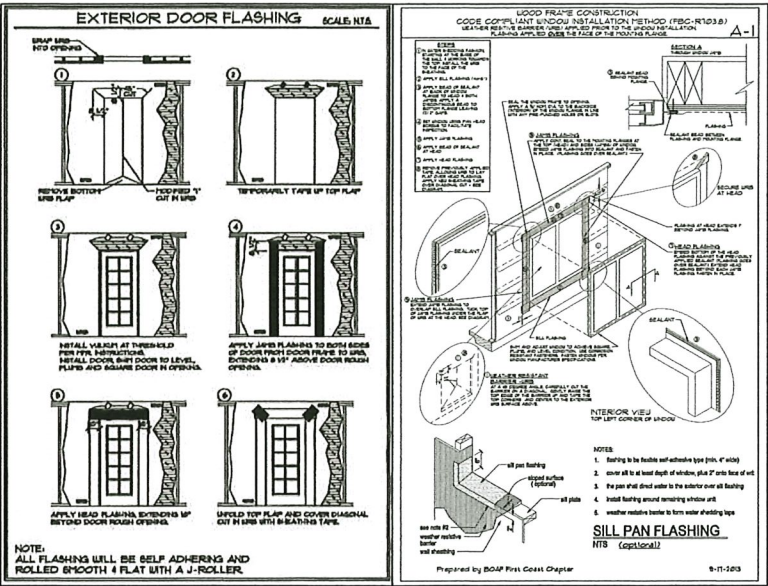
DATE ISSUED:
AUGUST 25, 2022

NOTE:
DO NOT SCALE DRAWINGS.
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MEDIA, DRAWING SCALE
IS HALF-SIZED.

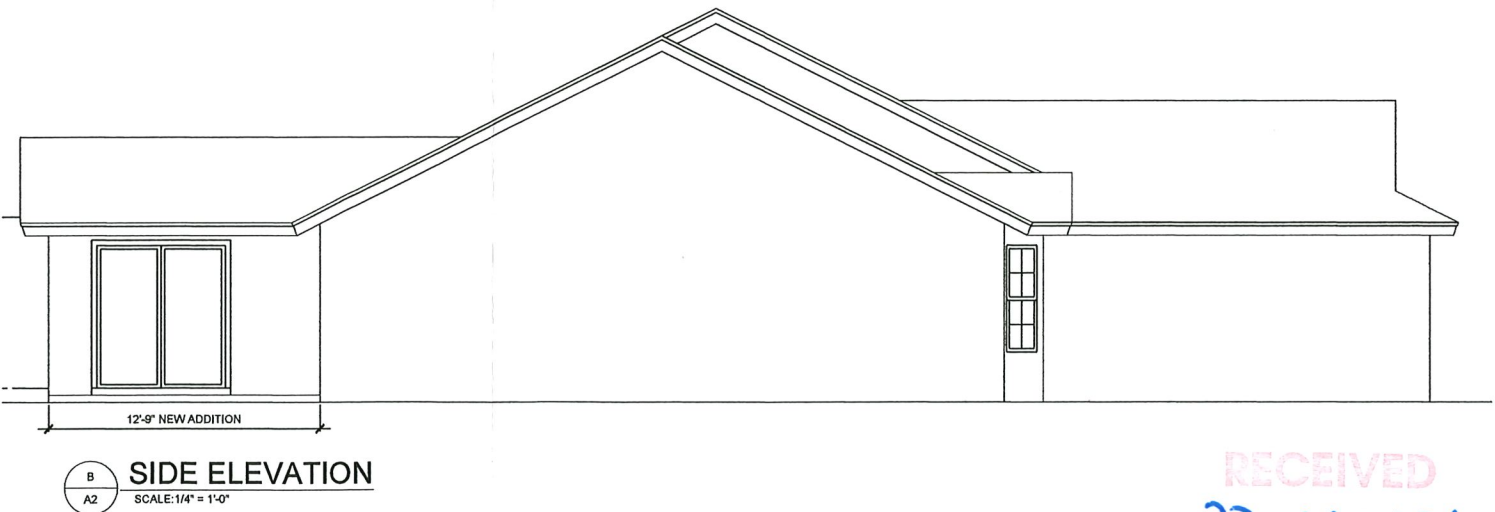
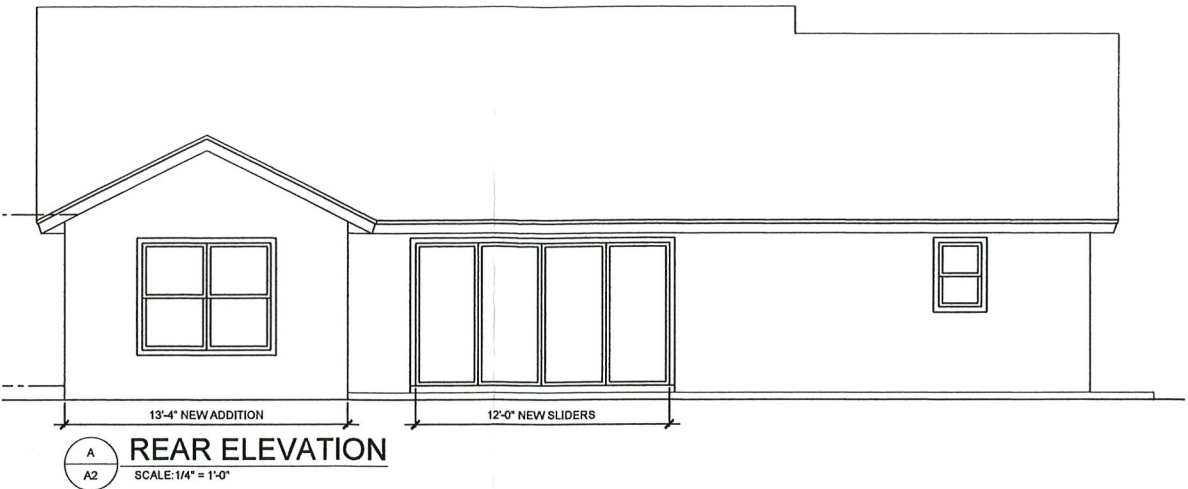
EXTERIOR
ELEVATIONS
AND
DETAILS

A2

DESIGN SET

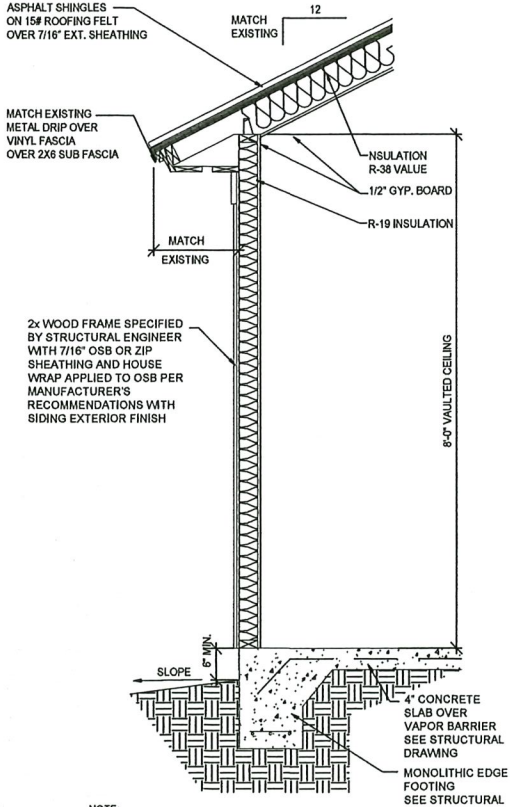
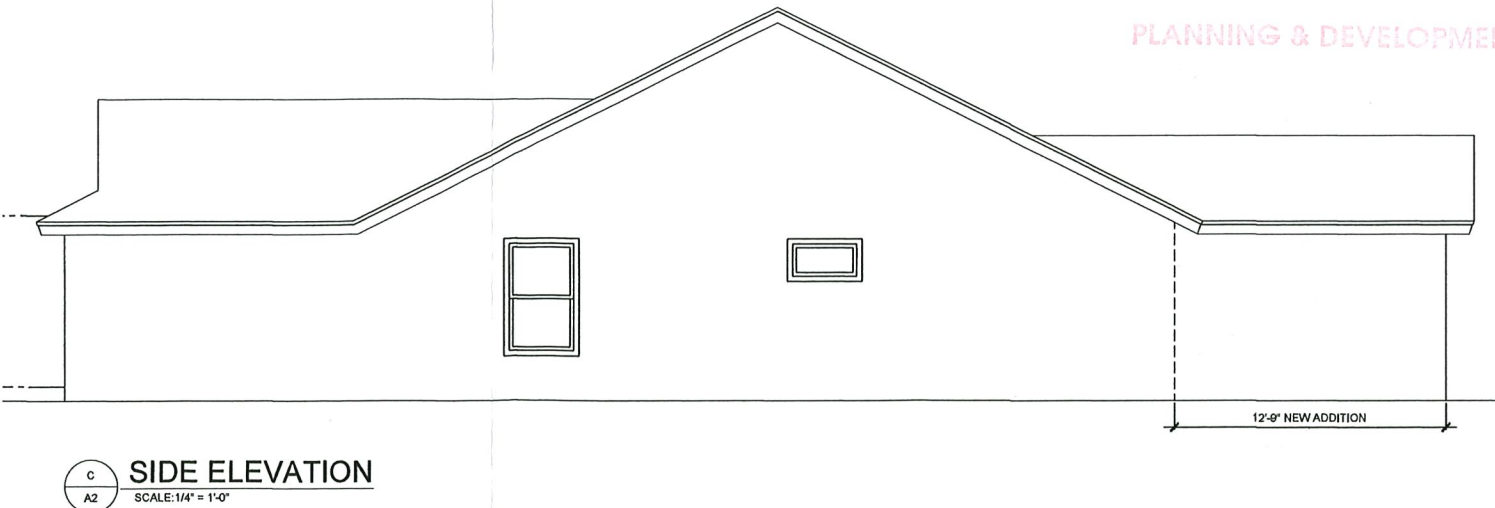


NOTE: THESE DETAILS USED FOR DOORS & WINDOW.
ALL FLASHING TO MEET FBC R903.2.1, R905.2.8. & R703.8 AND INSTALLED PER MANUFACTURER'S
RECOMMENDATIONS.



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22-100126
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PLANNING & DEVELOPMENT



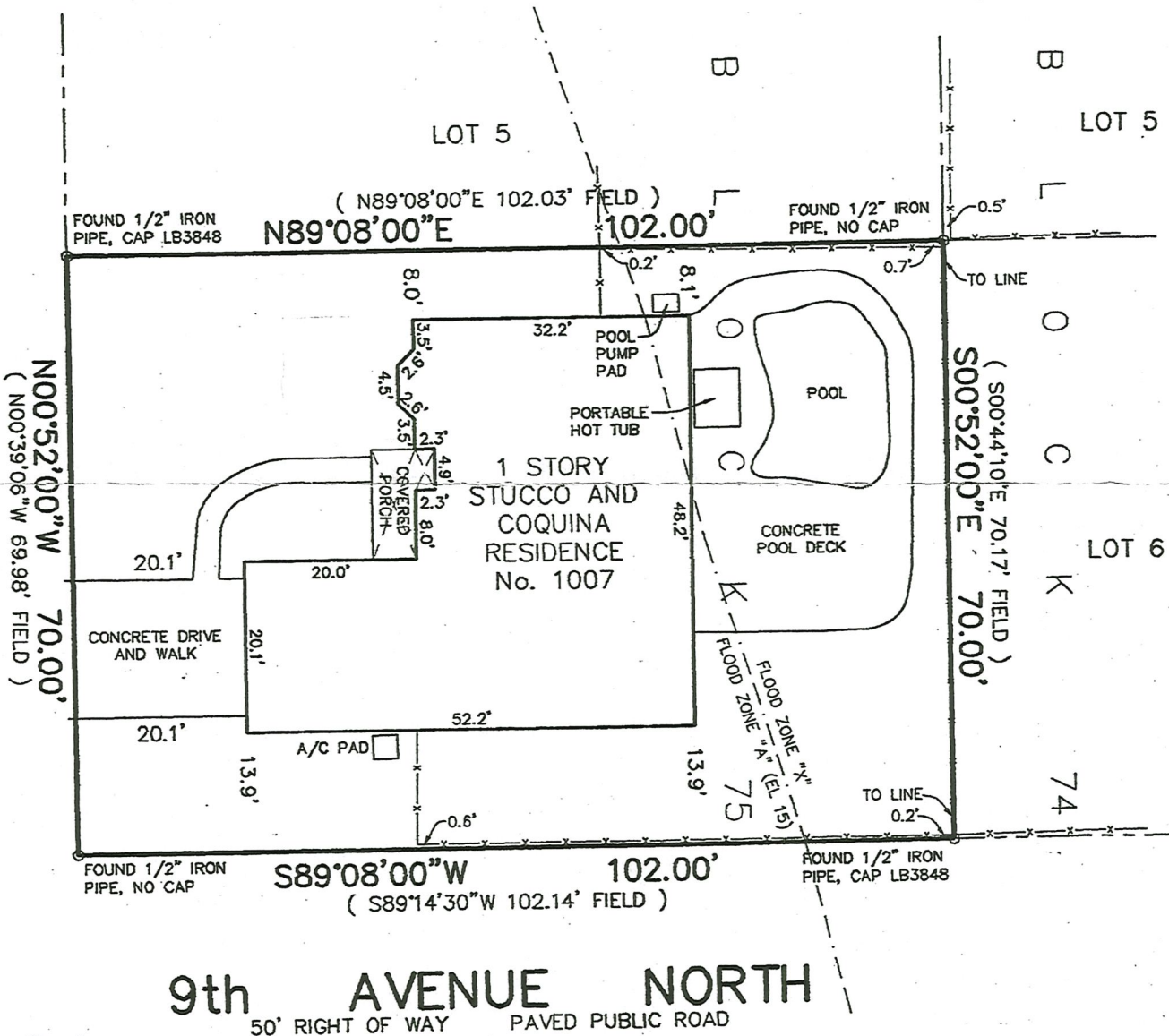
NOTE:
ALL STRUCTURAL SIZES TO BE VERIFIED WITH LICENSED
STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT.
THESE WALL SECTIONS SHOWN FOR DESIGN INTENT.

EXISTING

MAP SHOWING SURVEY OF

LOT 6, BLOCK 75, SECTION "A" JACKSONVILLE BEACH AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

17th STREET NORTH
50' RIGHT OF WAY
PAVED PUBLIC ROAD



9th AVENUE NORTH
50' RIGHT OF WAY
PAVED PUBLIC ROAD

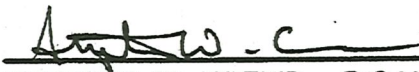
NOTES

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE NORTH LINE OF LOT 6, BLOCK 75 BEING NORTH 89°08'00" EAST, AS PER PLAT.
3. NO BUILDING RESTRICTION LINES PER PLAT.

0 10 20 40
SCALE: 1" = 20'

THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONES "X" (AREA OUTSIDE THE 500 YEAR FLOOD PLAIN) AND FLOOD ZONE "A" (BASE FLOOD ELEVATION OF 15 FEET) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL N. 120078 0001 D, REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF JANICE BOUNDS; WESTCOR LAND TITLE INSURANCE COMPANY; and QUINTAIRO, PRIETO, WOOD AND BOYER, P.A.


STEPHEN W. CREWS, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. LS 5996
FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: SWC
FILE #: 2011-0334
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: MAY 13, 2011
SHEET 1 OF 1

RECEIVED
22-100126
OCT 5 2022

PLANNING & DEVELOPMENT

ORIGINAL
SURVEY



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

BOA#22-100127

Zoning: RS-2
RE: 174464-0020
Legal: Lot 2, Block 96, Pablo Beach North Replat
Address: 508 9th Avenue North

Request

Section(s): 34-337(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for construction of a new swimming pool and pool deck at an existing single-family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1946) 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 125 feet in depth, with an overall area of 6,250 square feet. The lot is both substandard in width and area. The subject property was approved in 2013 for 40% lot coverage to allow for the construction of a new single family home, which was completed in 2014. The current owners purchased the home in 2020. The home is currently conforming in all setbacks. There appears to be some question of the actual current lot coverage, it's noted in the application that it appears to be currently at 43% lot coverage, but based on statements provided by the pool contractor, the survey may be inaccurate and the lot may in fact be slightly larger, so the lot coverage may be less. Staff has based their determination on the best available data, which is the existing survey.

BOA#13-100103 for lot coverage of 40% in lieu of 35% to allow for a new single family home. No active Code cases.

Staff Analysis

The subject lot was platted in 1946, and is substandard in width by 15 feet and is roughly 1,250 square feet smaller than the minimum lot size for the RS-2 zoning district. The applicant is proposing a new pool with a pool deck that would adjoin an existing covered rear patio. Based on the calculation by the contractor, the applicant is proposing to add roughly 163 square feet of pool decking, though they have included 90 square feet of coping, it appears from the site plan that this is based on the coping being larger than 12 inches, so they are accounting for the difference between the standard pool coping, which is exempt from lot coverage,



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and what is proposed. The overall area added will comply with the current setbacks for the existing lot and match that of the existing home. Based on the information provided, it appears the request is truly for 47% lot coverage and not 50%. Assuming the proposed total impervious area provided, if this were a full sized RS-2 lot, the total lot coverage would be roughly 38%.

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;**

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject lot was platted in 1946 and is substandard for the RS-2



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

zoning standards. Additionally the home was constructed at 40% lot coverage with the approved variance.

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 lot is substandard and was platted in 1946. The lot is substandard in with and area, specifically in area by 1,250 square feet. Additionally the home was constructed at 40% lot coverage, leaving a deficit of any additional space for accessory uses.

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 addition of an accessory use such as a pool is not a special privilege, and is a common improvement 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. The addition of accessory uses, specifically swimming pools and pool decks is a common right associated with single family homes in the RS-2 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 not** find that the requested variances are the minimum variance needed to accomplish the addition of the pool deck. Based on information provided by the pool contractor and in the application itself, it appears the minimum variance needed is actually 47% lot coverage not 50%, and staff would recommend limiting the approval to 47%.



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#22-100127 at 47% lot coverage.**

Location Map (property boundaries are representative only)



[illegible]



APPLICATION FOR VARIANCE

BOA No. 22-100127
HEARING DATE 12.6.22

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.

RECEIVED
OCT 12 2022

APPLICANT INFORMATION

Applicant Name: Anthony M Recco Jr Telephone: (315) 559-6450
Mailing Address: 508 9th Ave N E-Mail: tony.reccojr@gmail.com

Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____

Landowner Name: ANTHONY M RECCO JR Telephone: _____
Mailing Address: 508 9th AVENUE E-Mail: _____

PLANNING & DEVELOPMENT

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: 508 9th Ave N
Legal description of property (Attach copy of 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).
Asking for 50% lot coverage to allow for in-ground pool

174464-0020

AFFIDAVIT

I, Anthony M Recco Jr, 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.

Anthony M Recco Jr
APPLICANT SIGNATURE

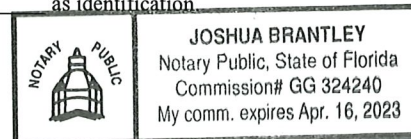
Anthony M Recco Jr
PRINT APPLICANT NAME

10/04/2022
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of October, 2022, by Anthony M Recco Jr, who is personally known to me or produced FL DL # R200-013-69-1341-0 as identification.

Joshua Brantley
NOTARY PUBLIC SIGNATURE
Joshua Brantley
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: AE
CODE SECTION (S):
34-337(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for construction of a new swimming pool and pool deck at an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 22-100127

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 12 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.	No <i>Yes</i> <i>and</i>	No special circumstances exist.
Special circumstances and conditions do not result from the actions of the applicant.	No <i>Yes</i> <i>and</i>	No special circumstances.
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 <i>Yes</i> <i>and</i>	Correct, no special privileges will be granted.
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.	No <i>Yes</i> <i>and</i>	Both neighbors have pools.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	No	Variance being asked for is maximum amount. I believe 47% is exact, however I would like to be on the safe side.
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.	No <i>Yes</i> <i>and</i>	Variance will not adversely affect adjacent lots.

Prepared by, record and return to:

Bartlett Title Services LLC
822 A1A N., Suite 102
Ponte Vedra Beach, FL 32082

Property Appraisers Parcel I.D. (Folio) Number(s):
174464-0020

File No.: 20R199CA

20116372
\$686900⁰⁰

RECEIVED

22-100127

OCT 13 2022

PLANNING & DEVELOPMENT

WARRANTY DEED

This Warranty Deed, Made the 9th day of October, 2020, by **Michael Brammer and Jenna W. Brammer, husband and wife**, whose post office address is: 1415 1st Street North, #1003, Jacksonville Beach, FL 32250, hereinafter called the "Grantor", to **Anthony M. Recco Jr. and Regina M. Recco, husband and wife**, whose post office address is 598 9th Avenue North, Jacksonville Beach, FL 32250, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$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, Florida, to wit:

Lot 2, Block 96, Florida Land Investment Co. and Pablo Beach Improvement Co's Replat, according to the map or plat thereof, as recorded in Plat Book 9, page 32, of the public records of Duval County, Florida.

The property is the homestead of the Grantor(s).

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 2019, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Witness Signature: _____

Printed Name: _____

[Signature]
Hunter Fauthner

[Signature]
Michael Brammer

Witness Signature: _____

Printed Name: _____

[Signature]
Coleen R. Austin

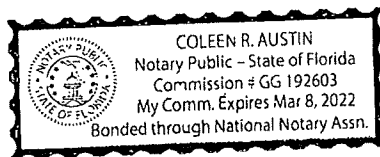
[Signature]
Jenna W. Brammer

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of October, 2020 by Michael Brammer and Jenna W. Brammer, husband and wife, who is/are personally known to me or has/have produced driver license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: _____

My Commission Expires: _____
(SEAL)





DEPARTMENT OF PLANNING & DEVELOPMENT

Ref. 22-100127

RECEIVED

OCT 12 2022

PLANNING & DEVELOPMENT

June 19, 2013

Bottom Line Ventures, Inc.
230 15th Street South
Jacksonville Beach FL 32250

RE: BOA #13-100103
508 9th Avenue North

Dear Mr. Millard:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, June 18, 2013 to consider your variance application.

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

- 34-337(e)(1)c.2, for total side yards of 11 feet in lieu of 15 feet required; and
- 34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum

The results of the meeting were *Amended* and *Approved* for:

- 34-337(e)(1)e, for 40% lot coverage in lieu of 35% maximum

To allow for a new single family dwelling.

Please remove the public hearing notice posted on your property. If you have any questions regarding this variance, please feel free to call me at (904) 247-6235.

Sincerely,

Jon Hays, CBO
Building Department

cc: H & H Seaside Development

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



Anthony M. Recco Jr.

First Vice President

Wealth Management Advisor

NMLS ID 942939

Merrill Lynch Wealth Management

The A Group

Merrill Lynch, Pierce, Fenner & Smith Inc.

102 Business Park Drive Utica NY 13502

T 3157382088 F 3158491546

anthony.recco@ml.com

Click www.fa.ml.com/anthony.recco for timely information that matters to you!

Connect with us:

From: Ed Lehmann <ed@equitypoolsfl.com>

Sent: Tuesday, September 27, 2022 3:51 PM

To: Recco, Anthony <anthony.recco@ml.com>; Mason Mayo
<mason@equitypoolsfl.com>

Subject: Equity Pools Cost Estimate & Lot Area Calculations

Good afternoon Tony,

I know at the moment you and your family like most of us in Florida are thinking more about protecting your home from the approaching storm than additions and improvements. However, I have been continuing to work with your pool and wanted to provide you with the information we discussed and will be ready to discuss options and questions and help with next steps once things have settled down again.

Please see the attached estimate based upon the decking configuration and pool layout of Design 1. The reason I based the cost estimate on design 1 is because of the need for a variance from the building department due to the total lot area coverage of impervious surfaces. As you know the planning and zoning allows for 35% total lot coverage and anything above that requiring permitting must obtain a variance before receiving approval.

I'm currently working with another customer near you in Jacksonville Beach as they are working to get approval for a handicap access therapy pool for a family member who lives in the home. Upon multiple meetings and contact with the building department and

variance approval committee they have been informed that the most they will typically approve is up to 45% lot coverage, occasionally 47-48% total lot coverage and very, very rare circumstances 50% coverage. We can adjust the design either way you would like, however, I also wanted to provide you with the information based upon the design idea you provided as well as the size pool and decking we had discussed.

Design 1 using the listed lot square footage that is on the Duval County Property Appraiser's records has your lot area at 6,105 SF. Your current lot coverage is 2,630 SF and 43% impervious surfaces. With the addition of the pool with 90 SF of coping and the decking in Design 1 of 163 SF your coverage is 2,884 SF and 47%. One important thing I want to note is that your survey did not have any lot coverage information listed on it. According to my CAD program measurements based upon the survey measurements of your lot boundary lines, the lot is a little larger at 6,250 SF. The information they provide and use on the property appraisers listing is typically less because it's based upon old plat book measurements. So, it might be helpful to contact the surveying company and ask if they can update the information based upon the survey that has already been done. That could be helpful to obtain the variance in the future.

I hope this information is helpful and look forward to following up soon.

Thank you,

Ed Lehmann
Equity Pools
904-910-0013

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22-10017

OCT 13 2022

PLANNING & DEVELOPMENT

PROPOSED

1/2" FIPC
#3672

EUB 1/2" FIPC
#3672

LOT 3
BLK 96

N 0°07'47" E 125.29' (M)
125' (P)

125' (P)
S 0°07'01" W 125.16' (M)

LOT 1
BLK 96

LOT 2
BLK 96
2 STY.
RES #508

CONC. DWY

Pool Equipment

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22-100127
OCT 12 2022

PLANNING & DEVELOPMENT

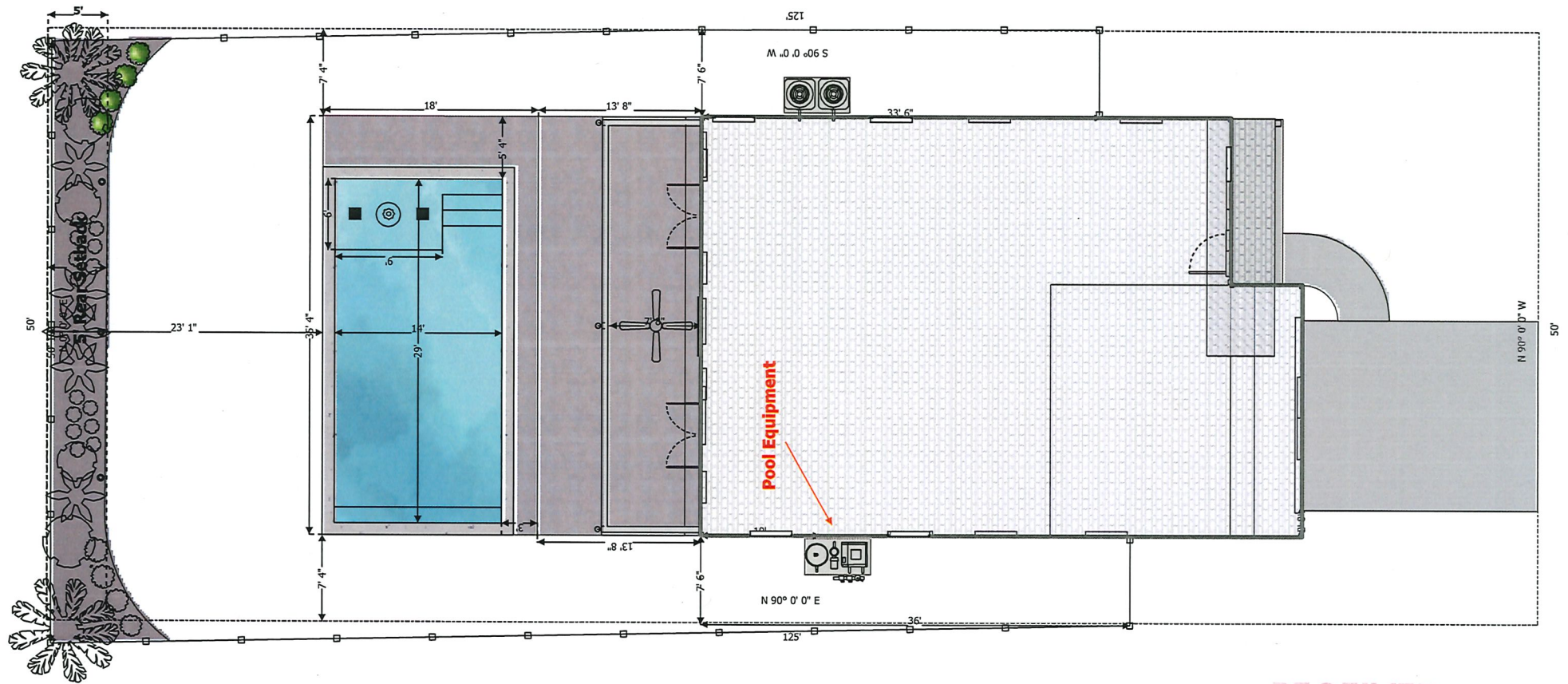
1/2" FIPC
#3672

L-3

1/2" FIPC
#3672

ALLEY 12' RMA

PROPOSED



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22-100127
OCT 12 2022

PLANNING & DEVELOPMENT

PROPOSED

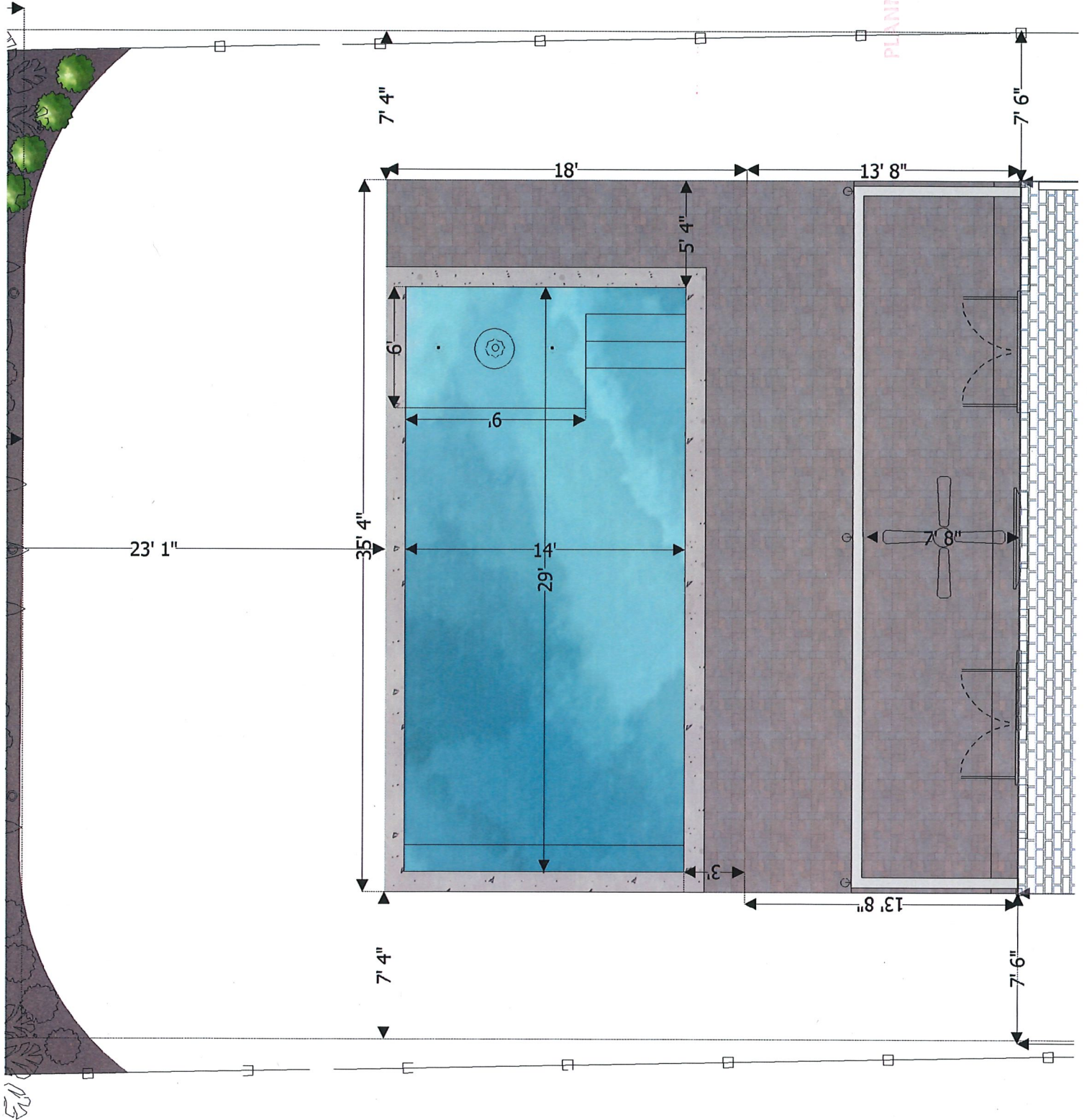
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22-100127

OCT 12 2022

PLANNING & DEVELOPMENT

Scale: 0.15 in. per ft.



EXISTING



RECEIVED

OCT 12 2022

22-100127

PLANNING & DEVELOPMENT

EXISTING

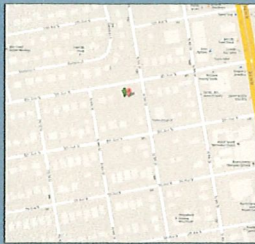


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22-100127
OCT 12 2022

PLANNING & DEVELOPMENT

EXISTING

ORDERED BY:



PROPERTY ADDRESS: 508 9TH AVE NORTH JACKSONVILLE BEACH, FLORIDA 32250

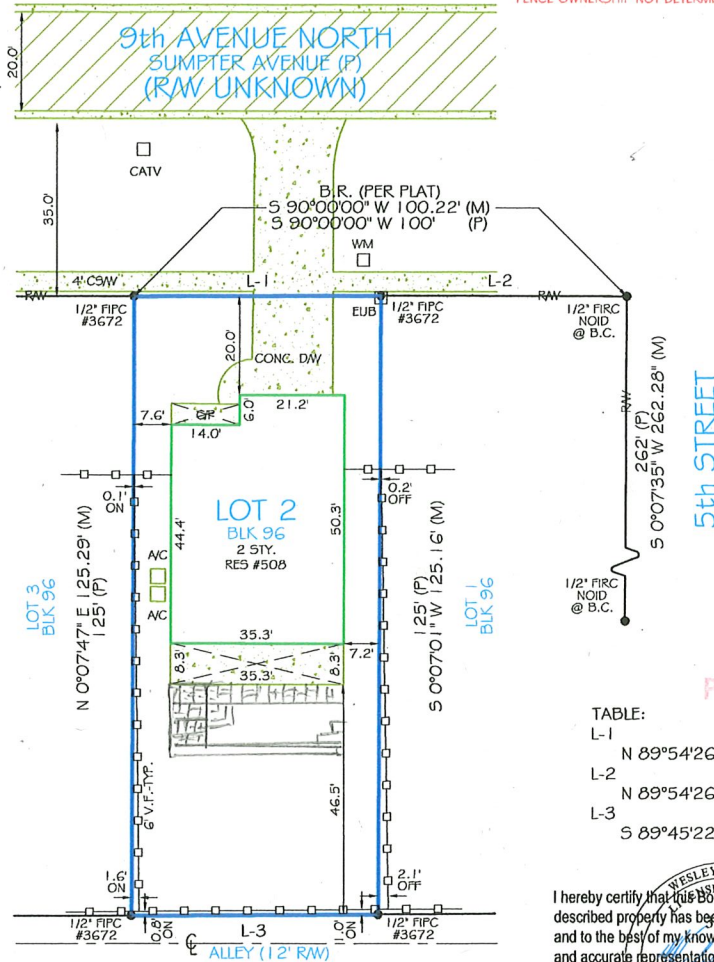
SURVEY NUMBER: 1405.0849

FIELD WORK DATE: 5/12/2014

REVISION DATE(S): (REV.1 5/12/2014)

1405.0849
BOUNDARY SURVEY
DUVAL COUNTY

NOTES:
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER.
FENCE OWNERSHIP NOT DETERMINED.



RECEIVED
22-100127
OCT 12 2022

PLANNING & DEVELOPMENT

TABLE:

L-1	50'	(P)
	N 89°54'26" E 50.08'	(M)
L-2	50'	(P)
	N 89°54'26" W 50.14'	(M)
L-3	50'	(P)
	S 89°45'22" W 50.11'	(M)

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Wesley B. Haas
State of Florida Professional Surveyor and Mapper
License No. 3708



GRAPHIC SCALE
1 inch = 30 feet

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 06/03/13.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 5/12/2014

BUYER: Michael Brammer and Jenna W. Brammer

SELLER:

CERTIFIED TO: MICHAEL BRAMMER AND JENNA W. BRAMMER;
AMERICA'S CHOICE TITLE COMPANY; CHICAGO TITLE
INSURANCE COMPANY; NAVY FEDERAL CREDIT UNION

This is page 1 of 2 and is not valid without all pages.



AFFILIATE
MEMBERS

EXACTA
Land Surveyors, Inc.

www.exactaland.com
P866-735-1916 • F.866-744-2882
11940 Fairway Lakes Drive, Suite 1 • Ft. Myers, FL 33913

LB# 7337

LEGAL DESCRIPTION:

LOT 2, BLOCK 96, FLORIDA LAND INVESTMENT CO. AND PABLO BEACH IMPROVEMENT CO'S. REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 32, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE PLAT BEARING REFERENCE OF SOUTH 90°00'00" WEST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 9TH AVENUE NORTH, LOCATED WITHIN FLORIDA LAND INVESTMENT CO. AND PABLO BEACH IMPROVEMENT CO'S. REPLAT, AS RECORDED IN PLAT BOOK 9, PAGE 32, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exacta by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#7337.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 51-17.062(3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINE TYPES (UNLESS OTHERWISE NOTED)

BOUNDARY LINE
STRUCTURE
CENTERLINE
CRASH-LINK OR WIRE FENCE
EASEMENT
EDGE OF WATER
IRON FENCE
OVERHEAD LINES
SURVEY TIE LINE
WALL OR PARTY WALL
WOOD FENCE
VINYL FENCE

SURFACE TYPES (UNLESS OTHERWISE NOTED)

ASPHALT
BRICK OR TILE
CONCRETE
WOOD

SYMBOLS (UNLESS OTHERWISE NOTED)

BENCH MARK
CONTROLE
CENTRAL ANGLE OR DELTA
COMMON OWNERSHIP
CONTROL POINT
CONCRETE MONUMENT
CATCH BASIN
ELEVATION
FIRE HYDRANT
FIN OR SET MONUMENT
GLYSTER OR ANCHOR
MANHOLE
TREE
UTILITY OR LIGHT POLE
WELL

AC	AIR CONDITIONING	ID	IDENTIFICATION	SEC	SECTION
B.R.	BEARING REFERENCE	IL	ILLEGIBLE	SEP	SEPTIC TANK
B.C.	BLOCK CORNER	INT	INTERSECTION	SEW	SEWER
D.F.P.	DRAINAGE PREVENTOR	INT	INTERSECTION	SISO	SET-GUIDE DISC
BLK	BLOCK	L	LENGTH	SIRC	SET IRON ROD & CAP
BULDG.	BUILDING	LM	LICENSE # - BUSINESS	SNH	SET NAIL & DISC
BM	BENCHMARK	LM	LICENSE # - SURVEYOR	SQ.FT.	SQUARE FEET
B.R.L.	BUILDING RESTRICTION LINE	M	MEASURED	STY	STORY
BSMT.	BASMENT	M.B.	MAP BOOK	S.T.L.	SURVEY TIE LINE
BW	BARREX WINDOW	M.E.S.	METERED END SECTION	SV	SEWER VALVE
CC	CALCULATED	M.F.	METAL FENCE	SW	SEAWALK
C	CURVE	N.R.	NON RADIAL	SW	SEAWALK
CAIV	CABLE TV, RISER	N.T.S.	NOT TO SCALE	TBM	TEMPORARY BENCHMARK
C.B.	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB	TEL	TELEPHONE FACILITIES
CHM.	CHIMNEY	O.G.	ON GROUND	T.O.B.	TOP OF BANK
C.L.P.	CHAIN LINK FENCE	OFF	OUTSIDE OF SUBJECT PARCEL	TWP.	TOWNSHIP
CO.	CLEAN OUT	OH	OVERHANG	TX	TRANSFORMER
CONC.	CONCRETE	OH	OVERHEAD LINES	TYP.	TYPICAL
COR.	CORNER	ON	INSIDE OF SUBJECT PARCEL	U.R.	UTILITY RISER
CW	CONCRETE SIDEWALK	O.R.B.	OFFICIAL RECORD BOOK	WC	WITNESS CORNER
CL.V.G.	CONCRETE VALLEY GUTTER	O.R.V.	OFFICIAL RECORD VOLUME	WM	WATER FILTER
CL	CENTER LINE	OA	OVERALL	WP	WOODEN FENCE
CP	COVERED PORCH	OS	OFFSET	WM	WATER METER/VALVE BOX
CS	CONCRETE SLAB	PT	PLAT	WW	WATER VALVE
DE	DEED	PLB	PLAT BOOK	V.F.	VINYL FENCE
D.F.	DRAIN FIELD	P.C.	POINT OF CURVATURE		
DW	DRIVEWAY	P.C.C.	POINT OF COMPOUND CURVATURE		
ELEV.	ELEVATION	P.C.P.	PERMANENT CONTROL POINT		
ENC.	ENCLOSURE	PE	POOL EQUIPMENT		
ENT	ENTRANCE	PG	PAGE		
EM	ELECTRIC METER	P.I.	POINT OF INTERSECTION		
E.O.P.	EDGE OF PAVEMENT	PLS	PROFESSIONAL LAND SURVEYOR		
E.O.W.	EDGE OF WATER	PLT	PLANTER		
EUB	ELECTRIC UTILITY BOX	P.O.B.	POINT OF BEGINNING		
FI	FIELD	P.O.C.	POINT OF COMVEINEMENT		
FIN	FINISHED FLOOR	P.F.	FOUND IRON PIPE		
FIN	FOUND IRON PIPE	P.F.C.	POINT OF REVERSE CURVATURE		
FIN	FOUND IRON PIPE & CAP	P.F.M.	PERMANENT REFERENCE MONUMENT		
FIN	FOUND IRON ROD	PSM	PROFESSIONAL SURVEYOR		
FIN	FOUND IRON ROD & CAP		AND MASTER		
FIN	FOUND NAIL & DISC				
FIN	FOUND NAIL				
FIN	FOUND NAIL & DISC				
FIN	FOUND PARKER-PALON NAIL				
FIN	FOUND PIR NAIL & DISC				
FIN	FOUND RAUWAD SPIKE				
FIN	GAS METER				

A.E.	ACCESS EASEMENT
A.N.E.	ANCHOR EASEMENT
C.M.E.	CHALK MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E.E.	INGRESS/EGRESS ESMT.
I.R.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.E.	LAKE OR LANDSCAPE
M.E.	MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.A.E.	STORM WATER
T.A.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the Electronic Signature of PDF surveys sent via www.surveystars.com, you must use a hash calculator. A free hash calculator is available for download at:

www.softoedit.com/quest/System/File-Management/Hash-Calculator-Killif-shim

In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com:

1. Download the Hash Calculator available at: www.softoedit.com/quest/System/File-Management/Hash-Calculator-Killif-shim
2. Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com
3. Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
4. Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.
5. If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:

Michael Brammer and Jenna W. Brammer

EXACTA

25% off
(UP TO \$500)

**ANY FUTURE
SURVEYING SERVICES
ON THIS PROPERTY**

Offer valid only for the buyer as listed on the last page of the survey. Total discount not to exceed \$500.

EXACTA

Exacta Land Surveyors, Inc.

LB# 7337

www.exactalands.com

886-735-1916 • 886-744-2882

11940 Fairway Lakes Drive, Suite 1-Ft. Myers, FL 33913



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

BOA#22-100128

Zoning: RS-1
RE: 177709-0000
Legal: Lot 14, Block 3, Pine Grove Unit 1
Address: 1306 2nd Avenue North.

Request

Section(s): 34-336(e)(1)c.2, for both side yard setbacks of 6 feet in lieu of 10 feet minimum required per side; 34-336(e)(1)c.3, for a rear yard setback of 10'8" in lieu of 30 feet minimum; 34-336(e)(1)e, for lot coverage of 43% in lieu of 35% maximum; and 34-373(d), for a driveway side yard setback of one (1) foot in lieu of 5 feet minimum to rectify existing non-conformities and to allow for a rear addition and driveway expansion to an existing single-family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1939) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-1. The subject property is 63 feet in width and 102 feet in depth, with an overall area of 6,441 square feet. The existing home was constructed in 1976. The home was purchased by the current owners in 2015. Current lot coverage is 34.6%. The existing home has some exiting nonconformities with regards to side and rear setbacks based on the provided survey. The home is currently under the minimum home size, which is 1,600 square feet of enclosed space without the addition of a garage. The current home is 1,191 square feet of heated and cooled space per the Property Appraiser's website, and does currently have a required garage.

No previous variances, no active code enforcement.

Staff Analysis

The subject property is roughly 3,560 square feet too small for the Rs-1 zoning district. Additionally the lot is too narrow by 27 feet. The current home has existing nonconformities with regards to side yard setback and rear yard setbacks. Additionally the home is too small in enclosed area based on the RS-1 standards. The home is currently 1,191 square feet of enclosed area, not counting the required garage. The proposed addition would bring the total enclosed area to 1,611 square feet, thus bringing the home into compliance with at least this portion of the RS-1 standards. The proposed addition would follow the existing setback of the home,



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

and would further encroach into the rear yard setback. Additionally the proposed addition would increase the lot coverage to 43%. Were this a full sized lot in the RS-1 district, the total lot coverage would be 28%.

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 width and lot area. The home is also a nonconforming structure based on the existing setbacks and total enclosed 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 subject lot is substandard and was platted in 1939. Additionally the home was



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

constructed in 1976, and is now nonconforming in total enclosed area and setbacks. The current owner purchased the home in 2015.

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 existing home has nonconformities that can only be addressed through a variance. Additionally, the proposed addition would bring the structure into compliance with the house size standards of the RS-1 zoning district and therefore would not confer a 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 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 literal interpretation of the code would not only leave the home an existing nonconformity, but would deny the applicant the right to expand the living area of the home, a right commonly enjoyed in the RS-1 zoning district and this would additionally address an existing nonconformity.

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 proposed addition to the exiting home. The request variance would address all existing nonconformities as well as allow for the expansion of the living area, which also would bring the home size into compliance by meeting the minimum standard at 1,611 square feet. This would be the minimum variance needed to accomplish these goals.

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



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

designation policies and is consistent with the Goals Objectives and Policies of the adopted comprehensive plan.

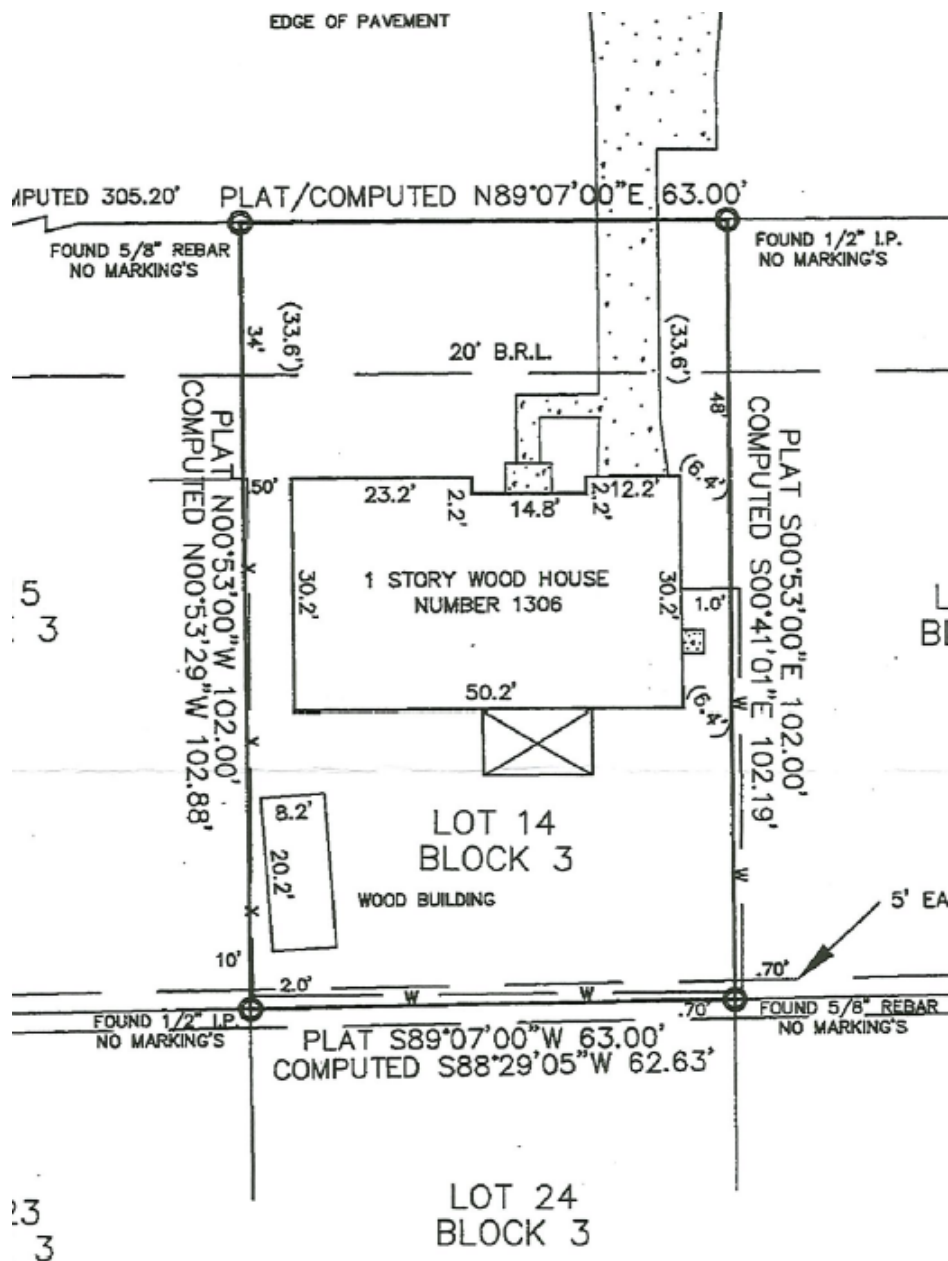
Staff Recommendation

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#22-100128**

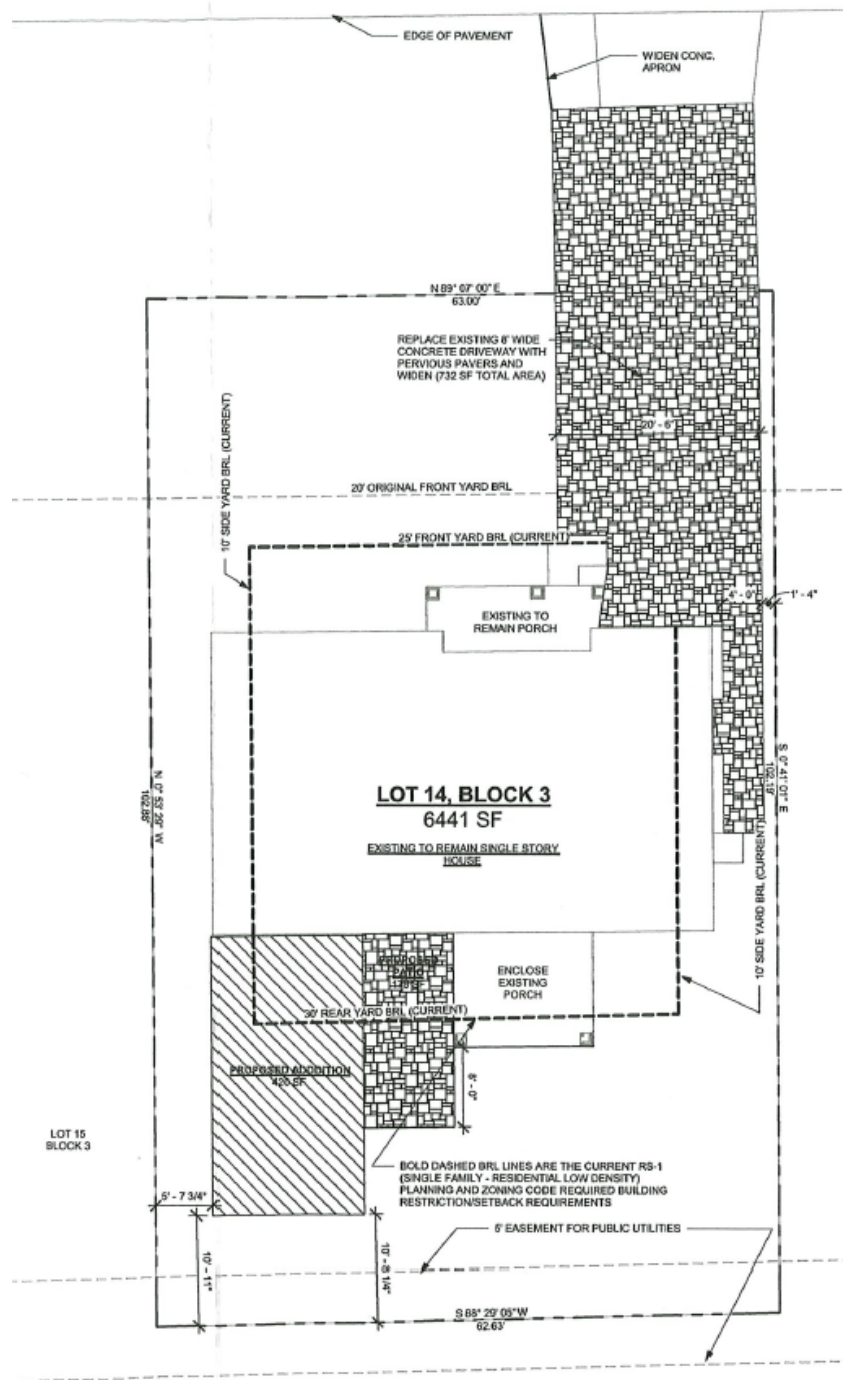
Location Map (property boundaries are representative only)



Existing Survey



Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 22-100128
HEARING DATE 12.6.22

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.

RECEIVED

OCT 19 2022

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Brent Fickling **Telephone:** (904) 314-1137
Mailing Address: 1306 2nd Ave. N. **E-Mail:** brentfickling@ficklingconstruction.com
Jacksonville Beach, FL 32250
Agent Name: Stephen A. Reinel, AIA **Telephone:** (904) 333-5714
Mailing Address: 5000 Ortega Cove Circle **E-Mail:** steve@radllcjax.com
Jacksonville, FL 32244
Landowner Name: Same as applicant **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

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: 1306 2nd Ave. N. Jacksonville Beach, FL 32250 RE#177709-0000

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).

Reduce rear yard setback from 30 ft to 10 feet and increase lot coverage allowed from 35% to 50%.

Note: The existing house is already over the side setbacks on both sides. ADDING LIVEABLE

SPACE For Growing Family.

AFFIDAVIT

I, Jared Brent Fickling, 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.

Jared Brent Fickling
APPLICANT SIGNATURE

Jared Brent Fickling
PRINT APPLICANT NAME

10/18/22
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of OCTOBER, 2022, by JARED BRENT FICKLING, who is personally known to me or produced _____ as identification.

Catherine G. Auberginski
NOTARY PUBLIC SIGNATURE
CATHERINE G. AUBERZINSKI
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)c.2, for both side yard setbacks of 6 feet in lieu of 10 feet minimum required per side; 34-336(e)(1)c.3, for a rear yard setback of 10'8" in lieu of 30 feet minimum; 34-336(e)(1)e, for lot coverage of 43% in lieu of 35% maximum; and 34-373(d), for a driveway side yard setback of one (1) foot in lieu of 5 feet minimum to rectify existing non-conformities and to allow for a rear addition and driveway expansion to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

22-100128

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	The subject property is substantially smaller in area than the minimum lot size for RS-1 zone. Lot area required is 10,000 s.f.; actual is 6,440 s.f. Min. lot width is 90 ft; actual is 63 ft. Min. conditioned dwelling area is 1,600 s.f.; actual is <1,200 s.f.
Special circumstances and conditions do not result from the actions of the applicant.	Yes	The applicant purchased this property in 2015. The property has not been significantly altered since then. The lot size was not in compliance with the current zoning at the time it was purchased.
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	It appears other neighboring structures may have encroached on the rear yard setbacks and there are accessory structures on nearby lots very close to the rear property line.
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	The house, although significantly smaller than the code requires, will still only be as large as the code minimum with the proposed addition. It already extends passed the minimum side setbacks because the lot width is significantly less than the code requires.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes	The applicant wishes to increase the area of paving for parking in the front of the house. We are proposing to use permeable pavers to reduce the impact of storm water runoff. It is our intention to pave an area that would amount to a total of 50% or less of the total site area including all structures and paving.
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	The applicant has discussed his plans with the neighbors and the Mr. Popoli of planning and zoning and has obtained their approval to proceed with the work as planned. This application was completed with input from Mr. Popoli.

THIS INSTRUMENT PREPARED BY:
All Florida Title Services, Inc.
Laura Riebsame
4417 Beach Blvd., Suite 105
Jacksonville, FL 32207

RECEIVED
22-100128
OCT 19 2022

RECORD AND RETURN TO:
All Florida Title Services, Inc.
4417 Beach Blvd., Suite 105
Jacksonville, FL 32207

PLANNING & DEVELOPMENT

RE PARCEL ID #: 177709-0000

CONTRACT SALES PRICE: \$225,000.00

WARRANTY DEED

THIS WARRANTY DEED made this 17th day of June, 2015 by Carole K. Chadwick, a single woman and Nancy K. Estes, conveying her non-homestead proeprty, hereinafter referred to as Grantor, whether one or more, and whose address is 1315 2nd Ave North #113 Jacksonville Beach FL 32250 to Jared Brent Fickling, hereinafter referred to as Grantee, whether one or more, and whose address is 1306 2nd Avenue North, Jacksonville, FL 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 Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Duval, State of Florida to wit:

Lot 14, Block 3, Pine Grove Unit 1, according to the plat thereof as recorded in Plat Book 16, page 65, of the current public records of Duval County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 2014.

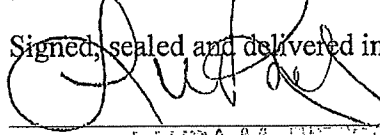
SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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.

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

Signed, sealed and delivered in our presence:


LAURA M. RIEBSAME

Carole K. Chadwick by Nancy K. Estes
Carole K. Chadwick by Nancy K. Estes, POA
POA

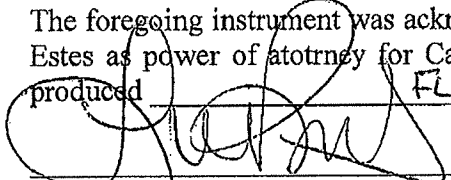
Witness

Margaret Hollenbeck-Kinderst
Margaret Hollenbeck-Kinderst
Witness

Nancy K. Estes
Nancy K. Estes

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 17th day of June, 2015 by Nancy K. Estes as power of attorney for Carole K. Chadwick, and Nancy K. Estes. He/She/They have produced FLOL as identification.


Notary Public, County and State Aforesaid

Notary Printed Signature

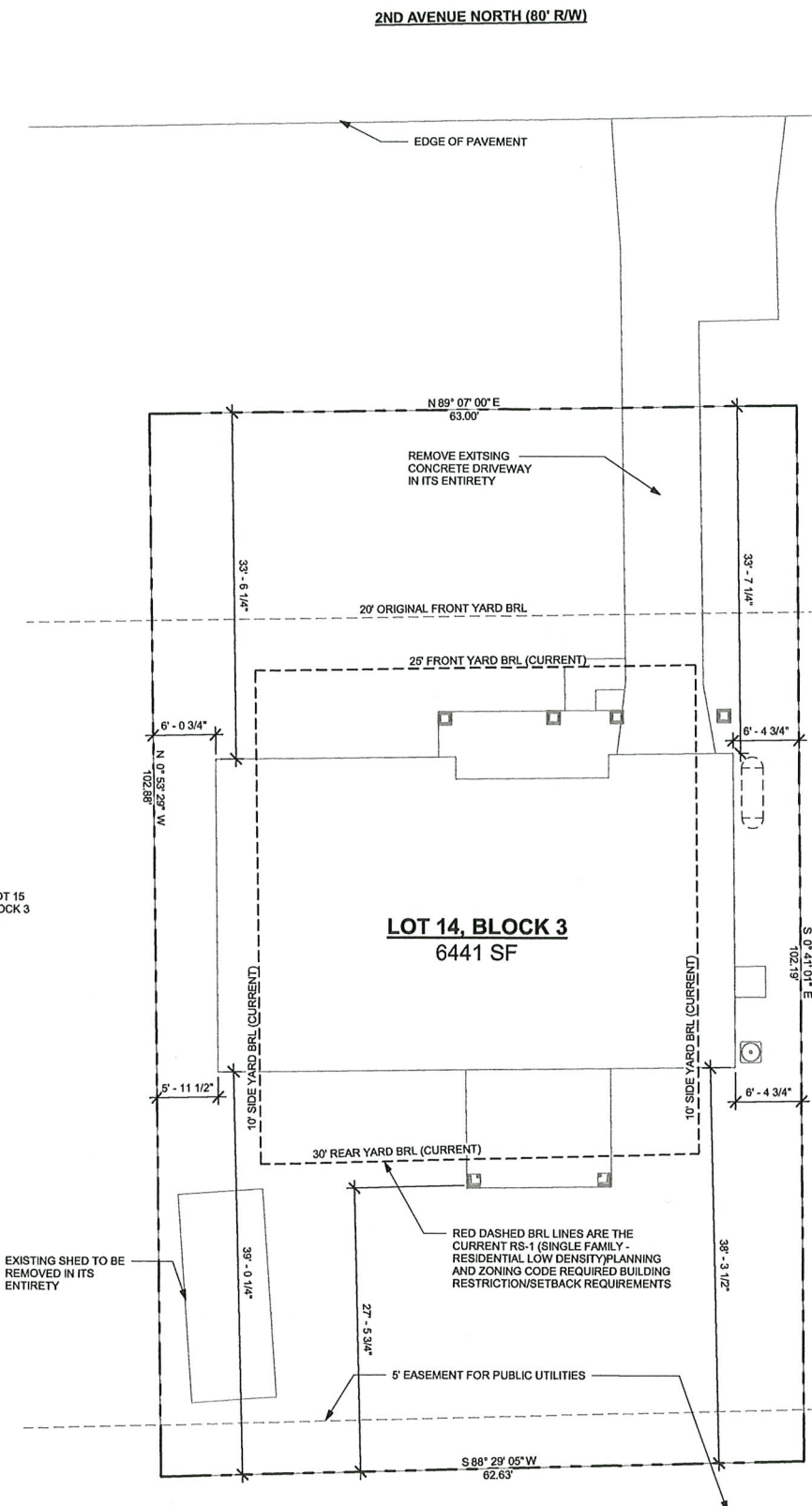
My commission expires: 5/31/17



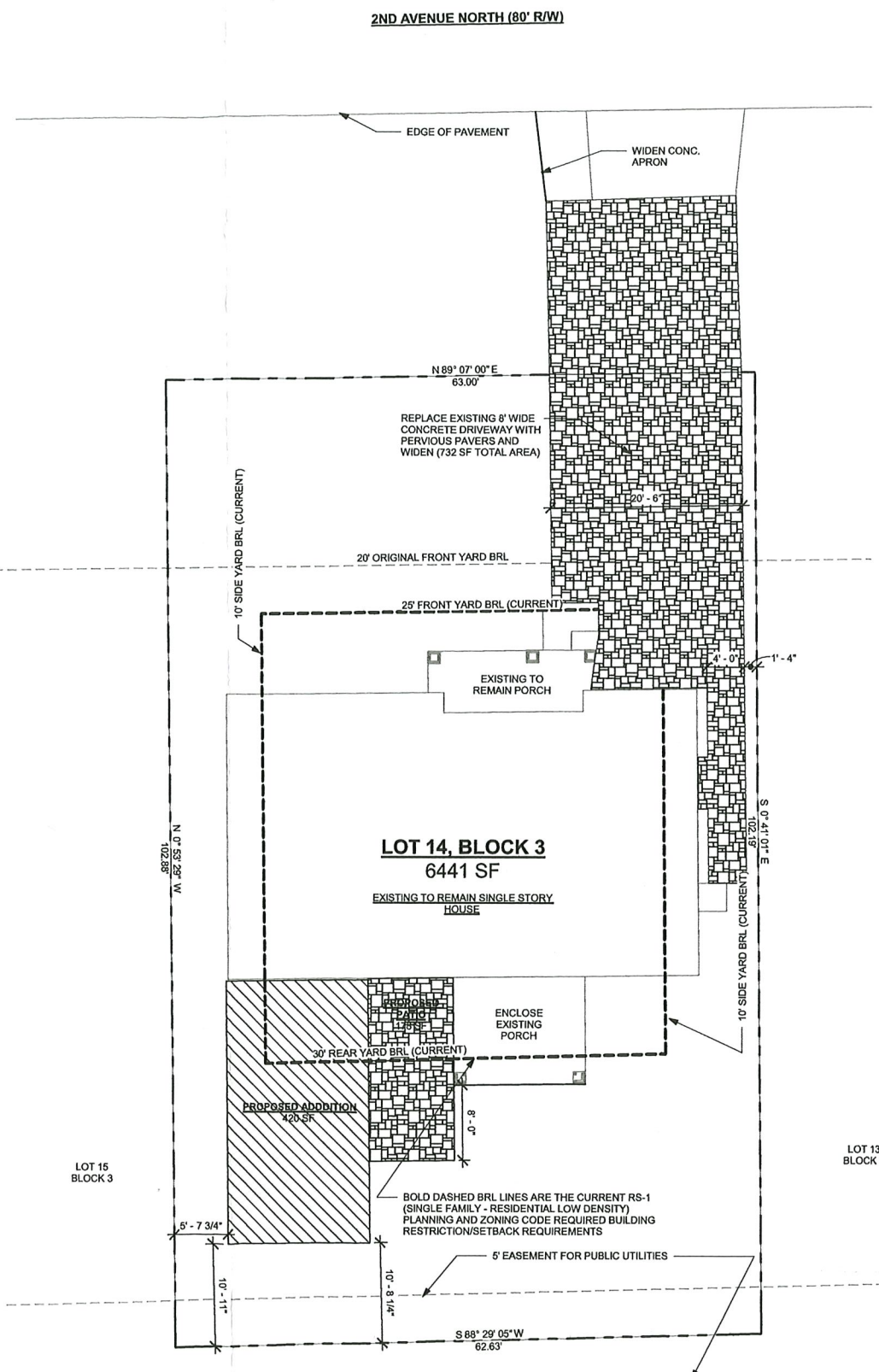
Documentary Stamps in the amount of \$1,575.00 have been paid.

EXISTING

PROPOSED



① SITE PLAN - DEMOLITION
1/8" = 1'-0"



② SITE PLAN - PROPOSED
1/8" = 1'-0"

LOT IMPERVIOUS AREA COVERAGE: (50% LOT COVERAGE MAX. ALLOWED)	
EXISTING LOT AREA: 6,441 SF	
EXISTING IMPERVIOUS AREAS:	
BUILDING PAD AREA:	1,496 SF
PORCHES (FRONT AND REAR) AREA:	269 SF
SHED PAD AREA:	166 SF
SIDEWALKS AND AC PAD AREA:	33 SF
DRIVEWAY AREA:	263 SF
TOTAL EXISTING IMPERVIOUS AREA:	2,227 SF
EXISTING LOT COVERAGE:	34.6%
PROPOSED IMPERVIOUS AREAS:	
EXISTING BUILDING AREA:	1,496 SF
PORCHES (FRONT) AREA:	109 SF
PROPOSED ENCLOSED EXISTING REAR PORCH AREA:	160 SF
PROPOSED ADDITION AREA:	420 SF
SIDEWALKS AND AC PAD AREA:	33 SF
PROPOSED PATIO AREA:	178 SF
DRIVEWAY AREA (ACTUAL 732 SF) - (USING PERVIOUS PAVERS 50% IMPERVIOUS AREA REDUCTION):	366 SF
TOTAL PROPOSED IMPERVIOUS AREA:	2,762 SF
PROPOSED LOT COVERAGE:	42.9%

R.A.D. LLC

REINEL

Architecture & Design, LLC
2099 Park Street
Jacksonville, FL 32204
904-333-5714
www.radllcjax.com
AA26003926

PROJECT ARCHITECT
STEPHEN A. REINEL, AIA



FLORIDA LICENSE NO. AR99980

This item has been electronically signed by Stephen A. Reinel, RA on the Date and/or Time Stamp shown using a digital signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE	ISSUE
OCT. 4, 2022	PROGRESS SET

FICKLING RESIDENCE

SITE PLANS - PRELIMINARY PROPOSED

1306 2ND AVE. N.
JACKSONVILLE BEACH, FL 32250

PROJECT NO:	2022-13
AHCA LOG #:	N/A
DRAWN BY:	SK
CHECKED BY:	SR

SHEET NO:

A-100

RECEIVED
22-100128
OCT 19 2022

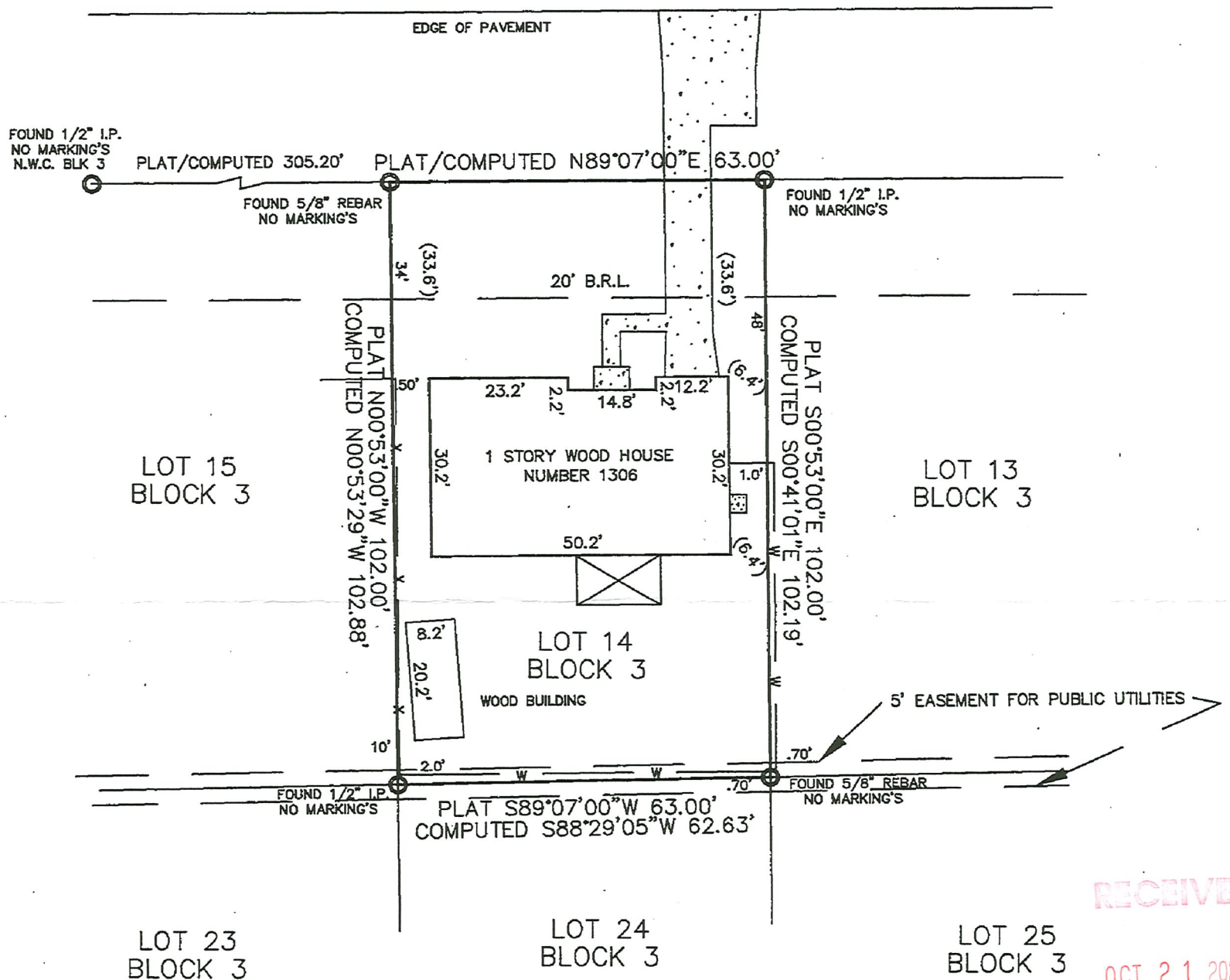
PLANNING & DEVELOPMENT

Reinel Architecture & Design hereby expressly reserves the rights to this drawing and it is not to be reproduced or copied in any format or manner whatsoever without first obtaining permission and consent.

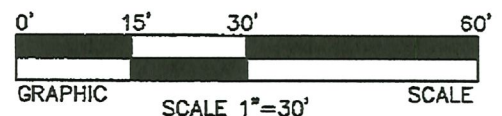
EXISTING

MAP SHOWING BOUNDARY SURVEY OF
LOT 14, BLOCK 3, PINE GROVE UNIT No. ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 16, PAGE 65 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

SECOND AVENUE (80' R/W) NORTH



NOTES
1.FIELD WORK 06/16/2015
2.BEARING OF N89°07'00\"/>



BOOK 05/15

ANTHONY PAUL O'NEIL

5538 SHANNON AVENUE
JACKSONVILLE, FLORIDA. 32254
PHONE (904)-229-8086

I HEREBY CERTIFY TO : JARED BRENT FICKLING

ALL FLORIDA TITLE SERVICES, INC., STEWART TITLE GUARANTY COMPANY

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN
CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17 FLORIDA STATUTES.

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON;

ZONE X PANEL 120078 0417 H DATE 06/03/2013/ DUVAL COUNTY, FLORIDA.

COMMON ABBREVIATION'S USED IN MAPPING

P.O.C.-POINT OF COMMENCEMENT
P.O.B.-POINT OF BEGINNING
P.C.-POINT OF CURVATURE
P.T.-POINT OF TANGENT
P.R.C.-POINT OF REVERSE CURVATURE
P.C.C.-POINT OF COMPOUND CURVATURE
P.I.-POINT IF INTERSECTION
P.C.P.-PERMANENT CONTROL POINT
P.R.P.-PERMANENT REFERENCE POINT
R/W-RIGHT-OF-WAY CT.-COURT
L-ARC LENGTH R-RADIUS
Δ-DELTA ANGLE T-TANGENT
I.P.-IRON PIPE RB.-REBAR
C.B.D.-CHORD BEARING AND DISTANCE
COMP.-COMPUTED RAD.-RADIAL
EX.-EXCEPTION ELEC.-ELECTRIC

PROP.-PROPOSED C/L-CENTER LINE
B.R.L.-BUILDING RESTRICTION LINE
F.Z.B.L.-FLOOD ZONE BOUNDARY LINE
F.F.-FINISH FLOOR EL.-ELEVATION
N.G.V.D.-NATIONAL GEODETIC VERTICAL DATUM
LT.- LOT BLK.-BLOCK ESMT.- EASEMENT
N-NORTH S-SOUTH E-EAST W-WEST
TWP.-TOWNSHIP SEC.- SECTION RNG.-RANGE
O.R.V.-OFFICIAL RECORDS VOLUME
O.R.B.-OFFICIAL RECORDS BOOK
D.B.-DEED BOOK PG.-PAGE
P.B.-PLAT BOOK M.B.-MAP BOOK
APPROX.- APPROXIMATE EXIST.-EXISTING
No.- NUMBER CO.-COUNTY FL-FLORIDA
AVE.-AVENUE RD.- ROAD ST.-STREET
BLVD.-BOULEVARD LN.-LANE

A.K.A.-ALSO KNOWN AS N/F-NOW OR FORMERLY
J.E.A.-JACKSONVILLE ELECTRIC AUTHORITY
CONC.-CONCRETE A/C-AIR CONDITIONER
L.B.-LICENSE BUSINESS
R.L.S.-REGISTERED LAND SURVEYOR
P.L.S.-PROFESSIONAL LAND SURVEYOR
P.S.M.-PROFESSIONAL SURVEYOR/MAPPER
(0.00') BOUNDARY TO BUILDING TIE

TYP.- TYPICAL

THIS SURVEY NOT VALID UNLESS
SIGNED WITH EMBOSSED SEAL

DATE SIGNED

ANTHONY PAUL O'NEIL PSM5684

SYMBOLS;
x CHAIN LINK FENCE
WOOD FENCE
w WIRE FENCE
E ELECTRIC LINE
UTILITY POLE
WELL
ASPHALT
OVERHEAD
CONCRETE

■ DENOTES SET CONCRETE MONUMENT PSM 5684
□ DENOTES FOUND CONCRETE MONUMENT
⊙ DENOTES SET 1/2"x 18" REBAR PSM 5684
○ DENOTES FOUND IRON PIPE

RECEIVED

OCT 21 2022

22-100128

PLANNING & DEVELOPMENT



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

BOA#22-100129

Zoning: RS-2
RE: 173840-0000
Legal: Lot 4, Block 37, Atlantic Park Replat
Address: 624 3rd Avenue North.

Request

Section(s): 34-337(e)(1)e, for lot coverage of 49% in lieu of 35% maximum; and 34-337(e)(1)g, for an accessory use setback of 4 feet in lieu of 5 feet minimum to allow for construction of a new swimming pool and pool deck at an existing single-family dwelling

Existing Conditions

The subject property is a legal nonconforming lot of record (circa 1924) 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 125 feet in depth, with an overall area of 6,250 square feet. The subject property was built in 2014. When the home was built, it was completed with a small covered rear porch. The total lot coverage was 35%. Based on satellite imagery, it appears that in 2015 a rear patio was added without any variance or approvals. The patio brought the lot coverage up to its current amount of 46%. The proposed pool deck and pool would replace the unpermitted patio, thus reducing the total amount of new lot coverage. The home was purchased by the current owners in 2022.

There are no previous variances or any active code enforcement cases.

Staff Analysis

The subject lot was platted in 1924, and is substandard in area and width for the RS-2 zoning district. The current home was permitted and constructed in 2014 at 35% lot coverage. Sometime not long after the house was finalized, the previous owners added a rear paved patio without any variances. The applicant has proposed to add a new pool and pool deck, which would replace the existing unpermitted paved patio with a new paved area that would connect the house to the new pool. The lot is substandard in width by 40 feet and by 1,250 square feet in area. The proposed new pool and deck would be 1 foot closer to the eastern side property line. The house conforms to the side setback at 5 feet, but the pool and deck protrudes 1 foot into the accessory setback. The proposed lot coverage would be 40% if the lot were a conforming size.



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

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;**

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject lot is substandard in both lot area and lot width. Additionally the previous owners added an unpermitted paver patio that exceeded lot coverage.

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 lot is substandard and was platted in 1924. Additionally the paver patio



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

in the rear of the home was added by a previous owner and exceeded the lot coverage approved at the time of the homes construction.

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 addition of an accessory use such as a pool is not a special privilege in the RS-2 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. Literal interpretation of the code would deny the applicant the ability to add an accessory use such as a swimming pool, a right commonly enjoyed by other homes in the RS-2 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 not** find that the requested variances are the minimum variance needed to accomplish the addition of a new pool and pool deck. The requested lot coverage in the application was 49% percent, but based on the site plan, the actual number is 48% once the existing patio is removed. Additionally, as this is a new pool and pool deck, there is nothing that would prevent the applicant from conforming to the 5 foot accessory use setback on the eastern property line, in line with the existing structure.

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.



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

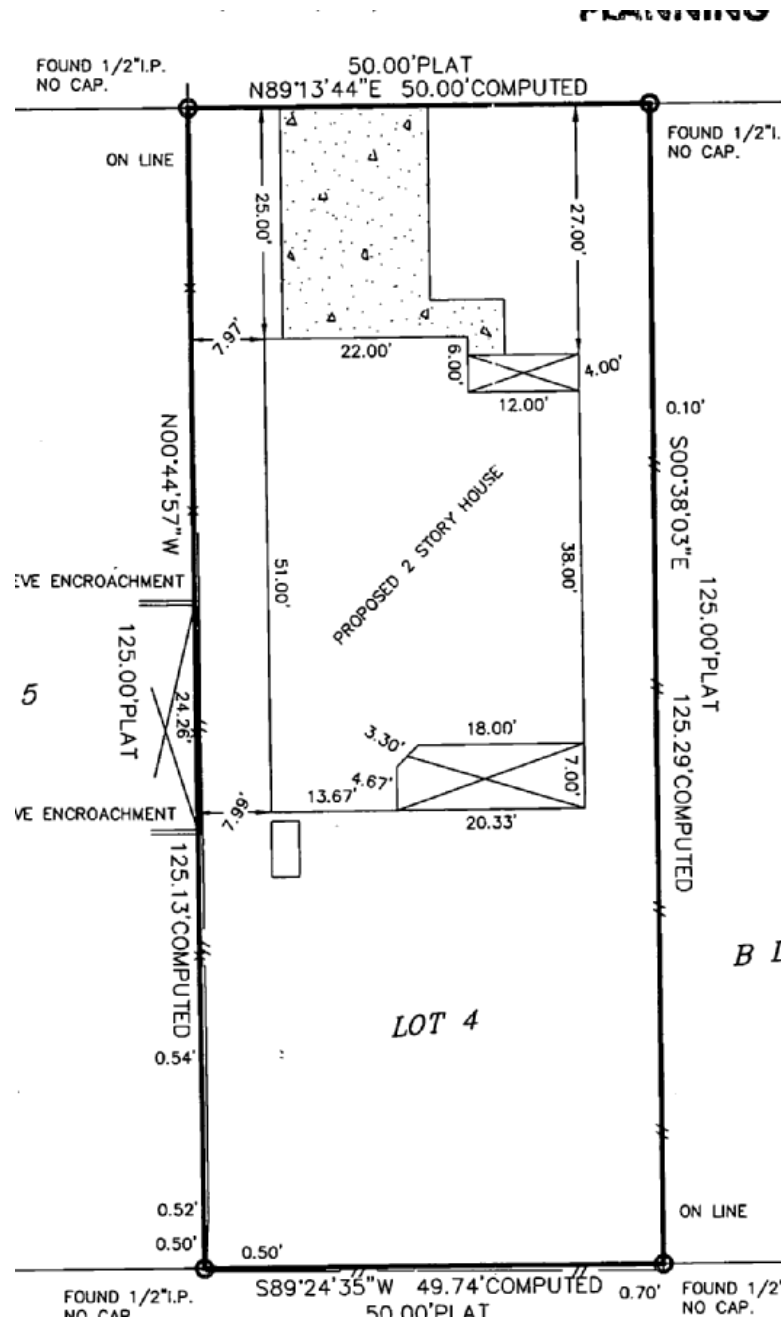
Staff Recommendation

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#22-100129 for lot coverage of 48% and no reduction in the accessory structure setback.**

Location Map (property boundaries are representative only)



Existing Survey (At time of construction)



[illegible]



APPLICATION FOR VARIANCE

BOA No. 22-100129
HEARING DATE 12.6.22

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 19 2022

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Anthony & Sylvan Pools Telephone: (443) 280-7182
Mailing Address: 6254 Powers Ave Unit 715, Jacksonville, FL 32217 E-Mail: jsiebert@anthonysylvan.com

Agent Name: Jeremiah Siebert Telephone: (443) 280-7182
Mailing Address: 6254 Powers Ave Unit 715, Jacksonville, FL 32217 E-Mail: jsiebert@anthonysylvan.com

Landowner Name: Brandon Huffman Telephone: (303) 905-2196
Mailing Address: 624 3rd ave N E-Mail: bhuffma4@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

173840-0000

Street address of property and Real Estate Number: 624 3rd Ave N Jacksonville Beach, FL 32250

Legal description of property (Attach copy of deed): 9-15 33-2S-29E ATLANTIC PARK R/P PT PABLO BEACH NORTH LOT 4 BLK 37

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).

Existing lot coverage exceeds the 35% requirement by the charter and currently sits at 46% lot coverage. We are requesting to be able to build the pool and hardscape as the plans show which brings the lot coverage to 48.7 to 49%.

AFFIDAVIT

I, Jeremiah Siebert, 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

PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of October, 2022, by Jeremiah Siebert, who is personally known to me or produced Florida driver license as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME

CHANDRA MEDFORD
Commission No. GG 283196
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

CODE SECTION (S):

34-337(e)(1)e, for lot coverage of 49% in lieu of 35% maximum; and 34-337(e)(1)g, for an accessory use setback of 4 feet in lieu of 5 feet minimum to allow for construction of a new swimming pool and pool deck at an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 22-100129

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 19 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	Existing lot coverage already exceeds the 35% allowance per the charter.
Special circumstances and conditions do not result from the actions of the applicant.	YES	No work has been performed yet therefore the applicant did not cause the actions.
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	Further variances will be applied for if lots existing already exceed 35%
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	This is correct.
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 correct.
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 is correct.

Prepared by and return to:
Lynn Shippee
Ponte Vedra Title, LLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082
File Number: 22-1477

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 30th day of June, 2022, between Jared William Bosanko, an unmarried man, individually and as Trustee of The Jared Bosanko Family Trust dated December 10, 2021, whose post office address is 273 Higman Hill Road, Corning, NY 14830, grantor, and Brandon Huffman, an unmarried man, whose post office address is 624 3rd Avenue North, Jacksonville Beach, FL 32250, 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 4, Block 37, Atlantic Park A Replat of a part of Pablo Beach North, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 15, of the Public Records of Duval County, Florida.

Parcel Identification Number: 173840-0000

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.

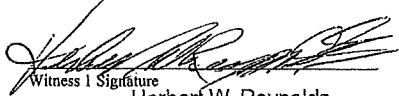
RECEIVED
22-16012-9
OCT 19 2022

PLANNING & DEVELOPMENT

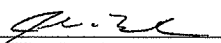
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

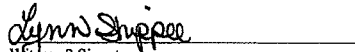
TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

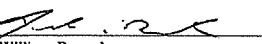
Signed, sealed and delivered in our presence:


 Witness 1 Signature
Herbert W. Reynolds
 Witness 1 Printed Name

The Jared Bosanko Family Trust dated December 10, 2021

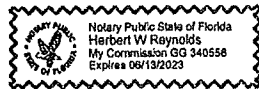
By: 
 Jared William Bosanko, Trustee

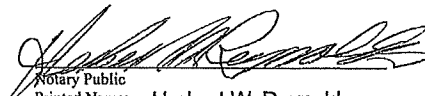

 Witness 2 Signature
Lynn Shippee
 Witness 2 Printed Name


 Jared William Bosanko

State of Florida
 County of St. Johns

The foregoing instrument was acknowledged before me by means of (X) Physical Presence or () Online Notarization, this 30th day of June, 2022, by Jared William Bosanko, Individually and as Trustee of The Jared Bosanko Family Trust dated December 10, 2021, who () is personally known to me or (X) has produced Valid DL as identification.




 Notary Public
 Printed Name: Herbert W. Reynolds
 My Commission Expires: _____

RECEIVED
22-100129
OCT 21 2022

To whom it may concern,

This letter is to verify that Jeremiah Siebert of Anthony & Sylvan Pools is assigned to act as my authorized agent through the Jacksonville Beach Variance and Permitting process for my residence at 624 3rd Ave N.

PLANNING & DEVELOPMENT

Please reach out with any questions or concerns to

Brandon Huffman

303-905-2196

Bhuffma4@gmail.com


APPLICANT SIGNATURE

BRANDON HUFFMAN
PRINT APPLICANT NAME

10/21/2022
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of October, 20 22, by Brandon Huffman, who is personally known to me or produced _____ as identification.



NOTARY PUBLIC SIGNATURE

Elizabeth Raccio
PRINT NOTARY NAME



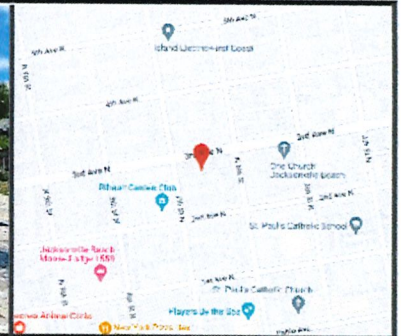
ELIZABETH RACCIO
Commission # HH 201516
Expires November 23, 2025

(Affix Notary Seal Above)

PROPOSED



www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 624 N 3RD AVENUE, JACKSONVILLE BEACH, FLORIDA 32250

SURVEY NUMBER: FL2206.1865

FL2206.1865
BOUNDARY SURVEY
DUVAL COUNTY

**Total Property
Sq Ft - 6250**

**Existing
Coverage - 2260
(PAVERS
REPLACED)**

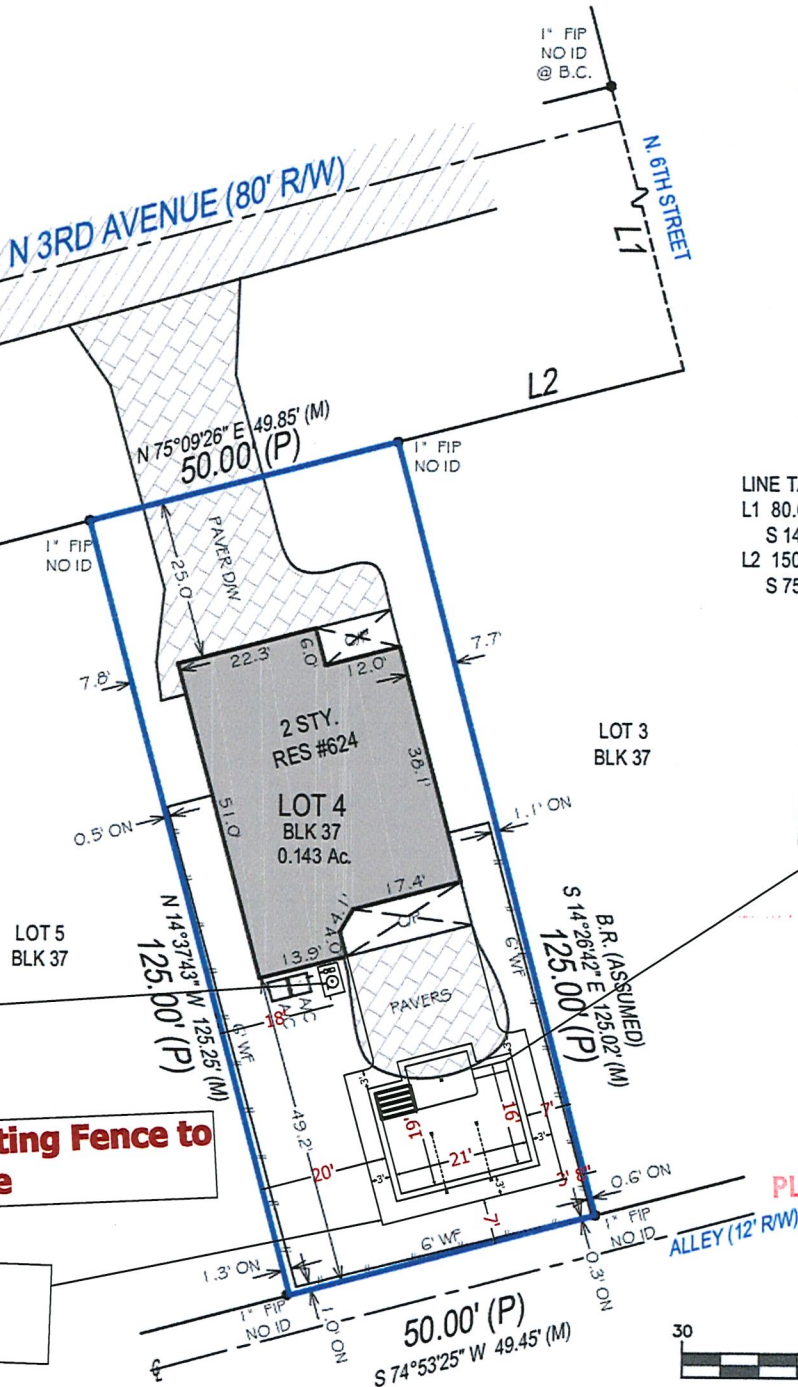
**Proposed add -
750**

**Total Percentage
covered - 48%**

**Proposed
Equipment
Location**

**Existing Fence to
Code**

**Proposed
Hardscape**

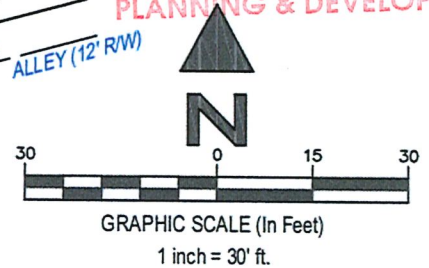


LINE TABLE:
L1 80.00' (P)
S 14°26'42\" E 80.00' (M)
L2 150.00' (P)
S 75°23'48\" W 150.06' (M)

**Proposed
Inground
Gunite Pool**

RECEIVED
22-100129
OCT 31 2022

PLANNING & DEVELOPMENT



SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

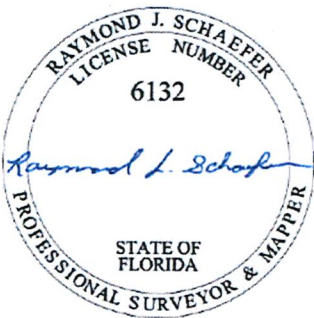
**POINTS OF INTEREST:
NONE VISIBLE**



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210



**AFFILIATE
MEMBERS**



RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132
Exacta Land Surveyors, LLC | LB# 8291

DATE SIGNED: 06/13/22
FIELD WORK DATE: 6/10/2022
REVISION DATE(S): (REV.0 6/13/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF SOUTH 14 DEGREES 26 MINUTES 42 SECONDS EAST IS BASED ON THE EASTERLY PROPERTY LINE OF LOT 4, BLOCK 37, LOCATED WITHIN ATLANTIC PARK A REPLAT OF A PART OF PABLO BEACH NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 4, BLOCK 37, ATLANTIC PARK A REPLAT OF A PART OF PABLO BEACH NORTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE(S) 15, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin

	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(PI) - Plat
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch

C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod

FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSFK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book

ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - W/Iness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

CERTIFIED TO:

BRANDON HUFFMAN; PONTE VEDRA TITLE, LLC; HATHAWAY & REYNOLDS, PLLC; CHICAGO TITLE INSURANCE COMPANY; LOANDEPOT.COM, LLC, ISAOA/ATIMA

DATE SIGNED: 06/13/22

BUYER: BRANDON HUFFMAN

LENDER: LOANDEPOT.COM, LLC, ISAOA/ATIMA

TITLE COMPANY: PONTE VEDRA TITLE, LLC; HATHAWAY & REYNOLDS, PLLC

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO: 22-1477

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:

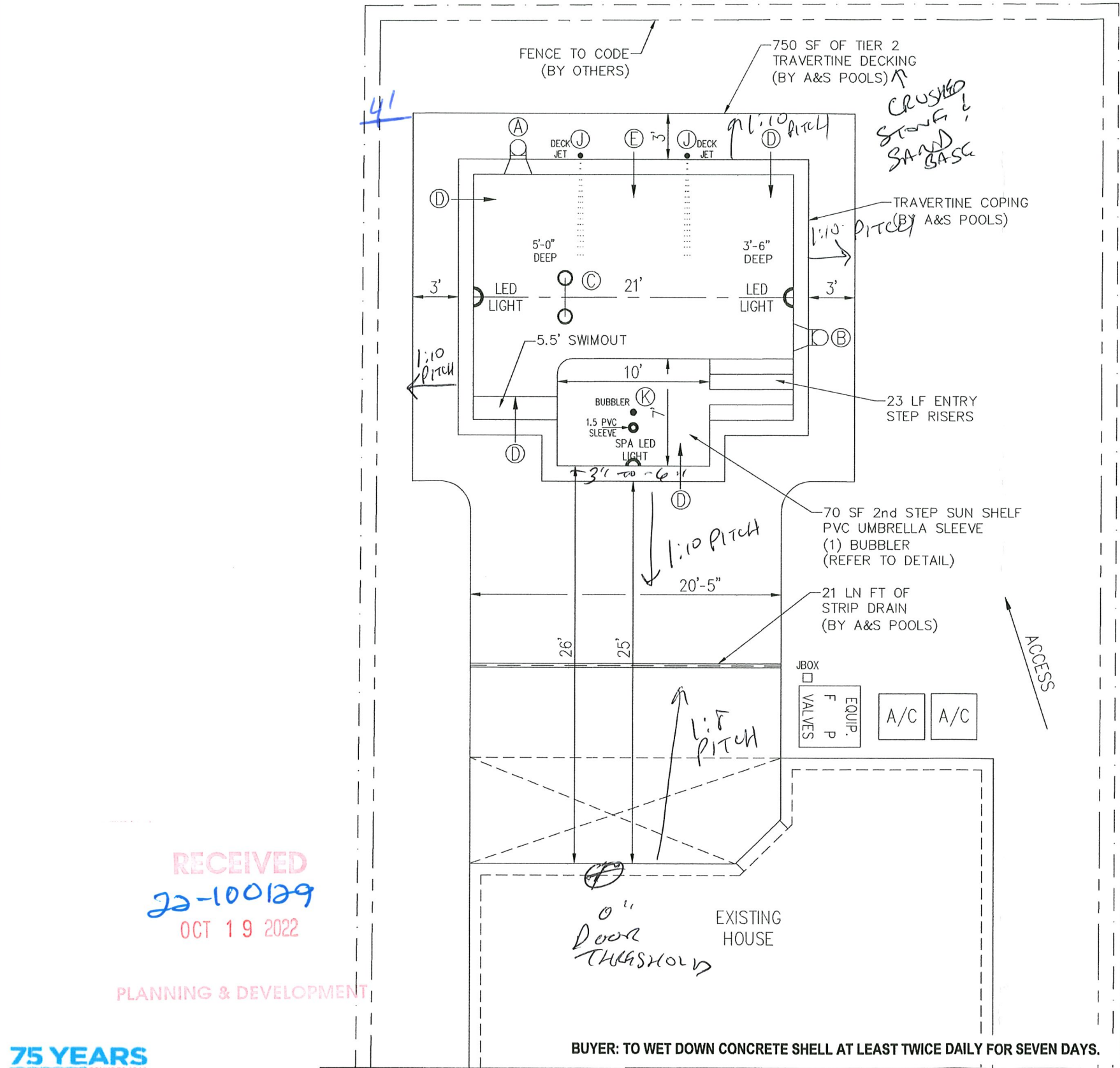
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X AND X-SHADED. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, PANEL NUMBER 0417 DATED 11/02/2018.



Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210

PROPOSED

PROP TIER 2 TRAVERTINE DECK
TO BE FINALIZED BY BUYER
AND DECK CONTRACTOR
DECK AS SHOWN IS 750 SQ FT



PLUMBING		SIZE	RUN
A	SKIMMER	2.0	0
B	SHALLOW SKIM	2.0	0
C	POOL DRAIN	2.0	0
D	RETURNS	2.0	0
E	AUTO CLEANER	2.0	0
J	DECK JETS	2.0	0
K	BUBBLER	2.0	0

DRAWING SCALE: 1/8" = 1'
Unless otherwise noted

***MISCELLANEOUS**

FILTER WITHIN 50' OF WATER LINE
100 LN FT ELECTRICAL CONDUIT
ADDITIONAL ELECTRICAL CONDUIT AT OWNERS EXPENSE
EQUIPOTENTIAL BONDING GRID
TRUCK-IN WATER: BY OWNER
DOOR/WINDOW ALARMS INCLUDED

AGREEMENT DOES NOT INCLUDE ANY ADDITIONAL
DECK, RETAINING WALLS, OR YARD DRAINS

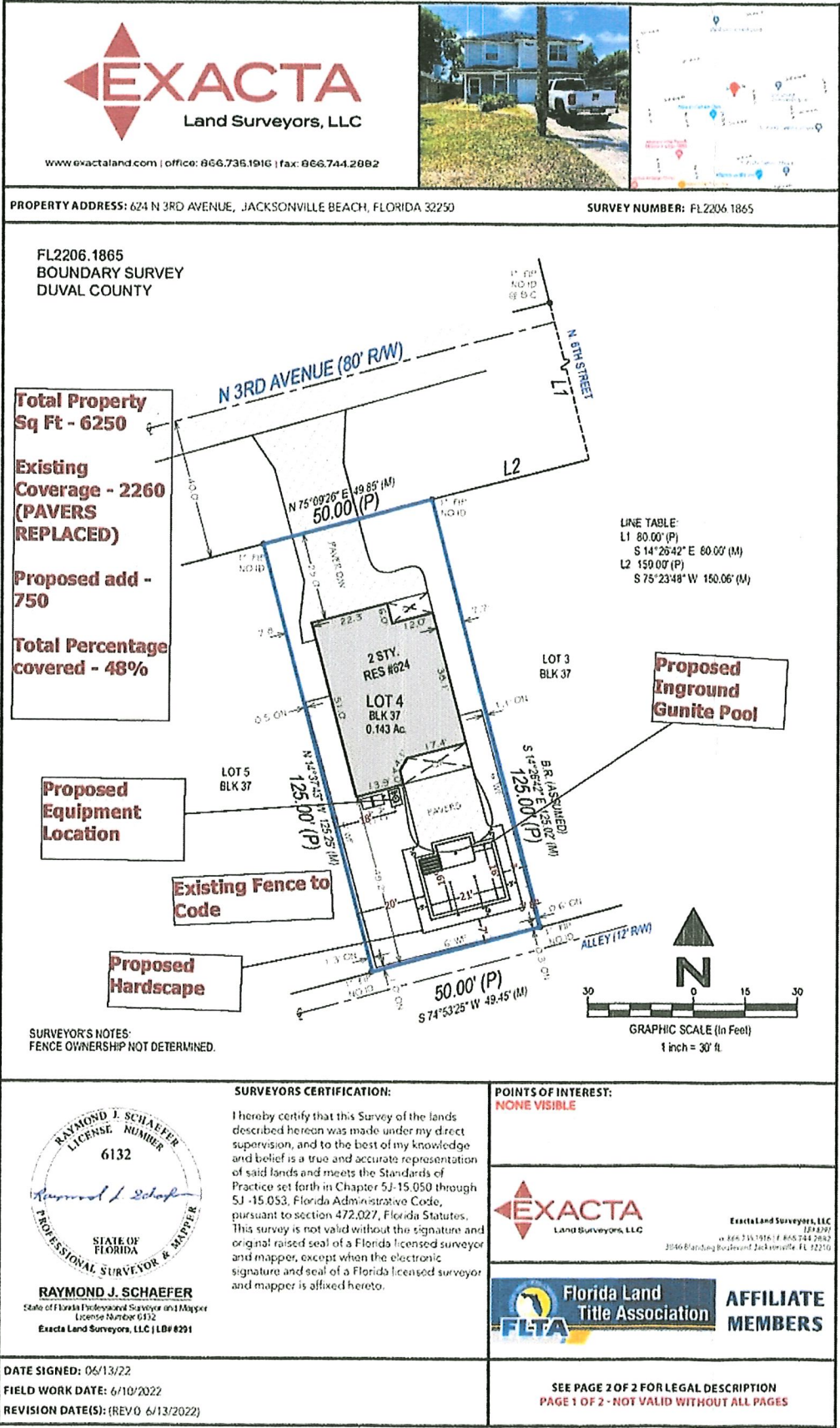
Huffman, Pugliano				JOB NO: 2214110044	
CUSTOMER INFORMATION					
CUSTOMER:	BRANDON HUFFMAN		CUSTOMER:	SAMANTHA PUGLIANO	
ADDRESS:	624 3RD AVE N		SUBDIVISION:		
CITY:	JACKSONVILLE BEACH		STATE:	FL	
ZIP:	32250		COUNTY:	DUVAL	
MR. CELL:	303-905-2196		MS. CELL:	412-779-7627	
MR. EMAIL:	bhuffma4@gmail.com		MS. EMAIL:	sampug14@gmail.com	
POOL INFORMATION					
MAX. WIDTH:	19.0	FT	POOL/NEB PERIMETER:	80	FT
MAX. LENGTH:	21.0	FT	POOL/NEB SQ. FT.:	366	SQFT
DEPTH:	3.5 to 5		APPROX. VOLUME/T.O.:	11,666	GAL
DIVING POOL:	No		INTERNAL AREA:	706	SQFT
EXCAVATION					
DIG TYPE:	STANDARD		CONCRETE REMOVAL:	0	SF
STUMP REMOVAL:	0	QTY	ADD. GRADING HRS:	3	HRS
FENCE/WALL REMOVAL:	NONE	LF	SILT FENCE TYPE:	NONE	0
DIRT HAUL:	STAY				LF
POOL SPECIFICATIONS					
POOL COPING:	12" X 24" TRAVERTINE (TIER 2)		POOL COPING LF:	80	LF
EBB COPING:	NONE		SPA/RBB COPING LF:	0	LF
COPING COLOR CHOICE:			NOTCH BEAM:	0	LF
COPING GROUT COLOR:			BROWN COAT:	0	SF
EXT. 2ND STEP/BENCH:	0	LF	TILE CHOICE:		
SWIM OUT:	5.5	LF	TILE GROUT COLOR:		
SUN SHELF:	1	QTY	TRIM TILE:	NONE	
NONE	0	LF	INTERIOR FINISH TYPE:	PEBBLETEC STANDARD	
NONE	0	LF	INTERIOR FINISH COLOR:		
NONE	0	LF	INTERIOR OPTIONS:	NONE	
NONE	0	LF	FITTINGS:		
POOL EQUIPMENT					
FILTER TYPE:	340 SQ. FT. CARTRIDGE FILTER		BOOSTER PUMP:	NONE	
FILTER RUN FT:	50	SIZE: 2.0"	BOOSTER PUMP RUN:	0	SIZE: 2.0"
POOL PUMP	1.65 HP VS PUMP W/TIME CLOCK		BOOSTER PUMP:	NONE	
SKIMMERS:	2	QTY	BOOSTER PUMP RUN:	0	SIZE: 2.0"
ADDL. SKIMMERS RUN:	100	LF	AUTOMATION:	NONE	
RETURNS:	4	QTY	AUTO MISC:	I-AQUALINK 2.0	
FILL TYPE:	NONE		CHLORINATOR:	FUSION SALT	
FILL LINE DISTANCE:	0	LF	SANITIZER:	NONE	
HEATER:	NONE		SANITIZER:	NONE	
POOL LIGHTS:	LED POOL LIGHT	QTY 3	2ND HEATER:	NONE	
OTHER POOL LIGHTS:	NONE	QTY 0	CLEANER:	POLARIS TR 36P	
ACCESSORIES:	NONE		CLEANER:	NONE	
ACCESSORIES:	NONE		VACUUM KIT:	YES	
CUP ANCHORS:	NO		POOL COVER:		
COVER PUMP:	None		AUTO COVER LID:	N/A	
WATER FEATURES					
WATER FEATURE 1:	DECK JETS (PAIR)		NEGATIVE EDGE:	NO	
W/F 1 QTY/RUN:	1	LF	NEGATIVE EDGE RUN:	0	LF
WATER FEATURE 2:	BUBBLERS (PAIR)		ACCESSORIES:	NONE	
W/F 2 QTY/RUN:	0.5	LF	ACCESSORIES RUN:	0	LF
WATER FEATURE 3:	NONE		ACCESSORIES:	NONE	
W/F 3 QTY/RUN:	0	LF	ACCESSORIES RUN:	0	LF
WATER FEATURE 4:	NONE				
W/F 4 QTY/RUN:	0	LF			
SPA SPECIFICATIONS					
SPA SQ. FT.:	0		WIDTH/LENGTH		
SPA PERIMETER:	0	LF	SPA PLBG RUN:	50	SIZE: 2.0"
SPA LIGHT(S) TYPE:	LED SPA LIGHT	QTY 0	SPA RAISED HEIGHT:	LEVEL	INCHES
AIR BLOWER:	NONE		SPA FACING (POOLSIDE):		
JETS (QTY):	0		SPA FACING (DRYSIDE):		
SPA ACCESSORIES:	NONE	QTY 0	SPA VENEER AREA:	SQFT	
SPA ACCESSORIES:	NONE	QTY 0	SPILLWAY TYPE/WIDTH:	NOTCH	LF
DECK - ELECTRIC - GAS SPECIFICATIONS					
POOL DECK AREA:	750	SF	POOL DECK DRAINAGE:	DECK DRAIN	21
POOL DECK MATERIAL:	TRAVERTINE TIER 2 - DRY LAID		OTHER DECK DRAINAGE:	NONE	0
POOL DECK COLOR:			OTHER DECK DRAINAGE:	NONE	0
EXISTING DECK TOPPING:	NONE		DOWNSPOUT CONNECTS:	N/A	
EXISTING DECK AREA:	0		DECK OTHER:	NONE	0
DECK CONTRACTOR:	A&S		DECK OTHER:	NONE	0
ELECTRIC CONTRACTOR:	A&S		CONCRETE PUMP:	No	
SUB PANEL:	YES		STEP TREAD/RISER:	NONE	
FENCE CONTRACTOR:	NONE		POOL DECK STEPS:	0	LF
DOOR / GATE ALARMS:	NONE		TURNDOWN:	0	SQFT
HEATER GAS PLUMB:	0	LF	OTHER GAS PLUMB:	0	LF
GAS SIZE & TYPE:	N/A		GAS SIZE & TYPE:	N/A	
HEATER GAS TRENCH:	NONE		OTHER GAS TRENCH:	NONE	0

NOTE		APPROVAL STAMP	NOTE: To be numbered and referred to on Plan via Symbol	Date	REVISIONS
Changes from the agreement are by addendum only, signed by both parties and paid in full at time of affixing signature. No changes will occur prior to signing addendum.		Approved TBD	⊕ T.O.C. = 73 ^h 70-64 C&K	09.02.22	CONSTRUCTION DRAWING BY JOE
			⊕ EQUIPMENT ELEVATION = ?	----	----
			⚠	----	----
			⚠	----	----

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COUNTY REGULATIONS MAY REQUIRE
SEPARATE AND DISTINCT DOOR ALARMS
ON ANY DOOR OPENING INTO THE POOL AREA

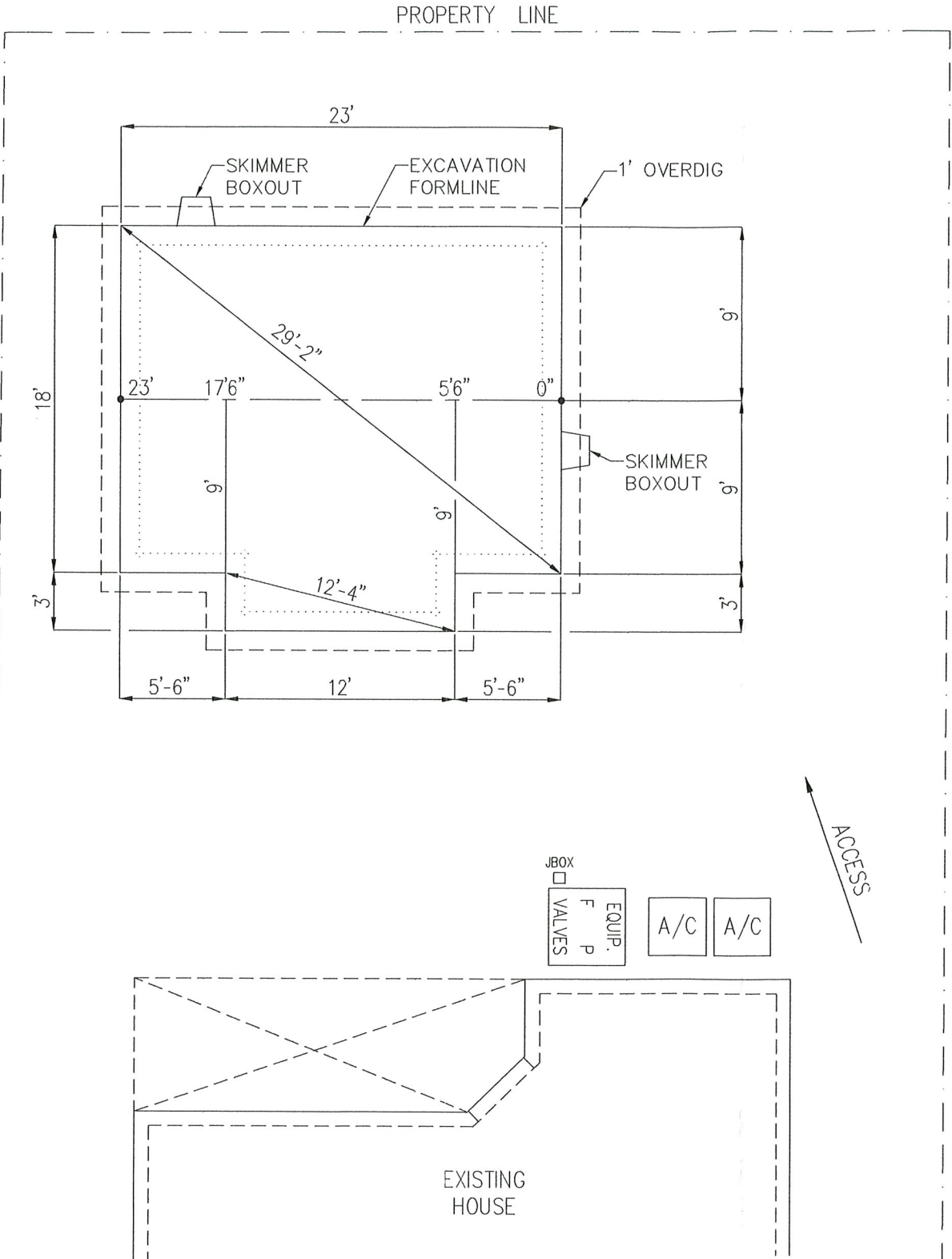
PROPOSED



Huffman, Pugliano		JOB NO: 2214110044	
CUSTOMER INFORMATION			
CUSTOMER:	BRANDON HUFFMAN	CUSTOMER:	SAMANTHA PUGLIANO
ADDRESS:	624 3RD AVE N	SUBDIVISION:	
CITY:	JACKSONVILLE BEACH	STATE:	FL
ZIP:	32250	COUNTY:	DUVAL
MR. CELL:	303-905-2196	MS. CELL:	412-779-7627
MR. EMAIL:	bhuffma4@gmail.com	MS. EMAIL:	sampug14@gmail.com
Map			
Directions			
DIRECTIONS:			
DUVAL COUNTY MAP PG NA GRID NA CROSS STREET: NA			
BACKYARD FEATURES			
WALLS:	NONE	0	SQFT
FOOTER:	NONE	0	LF
WALL COPING:	NONE	0	LF
WALL FACING:	NONE	0	SQFT
MISCELLANEOUS:	NONE	0	QTY
POOL SETBACKS			
REAR:		FT.	
SIDES:		FT.	
HOUSE:		FT.	
ANTHONY & SYLVAN CO			
DESIGNER:	JEREMY SIEBERT	CELL PHONE NO:	FALSE
A&S OFFICE:	FALSE	OFFICE PHONE NO:	FALSE
ADDRESS:	FALSE		
GENERAL MANAGER:	FALSE	OFFICE PHONE NO:	FALSE
PROJECT MANAGER:	BRANDON DIAZ	CELL PHONE NO:	386-283-6197

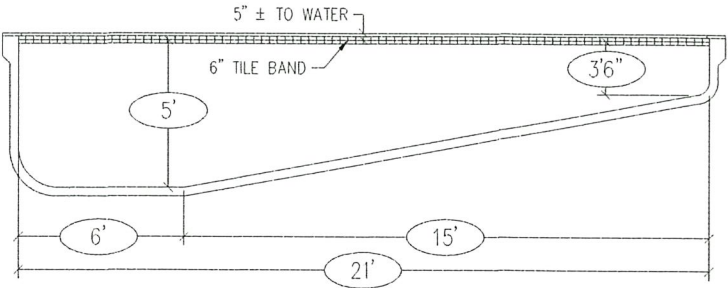
PROPOSED

POOL TRIANGULATIONS ARE FIELD MEASUREMENTS & MAY NOT SCALE ON THIS DRAWING



Huffman, Pugliano		JOB NO:	2214110044
CUSTOMER INFORMATION			
CUSTOMER:	BRANDON HUFFMAN	CUSTOMER:	SAMANTHA PUGLIANO
ADDRESS:	624 3RD AVE N	SUBDIVISION:	
CITY:	JACKSONVILLE BEACH	STATE:	FL
ZIP:	32250	COUNTY:	DUVAL
MR. CELL:	303-905-2196	MS. CELL:	412-779-7627
MR. EMAIL:	bhuffma4@gmail.com	MS. EMAIL:	sampug14@gmail.com

Pool Depth Cross Section



***SITE NOTES**

SITE NOTES:

1)

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DRAWING SCALE: 1/8" = 1'
Unless otherwise noted

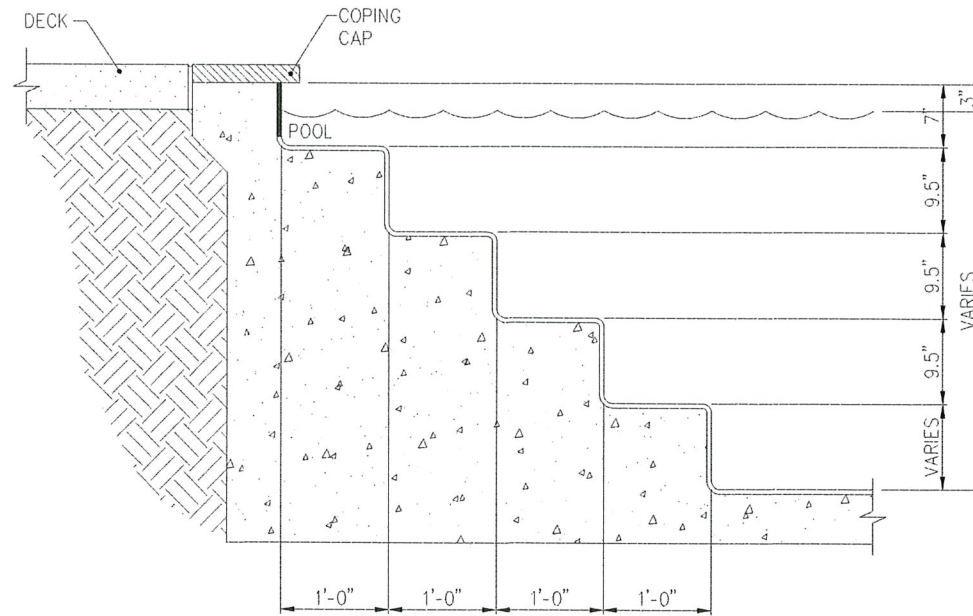
BUYER: TO WET DOWN CONCRETE SHELL AT LEAST TWICE DAILY FOR SEVEN DAYS.

NOTE		NOTE: To be numbered and referred to on Plan via Symbol		REVISIONS	
Changes from the agreement are by addendum only, signed by both parties and paid in full at time of affixing signature. No changes will occur prior to signing addendum.		☉	T.O.C. = ?	Date	Description
		☉	EQUIPMENT ELEVATION = ?	09.02.22	CONSTRUCTION DRAWING BY JOE
		⚠	----	----	----
		⚠	----	----	----

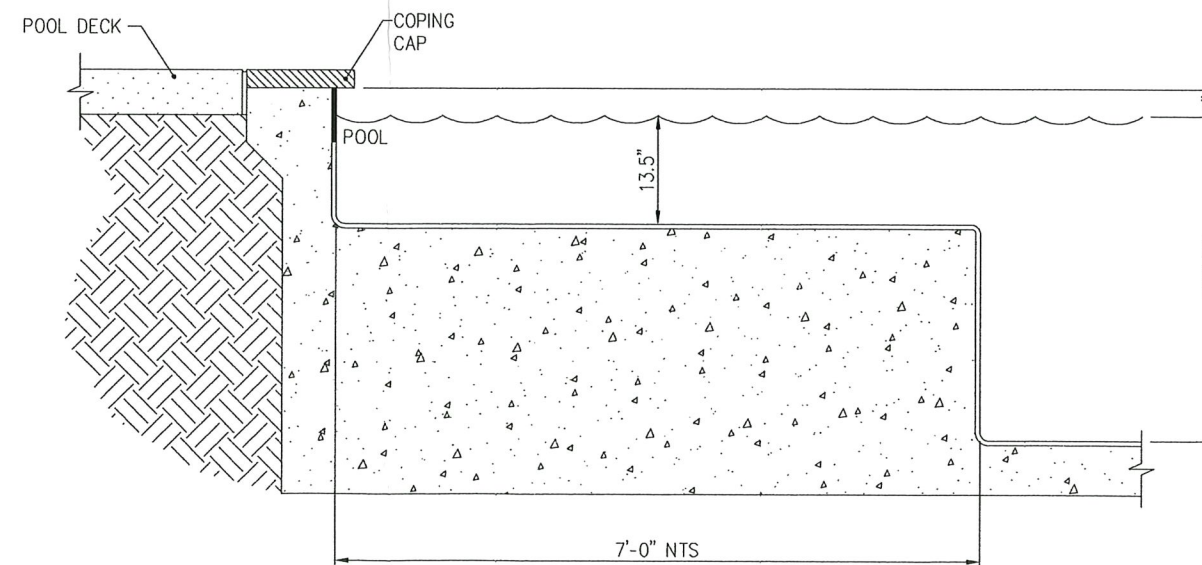


BACKYARD FEATURES					
WALLS:	NONE	0	SQFT	WALLS:	NONE 0 SQFT
FOOTER:	NONE	0	LF	WALL COPING:	NONE 0 LF
WALL COPING:	NONE	0	LF	WALL FACING:	NONE 0 SQFT
WALL FACING:	NONE	0	SQFT	MISCELLANEOUS:	NONE 0 QTY
POOL SETBACKS					
REAR:			FT.	EQUIPMENT:	
SIDES:			FT.	FENCE:	
HOUSE:			FT.	OTHER SETBACKS:	
ANTHONY & SYLVAN CO					
DESIGNER:	JEREMY SIEBERT	CELL PHONE NO:		FALSE	
A&S OFFICE:	FALSE	OFFICE PHONE NO:		FALSE	
ADDRESS:	FALSE				
GENERAL MANAGER:	FALSE	OFFICE PHONE NO:		FALSE	
PROJECT MANAGER:	BRANDON DIAZ	CELL PHONE NO:	386-283-6197		

Huffman, Pugliano		JOB NO:	2214110044
CUSTOMER INFORMATION			
CUSTOMER:	BRANDON HUFFMAN	CUSTOMER:	SAMANTHA PUGLIANO
ADDRESS:	624 3RD AVE N	SUBDIVISION:	
CITY:	JACKSONVILLE BEACH	STATE:	FL
ZIP:	32250	COUNTY:	DUVAL
MR. CELL:	303-905-2196	MS. CELL:	412-779-7627
MR. EMAIL:	bhuffma4@gmail.com	MS. EMAIL:	sampug14@gmail.com



Step Detail
NOT TO SCALE



Sun Shelf Detail
NOT TO SCALE

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

BOA#22-100130

Zoning: RS-2
RE: 181076-1112
Legal: Lot 43, Constitution Cove Unit Two
Address: 1300 Ponce De Leon Street

Request

Section(s): 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum; and 34-337(e)(1)g, for an accessory structure setback of one (1) foot from the western property line for an existing shed, 3 feet in lieu of 5 feet minimum from the rear property line and 3 feet in lieu of 5 feet minimum from the primary structure, to allow for construction of a new swimming pool and pool deck at an existing single-family dwelling

Existing Conditions

The subject property is a legal lot of record (circa 1976) located in the Low Density Residential future land use category. The property is currently zoned Residential Single Family: RS-2. The subject property is irregular in shape, with a front yard with of roughly 92 feet in width, a rear yard of 65 feet in width, a western side property line of 100 feet in depth and an easterly property line of 100 feet in depth. The property has an overall area of 7,905 square feet. The subject property has an existing rear yard shed that is currently 1 foot from the western property line. Additionally, according to the application, the current lot coverage exceeds 35% and is estimated at 37%. The home has a rear covered deck and a small screened porch in the front of the home. There is a wide front driveway with a gravel side yard for access to the rear yard.

There are no previous variances or any active code enforcement cases.

Staff Analysis

The subject lot was platted in 1976, but does not appear to be nonconforming, as it meets the minimum lot width at the front plane of the existing house and exceeds the minimum lot size for the RS-2 zoning district. The proposed new pool and pool deck also create new issues with their distance to both the rear property line, as well as their separation from the rear covered porch, at less than 5 feet. Overall the size of the pool and decking could be reduced to address the setback issues. Also, the existing shed adds to the lot coverage, and could be removed to help reduce the impact on the overall lot coverage increase. Staff does not find a hardship with the



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property save for the rear and side yard setbacks may be difficult to meet based on the narrow rear yard due to the irregular shape of the lot.

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;**

Staff **does not** find that there are circumstances unique to the subject parcel of land. The subject property meets all the minimum requirements for an RS-2 zoned lot. The only caveat is the shape of the lot makes the rear and side yard setbacks in the rear yard complicated, and the shed is an existing condition.



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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 lot was platted in 1976, and the home was constructed at the same time. Additionally the shed is an exciting nonconformity with regards to setback.

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** confer special privileges. As the existing lot is not substandard, the addition of the pool and lot coverage would be granting this applicant a special privilege not afforded to other conforming properties in the RS-2 zoning district. The case could be made to grant the shed setback as well as approving the existing condition for lot coverage estimated at 37% but the applicant would need to demonstrate the hardship related to these conditions.

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. Literal interpretation of the code would not deny the applicant a right allowed in the RS-2 zoning district, but rather would grant them special rights beyond that allowed by code.

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 addition of a new pool and pool deck. The case may be made by the applicant that the existing shed and lot coverage may warrant relief as existing nonconformities, but a hardship has not been shown in the provided application to justify this. The lot coverage at the existing 37% and the one foot setback from the western side yard could be considered the minimum variance.



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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

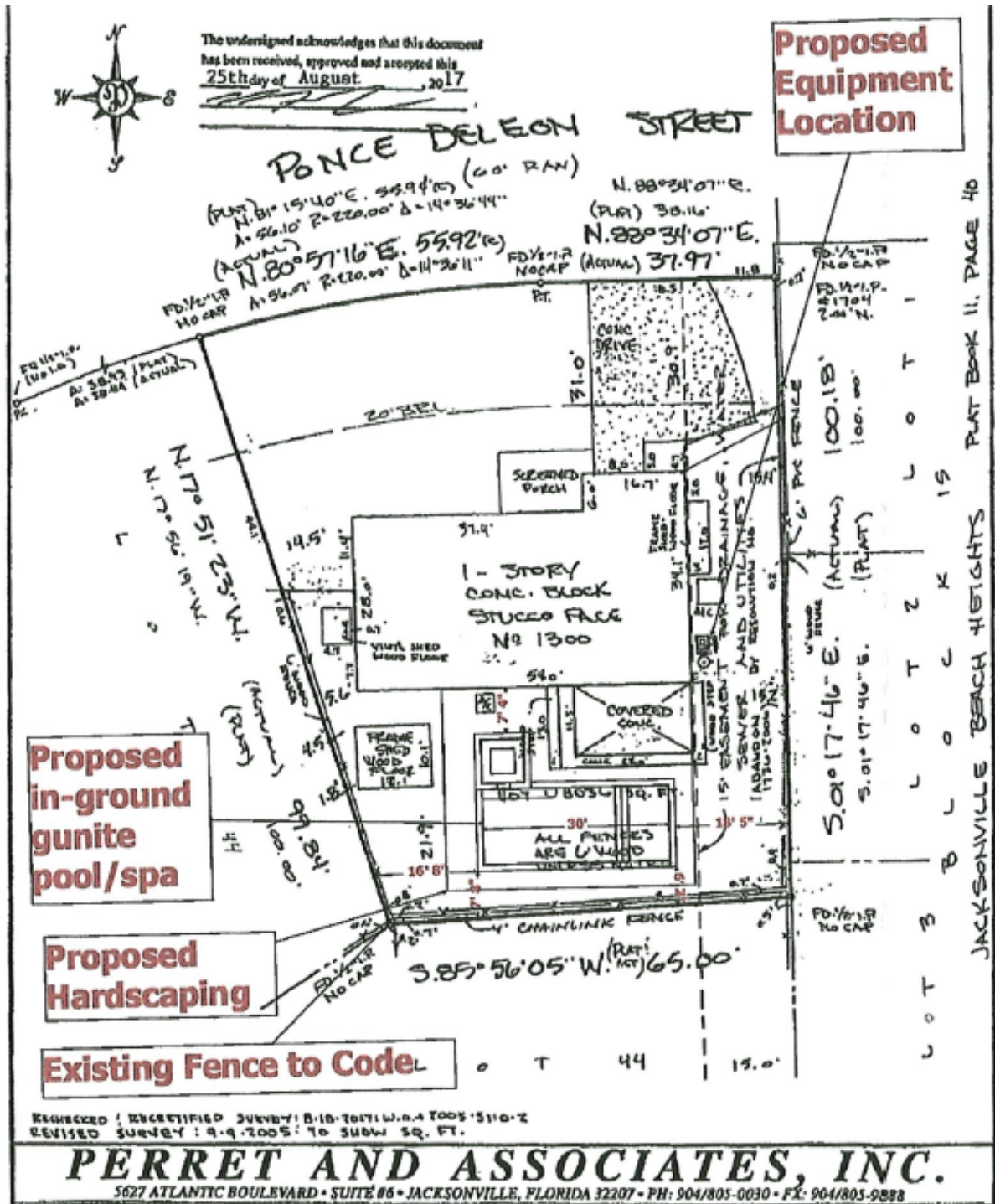
Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Denial of BOA#22-100130**

Location Map (property boundaries are representative only)



A hand-drawn site plan for a property. The plan shows a large rectangular building labeled "1-STORY CONC. BLOCK STUCCO FACE NR 1300". To the right of the building is a "SCREENED PORCH" and a "CONC. DRIVE". A green shaded area is labeled "20' B.R.L." and "10' X 10' drive area". A yellow shaded area is labeled "15' EASEMENT FOR DRAINAGE, SEWER AND UTILITIES". The plan includes various dimensions and bearings, such as "N. 80° 57' 16\"

Proposed Site Plan





APPLICATION FOR VARIANCE

BOA No. 22-100130
HEARING DATE 12/6/22

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: Anthony & Sylvan Pools **Telephone:** (443) 280-7182
Mailing Address: 6254 Powers Ave Unit 715, Jacksonville, FL 32217 **E-Mail:** jsiebert@anthonysylvan.com

Agent Name: Jeremiah Siebert **Telephone:** (443) 280-7182
Mailing Address: 6254 Powers Ave Unit 715, Jacksonville, FL 32217 **E-Mail:** jsiebert@anthonysylvan.com

Landowner Name: Lori Crowe **Telephone:** (773) 206-0314
Mailing Address: 1300 Ponce De Leon St. **E-Mail:** crowe.ll@pg.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: 1300 Ponce De Leon St. Jacksonville Beach, FL 32250 20431-02084

Legal description of property (Attach copy of deed): 35-57 09-3S-29E CONSTITUTION COVE UNIT TWO LOT 43

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).

Property already exceed 35% lot coverage limits. Looking to have variance to give extra lot coverage
% and allow for inground pool to be built. EXISTING COVERAGE IS 37%.

LOOKING TO INCREASE TO 45%. POOL DECK WITHIN

AFFIDAVIT

I, JEREMIAH SIEBERT, 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

PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10/19/22 day of October, 2022, by Jeremiah Siebert, who is personally known to me or produced Florida driver license as identification.

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

CODE SECTION (s):

34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum; and 34-337(e)(1)g, for an accessory structure setback of one (1) foot from the western property line for an existing shed, 3 feet in lieu of 5 feet minimum from the rear property line and 3 feet in lieu of 5 feet minimum from the primary structure, to allow for construction of a new swimming pool and pool deck at an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No.

22-100130

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	Existing lot coverage already exceeds the 35% allowance per the charter.
Special circumstances and conditions do not result from the actions of the applicant.	YES	No work has been performed yet therefore the applicant did not cause the actions.
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	Further variances will be applied for if lots existing already exceed 35%
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	This is correct.
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 correct.
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 is correct.

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

File Number: 22-1669

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OCT 19 2022

PLANNING & DEVELOPMENT

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 6th day of September, 2022, between Brandon A. Huffman, an unmarried man, whose post office address is 624 3rd Avenue North, Jacksonville Beach, FL 32250, grantor, and Lori Lynn Crowe, an unmarried woman, whose post office address is 1300 Ponce De Leon Street, Jacksonville Beach, FL 32250, 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 43, CONSTITUTION COVE UNIT TWO, according to the plat thereof recorded in Plat Book 35, Pages 57 and 57A, of the current public records of Duval County, Florida.

Parcel Identification Number: 181076-1112

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:

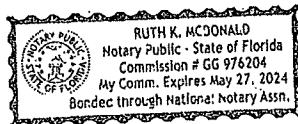
Ruth McDonald
Witness 1 Signature
Ruth K. McDonald
Witness 1 Printed Name

Brandon A. Huffman
Brandon A. Huffman

Lynn Shippee
Witness 2 Signature
Lynn Shippee
Witness 2 Printed Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me by means of (☒) Physical Presence or (☐) Online Notarization, this 6th day of September, 2022, by Brandon A. Huffman, an unmarried man, who (☐) is personally known to me or (☒) has produced Valid Driver License as identification.



Ruth McDonald
NOTARY PUBLIC
Printed Name: Ruth K. McDonald
My Commission Expires: May 27 2024

To whom it may concern,

This letter is to verify that Jeremiah Siebert of Anthony & Sylvan Pools is assigned to act as my authorized agent through the Jacksonville Beach Variance and Permitting process for my residence at 1300 Ponce De Leon St.

Please reach out with any questions or concerns to

Lori Crowe

773-206-0314

Crowe.l@pg.com

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OCT 21 2022

PLANNING & DEVELOPMENT

Lori Crowe

APPLICANT SIGNATURE

Lori Crowe

PRINT APPLICANT NAME

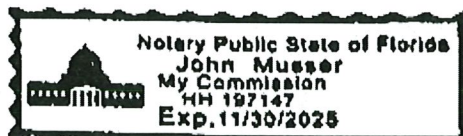
10/20/22

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, 2022, by LORI CROWE, who is personally known to me or produced FLDL as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
JOHN MUSSER
PRINT NOTARY NAME



(Affix Notary Seal Above)

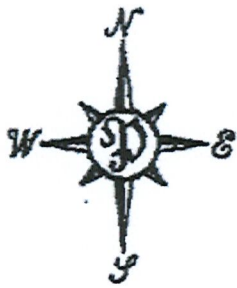
PROPOSED

MAP SHOWING BOUNDARY SURVEY OF
LOT 43 BLOCK — AS SHOWN ON MAP OF
CONSTITUTION COVE UNIT TWO

AS RECORDED IN PLAT BOOK 35 PAGES 51-57A OF THE CURRENT PUBLIC RECORDS OF DUAL CO, FLA

CERTIFIED TO: BRANDON A. HUFFMAN, MELINDA OTSUKI, CHG, HORTLAWE, LLC,

BARTLETT TITLE SERVICES LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



The undersigned acknowledges that this document
has been received, approved and accepted this
25th day of August, 2017

**Proposed
Equipment
Location**

PONCE DE LEON STREET

(PLAT) N. 81° 15' 40" E. 55.94' (60' RAN)
A: 56.10' R: 220.00' Δ = 14° 36' 44"

(PLAT) 38.16'
N. 88° 34' 07" E.
(ACTUAL) 37.97'

(ACTUAL) N. 80° 57' 16" E. 55.92' (60' RAN)
A: 56.07' R: 220.00' Δ = 14° 36' 11"

Total Lot = 7905 Sq Ft
Existing Cov - 2942 Sq Ft
Existing % - 37%
Proposed Cov - 3534 Sq Ft
New % cov - 44.6%

**Proposed
in-ground
gunite
pool/spa**

**Proposed
Hardscaping**

Existing Fence to Code

RECHECKED / RECERTIFIED SURVEY: 8-18-2017: W.O.A. 2005-5110-2
REVISED SURVEY: 9-9-2005: TO SHOW SQ. FT.

PERRET AND ASSOCIATES, INC.

5627 ATLANTIC BOULEVARD • SUITE #6 • JACKSONVILLE, FLORIDA 32207 • PH: 904/805-0030 • FX: 904/805-9888

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON 5.85° 56' 05" W. FOR THE 5' LOT LINE
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVE
P.C.C. POINT OF COMPOUND CURVE
P.O.C. POINT ON CURVE
B.R.L. BUILDING RESTRICTION LINE
C/L CENTER LINE
R/W RIGHT-OF-WAY
O.R.V. OFFICIAL RECORDS VOLUME
O/L ON LINE
ACT ACTUAL

LEGEND

R Δ or D RADIUS
A or L DELTA (CENTRAL ANGLE)
C or GH ARC LENGTH
CB CHORD
(R) CHORD BEARING
X/C LINE RADIAL TO CURVE
CONC. AIR CONDITIONER
I.P. CONCRETE
FOUND IRON PIPE

SCALE 1" = 20'

6-1-2005

DATE OF FIELD SURVEY

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB ~ 6715

PROPOSED

PROP TRAVERTINE DECK
TO BE FINALIZED BY BUYER
AND DECK CONTRACTOR
DECK AS SHOWN IS 560 SQ FT

Crowe,		JOB NO: 2214110047				
CUSTOMER INFORMATION						
CUSTOMER:	LORI CROWE	CUSTOMER:				
ADDRESS:	1300 PONCE DE LEON ST	SUBDIVISION:				
CITY:	JACKSONVILLE BEACH	STATE:	FL			
ZIP:	32250	COUNTY:	DUVAL			
MR. CELL:		MS. CELL:	773-206-0314			
MR. EMAIL:	0	MS. EMAIL:	crowe.11@pg.com			
POOL INFORMATION						
MAX. WIDTH:	12.0	FT	POOL/NEB PERIMETER:	84	FT	
MAX. LENGTH:	30.0	FT	POOL/NEB SQ. FT.:	360	SQFT	
DEPTH:	3.5 to 5.5		APPROX. VOLUME/T.O.:	8,787	GAL	
DIVING POOL:	No		INTERNAL AREA:	738	SQFT	
EXCAVATION						
DIG TYPE:	STANDARD	CONCRETE REMOVAL:	0	SF		
STUMP REMOVAL:	0	QTY	ADD. GRADING HRS:	3	HRS	
FENCE/WALL REMOVAL:	NO	LF	SILT FENCE TYPE:	NONE	0	LF
DIRT HAUL:	HAUL					
POOL SPECIFICATIONS						
POOL COPING:	12" X 24" TRAVERTINE (TIER 1)	POOL COPING LF:	0	LF		
EBB COPING:	NONE	SPA/BBB COPING LF:	0	LF		
COPING COLOR CHOICE:		NOTCH BEAM:	36	LF		
COPING GROUT COLOR:		BROWN COAT:	0	SF		
EXT. 2ND STEP/BENCH:	0	LF	TILE CHOICE:			
SWIMOUT:	12	LF	TILE GROUT COLOR:			
SUN SHELF:	1	QTY	TRIM TILE:	NONE		
NONE	0	LF	INTERIOR FINISH TYPE:	SUNSTONE PEARL TIER 2		
NONE	0	LF	INTERIOR FINISH COLOR:			
NONE	0	LF	INTERIOR OPTIONS:	NONE		
NONE	0	LF	FITTINGS:			
POOL EQUIPMENT						
FILTER TYPE:	340 SQ. FT. CARTRIDGE FILTER	BOOSTER PUMP:	NONE			
FILTER RUN FT:	50	SIZE:	2.0"			
POOL PUMP:	2.7 HP VS PUMP	BOOSTER PUMP RUN:	0	SIZE:	2.0"	
SKIMMERS:	2	QTY	BOOSTER PUMP:	NONE		
ADDL. SKIMMERS RUN:	0	LF	AUTOMATION:	JANDY RS-PS8- POOL AND SPA (2/JVA)		
RETURNS:	4	QTY	AUTO MISC:	I-AQUALINK 2.0	1	
FILL TYPE:	NONE		CHLORINATOR:	FUSION SALT		
FILL LINE DISTANCE:	0	LF	SANITIZER:	NONE		
HEATER:	HEAT PUMP (INSTALLED W/POOL EQUIP)	SANITIZER:	NONE			
POOL LIGHTS:	LED POOL LIGHT	QTY	2ND HEATER:	NONE		
OTHER POOL LIGHTS:	NONE	QTY	CLEANER:	POLARIS TR 36P		
ACCESSORIES:	NONE		CLEANER:	NONE		
ACCESSORIES:	NONE		VACUUM KIT:	YES		
CUP ANCHORS:	NO		POOL COVER:			
COVER PUMP:	None		AUTO COVER LID:	N/A		
WATER FEATURES						
WATER FEATURE 1:	NONE	NEGATIVE EDGE:	NO			
W/F 1 QTY/RUN:	0	LF	NEGATIVE EDGE RUN:	0	LF	
WATER FEATURE 2:	NONE		ACCESSORIES:	NONE		
W/F 2 QTY/RUN:	0	LF	ACCESSORIES RUN:	0	LF	
WATER FEATURE 3:	NONE		ACCESSORIES:	NONE		
W/F 3 QTY/RUN:	0	LF	ACCESSORIES RUN:	0	LF	
WATER FEATURE 4:	NONE					
W/F 4 QTY/RUN:	0	LF				
SPA SPECIFICATIONS						
SPA SQ. FT.:	49	WIDTH/LENGTH				
SPA PERIMETER:	28	LF	SPA PLBG RUN:	50	SIZE:	2.0"
SPA LIGHT(S) TYPE:	LED SPA LIGHT	QTY	1	SPA RAISED HEIGHT:	12" RAISED	INCHES
AIR BLOWER:	2.0 HP BLOWER			SPA FACING (POOLSIDE):		
JETS (QTY):	6			SPA FACING (DRYSIDE):		
SPA ACCESSORIES:	NONE	QTY	0	SPA VENEER AREA:		SQFT
SPA ACCESSORIES:	NONE	QTY	0	SPILLWAY TYPE/WIDTH:	NOTCH	LF
DECK - ELECTRIC - GAS SPECIFICATIONS						
POOL DECK AREA:	560	SF	POOL DECK DRAINAGE:	DECK O DRAIN	50	
POOL DECK MATERIAL:	TRAVERTINE TIER 1 - DRY LAID		OTHER DECK DRAINAGE:	DRAIN NATURAL STONE 6" X 12" E	0	
POOL DECK COLOR:			OTHER DECK DRAINAGE:	NONE	0	
EXISTING DECK TOPPING:	NONE		DOWNSPOUT CONNECT:			
EXISTING DECK AREA:	0		DECK OTHER:	NONE	0	
DECK CONTRACTOR:	A&S		DECK OTHER:	NONE	0	
ELECTRIC CONTRACTOR:	A&S		CONCRETE PUMP:	No		
SUB PANEL:	YES		STEP TREAD/RISER:	NONE		
FENCE CONTRACTOR:	NONE		POOL DECK STEPS:	0	LF	
DOOR / GATE ALARMS:	NONE		TURNDOWN:	0	SQFT	
HEATER GAS PLUMB:	0	LF	OTHER GAS PLUMB:	0	LF	
GAS SIZE & TYPE:	N/A		GAS SIZE & TYPE:	N/A		
HEATER GAS TRENCH:	NONE	0	OTHER GAS TRENCH:	NONE	0	

EASEMENT LINE NEEDS TO BE FIELD LOCATED AND STAKED OUT PRIOR TO EXCAVATION. (BY OTHERS)

PROPERTY LINE

FENCE TO CODE. (BY OTHERS)

560 SF OF TIER 1 TRAVERTINE DECKING (BY A&S POOLS)

UNSTOCKED STONE & SAND BASE

15' EASEMENT FOR SEWER, DRAINAGE & UTILITIES

ACCESS

EQUIPMENT VALVES

EXISTING COVERED CONC.

EXISTING SHED

50 LN FT OF DECK-O-DRAIN (BY A&S POOLS)

PLUMBING	SIZE	RUN
A SKIMMER	2.0	0
B SHALLOW SKIM	2.0	0
C POOL DRAIN	2.5	0
D RETURNS	2.0	0
E AUTO CLEANER	2.0	0
F SPA RETURN	2.0	0
G SPA DRAIN	2.5	0
H AIR LINE	1.5	0

EXISTING HOUSE

49 SF SPA w/6 JETS, LED LIGHT AND 2HP BLOWER SPA RAISED 12" ALL AROUND FACED w/STONE (SPLIT FACE) DBL ROW B/N TRAVERTINE COPING RS-PS8 REMOTE w/I-AQUALINK 24" WIDE SPILLWAY NOTCH

DRAWING SCALE: 1/8" = 1' Unless otherwise noted

***MISCELLANEOUS**

FILTER WITHIN 50' OF WATER LINE
JANDY VALVE ACTUATOR
100 LN FT ELECTRICAL CONDUIT
ADDITIONAL ELECTRICAL CONDUIT AT OWNERS EXPENSE
EQUIPOTENTIAL BONDING GRID
TRUCK-IN WATER: BY OWNER
DOOR/WINDOW ALARMS INCLUDED

AGREEMENT DOES NOT INCLUDE ANY ADDITIONAL DECK, RETAINING WALLS, OR YARD DRAINS

BUYER: TO WET DOWN CONCRETE SHELL AT LEAST TWICE DAILY FOR SEVEN DAYS.

NOTE

Changes from the agreement are by addendum only, signed by both parties and paid in full at time of affixing signature. No changes will occur prior to signing addendum.

APPROVAL STAMP

Approved
TBD

NOTE: To be numbered and referred to on Plan via Symbol

⊕	T.O.C. = 23 "To 4" off	Date	
⊕	EQUIPMENT ELEVATION = ?	10.10.22	CONSTRUCTION DRAWING BY JOE
⚠			
⚠			

REVISIONS

Description

RECEIVED

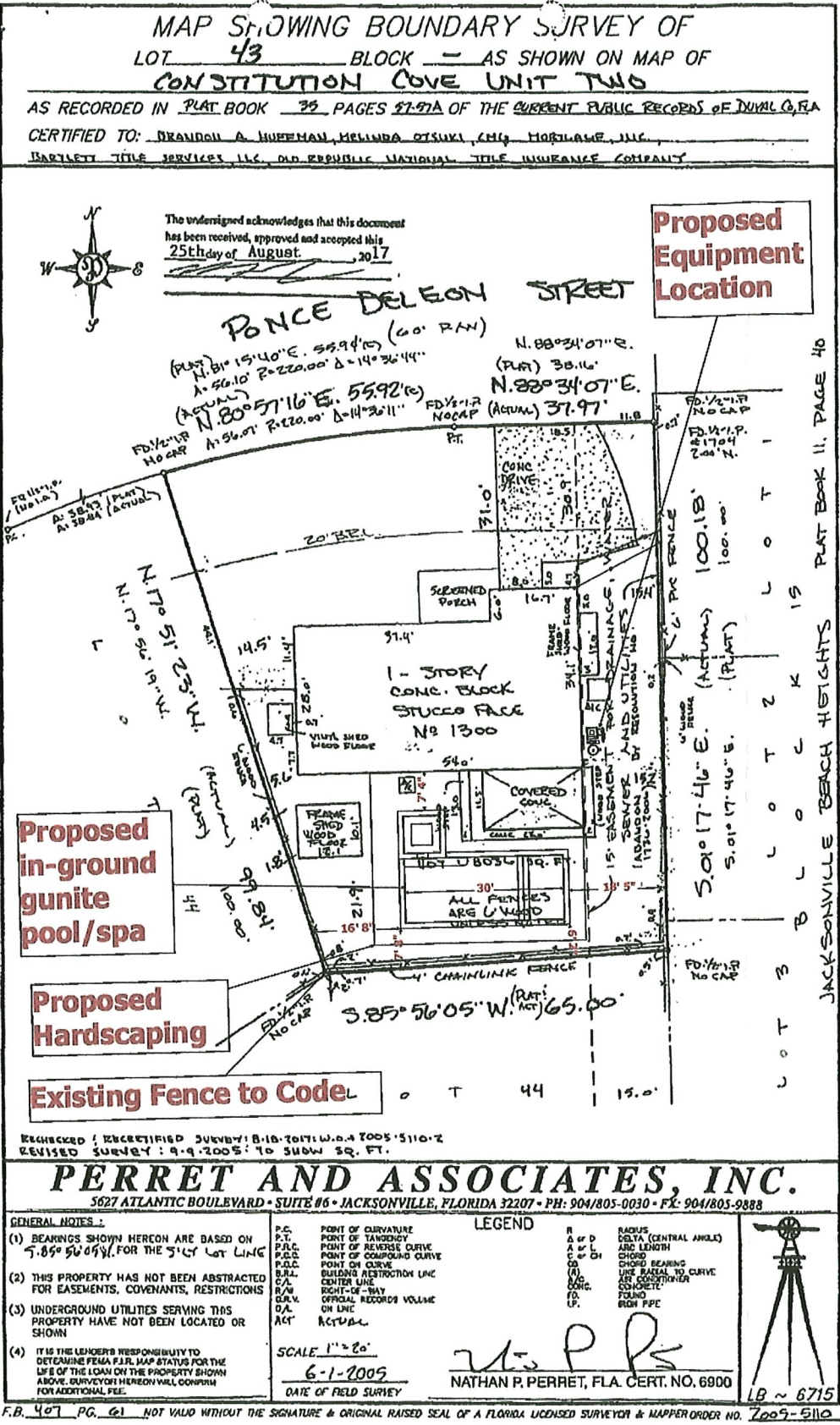
OCT 19 2022

22-100130

PLANNING & DEVELOPMENT

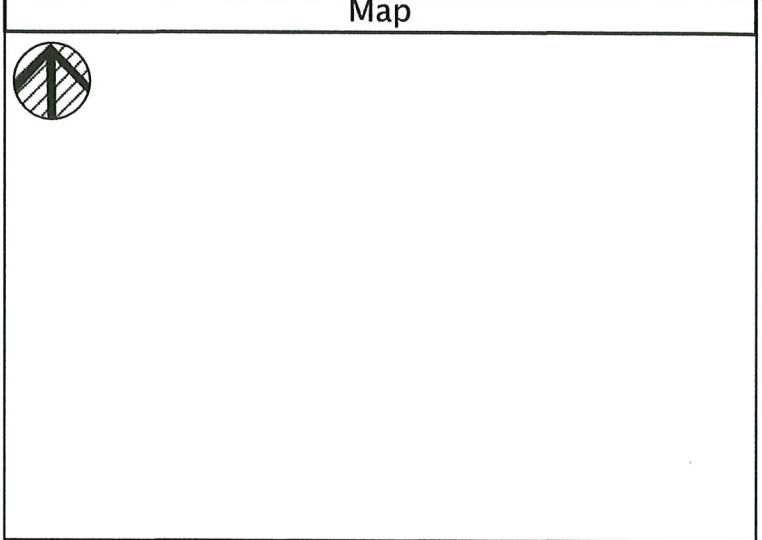
COUNTY REGULATIONS MAY REQUIRE
SEPARATE AND DISTINCT DOOR ALARMS
ON ANY DOOR OPENING INTO THE POOL AREA

PROPOSED



Survey Plan
Not to Scale

Crowe,		JOB NO:		2214110047	
CUSTOMER INFORMATION					
CUSTOMER:	LORI CROWE	CUSTOMER:			
ADDRESS:	1300 PONCE DE LEON ST	SUBDIVISION:			
CITY:	JACKSONVILLE BEACH	STATE:		FL	
ZIP:	32250	COUNTY:		DUVAL	
MR. CELL:	-	MS. CELL:		773-206-0314	
MR. EMAIL:	0	MS. EMAIL:		crowe.11@pg.com	



Directions	
DIRECTIONS:	
DUVAL COUNTY MAP PG NA GRID NA CROSS STREET: NA	

SITE CONDITIONS							
WATER SOURCE:	CITY WATER			SEWER:	PUBLIC SEWER		
BACKYARD FEATURES							
WALLS:	NONE	0	SQFT	WALLS:	NONE	0	SQFT
FOOTER:	NONE	0	LF	WALL COPING:	NONE	0	LF
WALL COPING:	NONE	0	LF	WALL FACING:	NONE	0	SQFT
WALL FACING:	NONE	0	SQFT	MISCELLANEOUS:	NONE	0	QTY
POOL SETBACKS							
REAR:			FT.	EQUIPMENT:			FT.
SIDES:			FT.	FENCE:			FT.
HOUSE:			FT.	OTHER SETBACKS:			FT.
ANTHONY & SYLVAN CO							
DESIGNER:	JEREMY SIEBERT			CELL PHONE NO:	443-280-7182		
A&S OFFICE:	JACKSONVILLE			OFFICE PHONE NO:	904-604-5227		
ADDRESS:	10151 DEERWOOD PARK BLVD., BLDG. 200, SUITE 250, JACKSONVILLE						
GENERAL MANAGER:	DOMINGO CLEMENTE			OFFICE PHONE NO:	904-604-5227		
PROJECT MANAGER:	BRANDON DIAZ			CELL PHONE NO:	386-283-6197		

Crowe,		JOB NO:		2214110047	
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MR. EMAIL:	0	MS. EMAIL:	crowe.ll@pg.com		

5" ± TO WATER

6" TILE BAND

5'6"

3'6"

6'6"

23'6"

30'

1)

SITE CONDITIONS							
WATER SOURCE:	CITY WATER			SEWER:	PUBLIC SEWER		
BACKYARD FEATURES							
WALLS:	NONE	0	SQFT	WALLS:	NONE	0	SQFT
FOOTER:	NONE	0	LF	WALL COPING:	NONE	0	LF
WALL COPING:	NONE	0	LF	WALL FACING:	NONE	0	SQFT
WALL FACING:	NONE	0	SQFT	MISCELLANEOUS:	NONE	0	QTY
POOL SETBACKS							
REAR:	FT.			EQUIPMENT:	FT.		
SIDES:	FT.			FENCE:	FT.		
HOUSE:	FT.			OTHER SETBACKS:	FT.		

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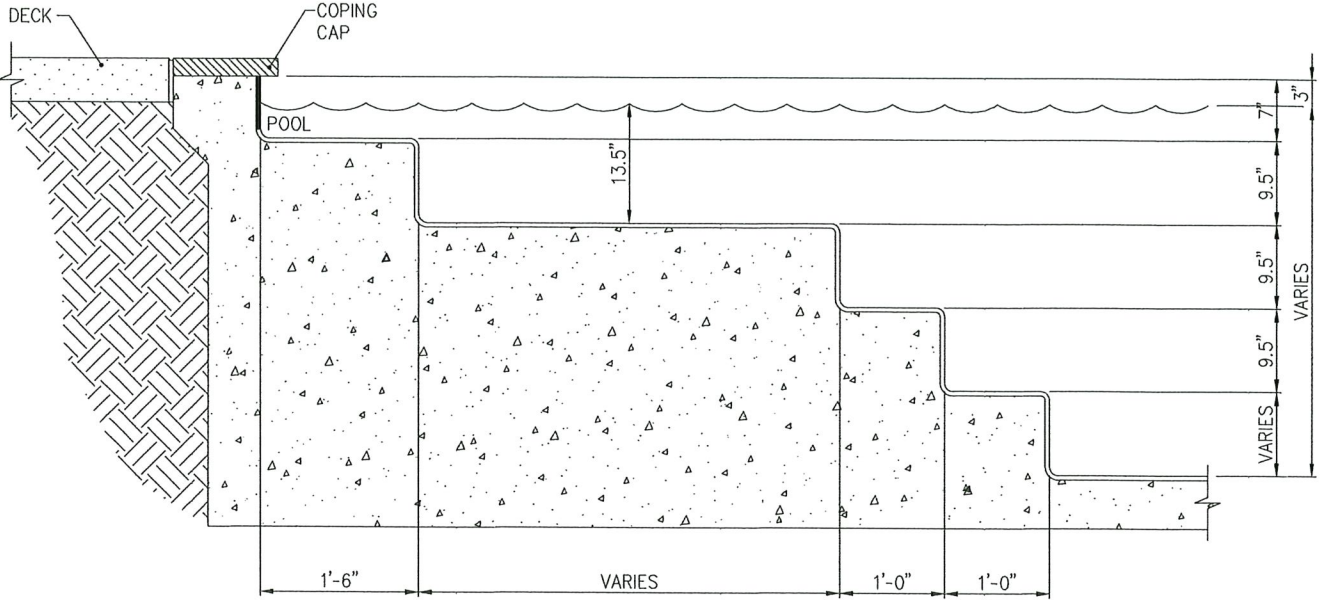


DRAWING SCALE: 1/8" = 1'
Unless otherwise noted

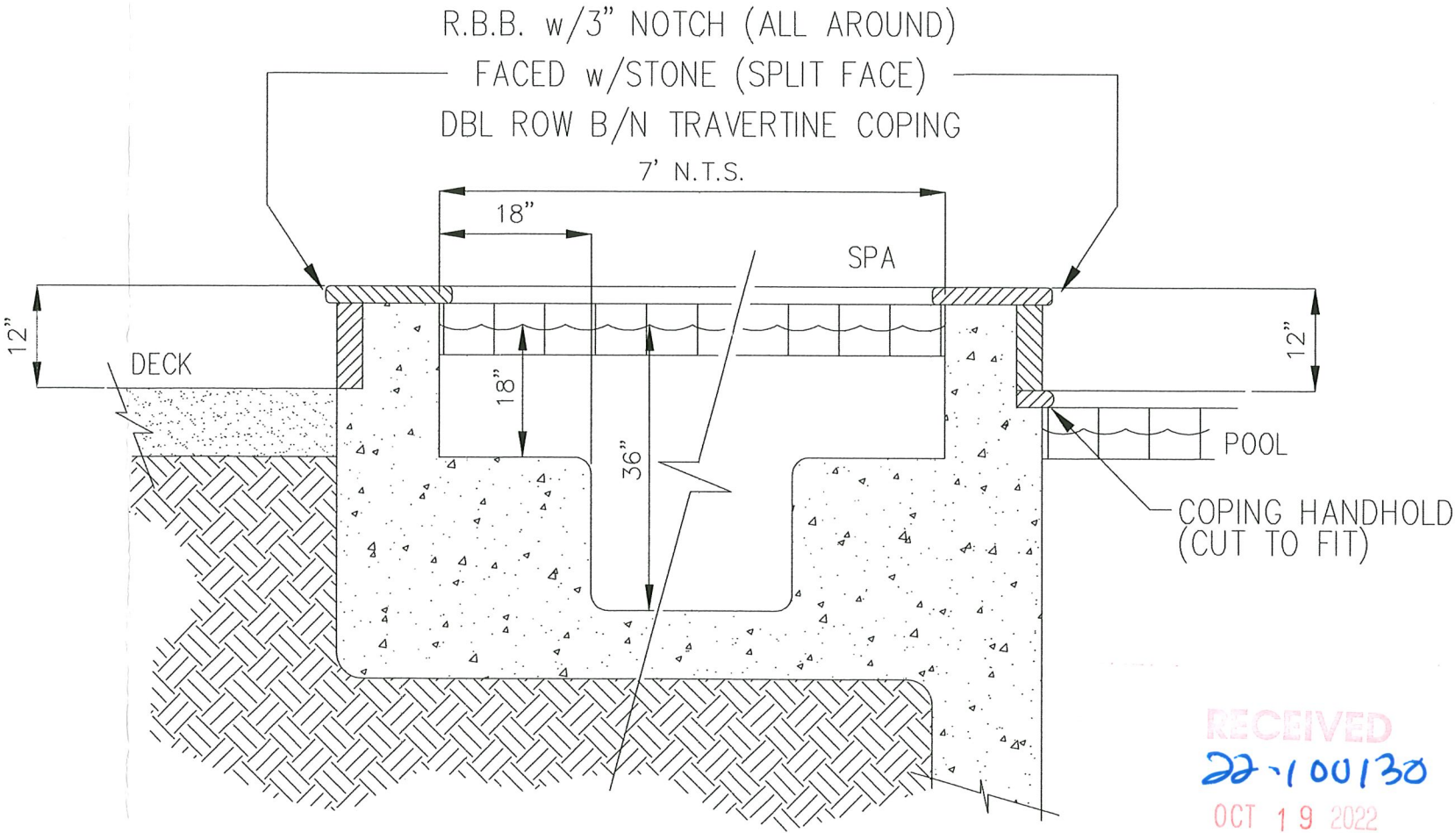
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Changes from the agreement are by addendum only, signed by both parties and paid in full at time of affixing signature. No changes will occur prior to signing addendum.		T.O.C. = ?	Date	Description
		EQUIPMENT ELEVATION = ?	10.10.22	CONSTRUCTION DRAWING BY JOE
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PROPOSED

Crowe,		JOB NO:		2214110047	
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MR. EMAIL:	0	MS. EMAIL:		crowe.11@pg.com	



Step Detail
NOT TO SCALE



Spa Detail
NOT TO SCALE

RECEIVED
22-100130
OCT 19 2022

PLANNING & DEVELOPMENT